

## **Planning Board Minutes**

**April 4, 2022**

**The regular meeting of the Village of Pulaski Planning Board was duly held on the 1<sup>st</sup> Monday of April 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; Benjamin Ives, Commissioner.

**Absent:** Kathleen Allen, Commissioner; David Rockwell, Commissioner.

**Village Officials and Staff:** Joshua Smith, Code Enforcement Officer; Jan Tighe, Mayor; Cathy Spinney, Village Clerk and Treasurer; Mike Martin, Police Chief; and Jennifer Gibbs, Part Time Clerk.

**Guest(s):** Neal Zinsmeyer of Napierala Consulting, representing Family Dollar.

### **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 January 24, 2022, was tabled due to not having a quorum to accept the minutes for that date.

Ernest Wheeler made the motion to approve the March 7, 2022, minutes. The motion was seconded by Benjamin Ives and passed 3-0.

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

Code Enforcement Officer Joshua Smith updated the Board on the current projects and summed up the Monthly Code Enforcement Report.

Selkirk Landing will be paving the main roads before National Grid can come in and hook up the electric and gas. The paving schedule will depend on the asphalt plants opening as well as the supply and cost of the materials. Joshua Smith will do the final inspection once this is all complete.

Healthway has installed the heaters and are working on finishing the electric. Healthway is also considering extending the bathrooms.

Joshua Smith updated the Board on the Italian restaurant that is beginning work at the old Jreck Subs at 3790 Rome Road. The site plan had been approved about a year ago and they are going to begin with the parking lot.

There was a structure fire at 3942 Port St. on March 18, 2022. The upstairs apartment has water damage, but the downstairs was not harmed.

There was a car accident on Route 13 due to a medical condition of the driver. The driver went off the road and hit the side of Sova's Plumbing. A couple wall joists and rafters were damaged and fixed within a couple of days.

LDs on the River was reinspected. There are several code violations still outstanding. They had 15 days, until April 14, to address the issues. Ernest Wheeler requested a copy of the report to be sent to the owner, Salmon River Properties of NC, LLC.

Ernest Wheeler made the motion to accept the report and Benjamin Ives seconded the motion. It passed 3-0.

#### **Agenda Item #4: Review of the Project Spreadsheet**

Mayor Jan Tighe updated the Board on the Village of Pulaski Public Works Schedule.

- The Sidewalk Project should begin late summer/fall after the water main has been laid.
- The Village received bronze rating status in the Clean Energies Community Program through NYSERDA and will receive a \$10,000 grant that will be applied to LED lighting the Maple Avenue Parking Lot.
- The Oswego County Soil and Water Department and C2AE will be beginning the Engineering Studies for the Stormwater mitigation. The Village received a \$1,000,000 grant from Senator Gillabrand's office to keep the Salmon River pristine. When the studies are done the Village should have the money to carry out the mitigation plans.
- There will be an Arbor Day celebration with the elementary school and the Village received \$1,000 starter grant to plant and fertilize trees.
- A grant was written to apply for AARP funds to help with the costs of stabilizing the railroad bridge remnants over the River Walkway.

#### **Agenda Item #5: Review and Approval of Applications**

- A. The Board reviewed the Sign Permit Application for 4912 N. Jefferson and Ernest Wheeler made the motion to approve the sign application and recommend the consideration of the application to the Historical District Preservation Committee. Benjamin Ives seconded the motion and it passed unanimously. Joshua Smith advised the Board that the sign will be the same aside from the colors and that the house will be repainted with a matching color scheme. He will issue the permit after the approval of the Historical Committee.
- B. Neal Zinsmeyer the Engineer presented to the Board a request for a recommendation to the ZBA for consideration of a setback variance. Ernest Wheeler made the motion for the recommendation and Benjamin Ives seconded the motion. It passed with all in

favor. Mr. Zinsmeyer and Empire Management will address the concerns relating to drainage, parking, lighting, and traffic congestion at a future date, but noted that the Board requested DOT traffic study was not required as of the first round of preliminary review with the DOT. The DOT did ask them to move the driveway over a little. Chief Mike Martin noted that he was not particularly concerned about traffic congestion there is a turn lane there. Mr. Zinsmeyer also advised the Board that a drainage study will be in the works and after the Zoning Board review, they will come back to the Planning Board with any remaining issues.

- C. Ernest Wheeler made the disclosure, on the recommendation of NYCOMM, that his stepson is part owner of Salmon River Properties of NC, LLC., the building in which LDs on the River is located. He noted that after this disclosure NYCOMM assured him that he can make comment and recommendations regarding business that comes before the Board regarding that property.

The Board brought the site plan application for LD's on the River deck expansion to the table. The DPW brought to the attention of the Village a sewer line and manhole cover that is under the current deck and runs behind Mr. Subs and The Kallet Theatre that the DPW would require direct access to if necessary. Ernest Wheeler noted that the owners of the property were aware of the line and cover.

The Board agreed that they would not vote on the application until a detailed drawing and a clarification of the deck expansion was presented by a representative of the project. It was unclear to the Board with the current drawing how the expansion was going to be added onto the current deck, where exits will be added, or the occupancy load expected. The Code Enforcement Officer will notify the applicant of the Board's decision to request the additional information.

Ernest Wheeler made the motion to not approve the application until the details of the project have met the Planning Board's standards. Benjamin Ives seconded the motion, and it was approved with all in favor.

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

The Board reviewed the minutes from the minutes of the Historic District Preservation Meeting. There was no discussion.

#### **Agenda Item #6: Adjournment**

Ernest Wheeler made the motion to adjourn at 7:33 PM, and Benjamin Ives seconded the motion. It passed with all in favor.

**Next Planning Board Meeting will be held May 2, 2022, 7:00 pm, Snow Memorial Building.**

**Draft and Unapproved**

**Jennifer Gibbs, PT Clerk**