

Zoning Board of Appeals Meeting

April 12, 2022

The regular meeting of the Village of Pulaski Zoning Board of Appeals (ZBA) was held on April 2022, at 7:00 P.M. at the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.

Zoning Board of Appeals Members Present: Shawn Doyle, Chairperson; Elizabeth (Liz) S. Woods, Member; and Clayton Waite, Member.

Absent: Susan M. Peters, Member.

Village Officials and Staff: Jen Gibbs, Part-time Clerk, Mayor Jan Tighe, and Joshua Smith, Code Enforcement Officer.

Guest(s): Louis Muraco of Empire Management Co., representing Family Dollar 3, LLC.

Agenda Item #1: Call to Order

The meeting was called to order by the Chairperson, Shawn Doyle, at 7:00 PM.

Agenda Item #2: Review of Minutes

Liz Woods made the motion to accept the minutes of March 17, 2022, after the corrections to the spelling of her last name to Woods and change the C in Carl to a K. Shawn Doyle seconded the motion and it passed 2-0. Clayton Waite abstained because he wasn't present at the meeting.

Agenda Item #3: Old Business

The Code Enforcement Officer gave an update on the 8 View Street property decided at the last ZBA meeting. He noted that the owners are looking at buttoning up the taxes owed and then plan on demolishing the building.

Agenda Item #4: New Business

The Board considered the request for an Area Variance Application for 3822 Rome Road that requested a setback variance for construction of a new combination of a Family Dollar and Dollar Tree. The current zoning law calls for a 55' setback the site plan provides 14' but is in line with the surrounding businesses. The original site plan requested 2 variances, but the new plan shifts the building and will require just one. The Board was satisfied that the drainage and traffic was going to be addressed.

- The requested variance will NOT create any undesirable change. It will be a positive improvement in the district and raise the values of the surrounding properties.
- The benefits sought by the applicant CANNOT be achieved by some other feasible method. The Board found after viewing the plans that the company made creative use of the lot size and agreed that this would be the best use for this site.

- The requested variance is NOT substantial because it is similar to the frontage of the other businesses in the proximity and will not interfere with the DOT right of way.
- The proposed variance will NOT have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because it improves the appearance of the lot and addresses the drainage issues.
- The alleged difficulty was NOT self-created because these lots have been historically smaller and separate. The construction will be the best use of the property and will grow the community commercial district.

Clayton Waite made the motion to approve the variance and Liz Woods seconded the motion. It passed with all in favor.

Agenda Item #5: Other

The Board agreed to attempt making a set date each month for the ZBA to meet. If there is no business to address at that time the Board will cancel the meeting. The meeting will be held on the 3rd Tuesday of each month. A meeting is scheduled for May 17, 2022.

Agenda Item #6: Adjournment

Elizabeth Woods made the motion to adjourn at 7:31 PM with a second by Clayton Waite. The motion passed with all favor.

Draft & Unapproved

Jennifer Gibbs,

Part-time Clerk