

Planning Board Minutes

December 4, 2023

The regular meeting of the Village of Pulaski Planning Board was duly held on November 4th, 2023, 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; and David Rockwell, Commissioner.

Absent: Benjamin Ives, Commissioner; and Margo Orton, Alternate.

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

Guest(s): Kimberly Inman, Tim Hogan, and Don Davidson.

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

David Rockwell made the motion to approve the minutes from November 6, 2023. Janice Kozma seconded the motion and it passed unanimously.

Agenda Item #4: Code Officer Reports

A motion to approve the code officer monthly reports from November 2023 was made by Ernie Wheeler. David Rockwell seconded the motion and it passed with all in favor.

Agenda Item #5: Old Business

A. 4861 N. Jefferson – Site Plan Application

Christopher Bertrand submitted a site plan application to open a retail store at 4831 N. Jefferson Street. The store will have three employees, be open during the hours allowed by the County of Oswego for a liquor store and be named Liquor Everywhere. There will be parking in front of the store for customers as well as municipal parking. The store is in the Historical District. The Historical District Review Committee met on November 14, 2023, to consider the sign permit submitted by Mr. Bertrand. The sign permit was approved. David Rockwell made the motion for final approval of site plan application with a second from Ernie Wheeler. The motion passed unanimously.

B. 4899 N. Jefferson Street – Public Hearing

Ernie Wheeler made the motion to open the public hearing to consider the site plan and special permit application to open a short-term rental at 4899 N. Jefferson Street Kim Inman submitted, on behalf of Vincent Lobdell at 7:01 PM. David Rockwell seconded the motion and it passed with all in favor. Ernie Wheeler asked when the rental would be finished and ready to open. Ms. Inman said it should be finished in the Spring of 2024. There was no other comment. Ernie Wheeler made the motion to close the hearing at 7:02 PM with a second from David Rockwell and it passed 4-0.

Ernie Wheeler made a motion to give final approval to the site plan and special permit applications. David Rockwell seconded the motion and it passed with all in favor.

C. 3740 State Route 13 – Public Hearing

Ernie Wheeler made the motion at 7:02 PM to open the public hearing for the Davidson Management Group, Inc. who submitted an application for a special permit and site plan application to build a 750kw commercial solar farm at 3740 State Route 13. David Rockwell seconded the motion and it passed 4-0. The project would be situated behind the Precision Car Wash approximately 400' off State Route 13 and take up approximately two acres. Tim Hogan of Hogan Engineering provided the Planning Board with a proposed decommissioning plan and an image of a possible privacy fence. The Planning Board questioned and requested changes to several points of the decommissioning plan before they would move forward with approval of the project.

- Under Financial Responsibility
 - The second sentence should read “The clause shall require the solar project operator to remove all equipment...”
 - The third sentence should read “The decommissioning clause shall also address abandonment...”
- The Village Board will consider what type of financial instrument(s) would be required for the establishment of a decommissioning fund.
- Under The Decommissioning Plan provided by Davidson the Planning Board requested more detail about the asphalt drive and parking area that can be left in place after decommission.
- The last sentence of the plan will be changed from 180 days of notification of implementation of the plan to 60 days to completion.
- The Board also requested that the Davidson Group contact the fire department to review the site and special considerations the department would face if there was an emergency.

- The plan must also state there will be no battery storage at the project site or within the Village limits.

The Board agreed that the proposed solar farm will require more research before approval. Ernie Wheeler made the motion to close the public hearing with a second from David Rockwell.

Agenda Item #6: New Business

There was no new business.

Agenda Item #7: Other

Agenda Item #8: Adjournment

Ernie Wheeler made the motion to adjourn the meeting at 7:28 PM with a second from David Rockwell. The motion passed unanimously.

Next Regular Planning Board Meeting will be held Monday January 2, 2024, 7:00 PM, at the Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk