

Planning Board Minutes

November 12, 2025

A meeting of the Village of Pulaski Planning Board was duly held on November 12th, 2025, at 7:00 P.M. in the Auditorium of the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.

Planning Board Members Present: Ernie Wheeler, Chairperson; David Rockwell, Commissioner; Josh Menio, Commissioner; Janice Kozma, Commissioner; and Mike Hoyt, Alternate Member.

Absent: Commissioner, Kimberly Bedient

Village Officials and Staff: Jan Tighe, Mayor; Catherine Spinney; and Jim Sprague, Code Enforcement Officer.

Guest(s): Mike Lasell via Facetime

Agenda Item #1: Call to Order

The meeting was called to order at 7:02 by Chairperson Ernie Wheeler

Agenda Item #2: Public Comment

There was no public comment.

Agenda Item #3: Officer Reports

The Code Report for October was not yet available.

Agenda Item #5: Old Business

No old business.

Agenda Item #6: New Business

Mike Lasell submitted a site plan and special permit application to construct an 11 duplex (22 unit) residential senior living complex. Each unit will be approximately 1200 sf single story two-bedroom apartment with a single bay garage. The project will require approval for three area variances for setbacks due to a typo in the code for R-3 setbacks. The Village Board approved the zone map amendment by changing the properties in front of Selkirk Landing from an R-2 to R-3 on November 10, 2025. The project proposes to have asphalt driveways, sidewalks on both sides, unless the funding does not quite work the sidewalk may just be installed on one side, and unobtrusive lighting. Ernie Wheeler expressed concern about not having sidewalks on both sides. Snow removal and lawn care will be handled by the owners of the project. There is a dumpster for trash in the proposal now, but Mike Lasell expressed interest in the proposed Village garbage program. There will be minimal landscaping in front of the housing and a barrier along Route 11. Mike Lasell intends to have each individual unit pay for their own water, electricity, and possible garbage pickup. The Planning Board reviewed the site plan and completed parts 2 and 3 of the

SEQR. David Rockwell made the motion to determine a negative declaration and hold a public hearing on December 1, 2025. Josh Menio seconded the motion, and it passed with all in favor. David Rockwell made the motion to recommend the ZBA look at the area variance. Janice Kozma seconded the motion, and it passed unanimously.

Agenda Item #7: Other

Ernie Wheeler reminded the Planning Board that NYCom was offering webinars for Planning and Zoning webinars that the Village would pay for.

Agenda Item #8: Adjournment

David Rockwell made a motion to adjourn the meeting at 7:34 PM with a second from Janice Kozma. The motion passed with all in favor.

Next Regular Planning Board Meeting will be held Monday December 1, 2025, 7:00 PM, at the Snow Memorial Building.

Draft and Unapproved

Jennifer Gibbs, Deputy Clerk