

## **Planning Board Minutes**

**July 5, 2022**

**The regular meeting of the Village of Pulaski Planning Board was duly held on July 7th, 2022, 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, Co-chair; David Rockwell, Commissioner; Janice Kozma, Commissioner; Benjamin Ives, Commissioner.

**Absent: None**

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

**Guest(s):** Amber Rembowski; John W. Parker; Jeff Edick; Ann Stephenson; Mary Jaye Bruce; and Brian Leary.

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

The meeting was called to order at 7:00 PM by the Chairperson, Melissa Wadkinson. There was no public comment.

### **Agenda Item #2: Review and Approval of Minutes**

The motion to approve the minutes from June 6, 2022, was made by Ben Ives and seconded by David Rockwell. The motion passed with all in favor.

### **Agenda Item #3: Review and Approval Code Officer's Report**

After a brief review of the June 2022 Zoning & Code Enforcement report a motion to accept the report was made by Ernie Wheeler and seconded by David Rockwell. The motion passed unanimously.

### **Agenda Item #4: April 13, 2022, Historical Review Minutes**

The Board reviewed the minutes from the Historic District Preservation meetings on June 21st and 27<sup>th</sup>, 2022. There was no discussion.

### **Agenda Item #5: New Business**

- The Board reviewed the Sign Permit submitted by the Pulaski-Boylston Snowmobile Club, at 5001 N. Jefferson Street, for new signs for sponsorship. Ernie Wheeler made the motion to approve the permit. Ben Ives seconded the motion and it passed unanimously.
- The application for the subdivision of a .25-acre lot at 3734 Rome Road was reviewed. John W. Park of Parker's Service, Inc. would like to add the 150' x 72' lot to square up

the current layout of the new Napa store location. Ernie Wheeler made the motion to approve the subdivision and David Rockwell seconded it. The motion passed with all in favor.

- Special Permit Applications
  1. Special Permit application was submitted by Ann Stephenson and Mary Jaye Bruce, at 4912 North Jefferson Street to use the address to offer short-term rentals. A public hearing notice was made for this meeting date July 5, 2022. The owners will be in residence and the property falls into the B1 zoning classification. The house will be open year-round. David Rockwell made the motion to approve the special permit. Ernie Wheeler seconded the motion and it passed 5-0.
  2. Jemz Holdings, LLC. Submitted a Special Permit application to run a short-term rental of the property at 3796 Rome Road. The property falls within correct zoning classification and the Mill House will be managing the property and rentals. The public hearing will be at the next Planning Board meeting on Monday August 1, 2022. The motion to approve the permit was made by Ernie Wheeler and seconded by David Rockwell. The motion passed with all in favor.
- Amber Rembowski submitted a Site Plan, Application for Zoning Permit, and a sign permit for 4811 Rome Road the old NAPA store. Amber Rembowski is proposing opening a hair salon and noted that she intends to provide charity through the salon for those from the area in need. The Board reviewed the applications and parts 1 & 2 of the SEQR were completed with motion from Ben Ives and a second from Ernie Wheeler for a Negative Declaration. A public hearing will be scheduled for the next meeting on Monday August 1, 2022. The motion to approve the Site Plan was made by Ernie Wheeler and seconded by Ben Ives. The motion passed unanimously.
- MBL Engineering, PLLC submitted Planning Board Application, Zoning Application, Short Environmental Assessment Form, and a Site Plan Drawing Application on behalf of MLK Enterprises LLC for 110 Lewis St. This meeting date is the public hearing for the project. The plans propose for the conversion of the existing building for retail space and the future construction of an approximate 2,000 sf covered area with 7 lodge rooms above. Both proposed uses are permitted under the business district (B1.) Brian Leary, representing MKL Enterprises noted the historical details of the space they intend to incorporate into the building, a parking area is already in place and there will be no docking along the river. The Board reviewed the applications and parts 1 & 2 of the SEQR were completed with motion from Ernie Wheeler and a second from Ben Ives for a Negative Declaration. The motion to approve the plans was made by Ernie Wheeler and seconded by David Rockwell. The motion passed unanimously.
- Mike Lasell from MBL Engineering, PLLC dropped off the requested foundation and framing plans for the proposed deck expansion at 4838 N. Jefferson Street, LDs on the River, property owned by Salmon River Properties of NC, LLC. The Board reviewed the

updated plans. Ben Ives made a motion to approve the site plan on the condition that the following questions put to Mr. Lasell at the May 10, 2022, meeting are addressed.

- The Board will continue to be supplied with the architectural/structural drawings as they become available. Joshua Smith, the Code Enforcement Officer will supply these to the Board as LDs on the River produces them.
- The DPW will need to assure access to the manhole beneath the current deck.
- There must be railings around the entire deck and constructed to ensure that items will not fall onto the River Walk.
- Some sort of landscaping must be included.
- The stairs and basement leading to the deck be reconstructed to comply with current safety requirements and zoning laws.
- The deck does not impact or impede the River Walk.
- The concerns of the stability of the structure and shoring up of the supports be addressed. Stability of the soil is a concern.
- Mike Lasell will be back to explain the above concerns and the updated drawing as they become available.

David Rockwell seconded the motion and it passed 5-0.

#### **Agenda Item #6: Other**

There was no other business.

#### **Agenda Item #7: Adjournment**

The motion to adjourn was made by David Rockwell at 7:42PM and seconded by Ben Ives. The motion passed unanimously.

**Next Planning Board Meeting will be held August 1, 2022, 7:00 pm, Snow Memorial Building.**

**Presented & Approved**

**Jennifer Gibbs, Deputy Clerk**