

## Planning Board Minutes

September 3, 2024

The regular meeting of the Village of Pulaski Planning Board was duly held on September 3, 2024, at 7:00 P.M. in the Auditorium of the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.

**Planning Board Members Present:** Melissa Wadkinson, Chairperson; Ernie Wheeler, Commissioner; Janice Kozma, Commissioner; Mark Dobrzynski, Commissioner; David Rockwell, Commissioner; Michelle Hughes, Alternate Commissioner.

**Absent:** None

**Village Officials and Staff:** Jennifer Gibbs, Deputy Clerk; John Howland, Code Enforcement Officer; and Jan Tighe Mayor.

**Guest(s):** Heather Cornell and Mike LaSell.

### **Agenda Item #1: Call to Order**

The meeting was called to order at 7:00 PM by Melissa Wadkinson.

### **Agenda Item #2: Public Comment**

There was no public comment.

### **Agenda Item #3: Approval of Minutes**

Mark Dobrzynski made the motion to approve the minutes from August 5, 2024. David Rockwell seconded the motion, and it passed 5-0.

### **Agenda Item #4: Code Officer Reports**

A motion to approve the code officer monthly report from August 2024 was made by Ernie Wheeler. David Rockwell seconded the motion, and it passed with all in favor.

### **Agenda Item #5: Old Business**

- A. Ernie Wheeler made the motion to open the public hearing regarding a special permit application and site plan application to open a short-term rental on 8 Box Street at 7:02 PM. David Rockwell seconded the motion, and it passed with all in favor. There was no public comment. Ernie Wheeler then made the motion to close the hearing at 7:02 PM with a second from David Rockwell. The motion passed unanimously. The motion to give final approval of the special permit and site plan application was made by Ernie Wheeler and seconded by Mark Dobrzynski. The motion passed 5-0.
- B. The motion to open the public hearing for the special use permit and amended site plan applications submitted by BLM 57, LLC and Heather Cornell for a proposed

restaurant/tavern at 3866 Rome Road was made by Ernie Wheeler at 7:03 PM. The motion was seconded by David Rockwell and passed unanimously. There was no public comment. Ernie Wheeler made the motion to close the hearing at 7:03 PM with a second from Mark Dobrzynski. The motion passed with all in favor. Ernie Wheeler then made a motion to give final approval for the special permit and amended site plan application. The motion passed unanimously with a second from David Rockwell.

**Agenda Item #6: New Business**

- A. Salmon River Properties of NC submitted an amended site plan to add a 2' x 25' bar area to the existing lower deck and stairs from upper to lower deck. The property is at 4838 N Jefferson Street. It was noted that the stairs made for an additional exit and a safer and more efficient walkway for both employees and patrons. A proposed functional bar will be on the lower deck. These additions would also contribute to the safety and efficiency of the restaurant, employees and patrons. There was a discussion about whether it was necessary to return to the Board for the addition of the stairs and a non-functional bar. It was determined that it was only necessary to receive Board approval to convert the nonfunctional bar to a working bar with water and electricity. Mark Dobrzynski made the motion to approve the amended site plan with the condition that the Board revisit the plan in six months to determine whether the hours the lower bar is open is causing documented disturbances and whether those hours should be limited specifically to whether the hours should be limited to the restaurant hours. David Rockwell seconded the motion and Melissa Wadkinson, David Rockwell, and Mark Dobrzynski voted in favor of the motion. Ernie Wheeler abstained, and Janice Kozma voted no. The motion passed.

**Agenda Item #7: Other**

There was no other business.

**Agenda Item #8: Adjournment**

David Rockwell made the motion to adjourn the meeting at 7:58 PM with a second from Mark Dobrzynski. The motion passed unanimously.

**Next Regular Planning Board Meeting will be held Monday November 4, 2024, 7:00 PM, at the Snow Memorial Building.**

**Draft and Unapproved**

**Jennifer Gibbs, Deputy Clerk**