

Zoning Board of Appeals Meeting

February 28, 2023

The meeting of the Village of Pulaski Zoning Board of Appeals (ZBA) was held on February 23, 2023, 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; Susan M. Peters, Member; Elizabeth (Liz) S. Woods, Member; Clayton Waite, Member; and Michael Murphy, Member.

Absent: None

Village Officials and Staff: Jen Gibbs, Deputy Clerk, Mayor Jan Tighe, and John Howland, Code Enforcement Officer.

Guest(s): Mike Lasell of MBL Engineering, PLLC and Shelley Joss, resident.

Agenda Item #1: Call to Order & Public Comment

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

Agenda Item #2: Review of Minutes

Susan Peters made the motion to accept the minutes of August 16, 2022, and Liz Woods seconded the motion. It passed 5-0.

Agenda Item #3: Area Variance Application

Mike Lasell of MBL Engineering gave an overview of the proposed project at 4789, 4791, 4793, & 4799 Salina Street. The project includes the demolition of three single family dwellings and a portion of the existing bowling alley to construct a 22-room hotel with associated parking. The existing bowling alley will be renovated to include three guest rooms, a restaurant, and a gaming area. The project was recommended to the ZBA to consider a rear and side variance. The project is located in a Business B-2 district.

The rear yard minimum in a Business B-2 District (§160-42.1 Regulations for a Business B-2 District) is 20 feet if it does not abut a residential district. The project has a 15.7' rear set back and does not abut a residential district. JVQOF LLC, the applicants, are requesting a 4.3' area variance.

The side variance that abuts a residential single-family home in a B-2 district was considered unnecessary under the Village Code (§160-42.1 Regulations for a Business B-2 District,) because the residential building is located in a B-2 district. The motion to approve this interpretation was made by Mike Murphy and seconded by Liz Woods. The motion passed with all in favor.

It was agreed by the ZBA that it the code should be amended from reading "The side yard minimum, if abuts residential district, minimum of 30 feet; if residential district, 20 feet; neither

less than 5 feet.” John Howland noted that the intention was meant to read “if it’s residential it is 30 feet and if it is commercial 20 feet, but nothing less than 5 feet”.

The language will be refined at the next meeting and forwarded to the Village Board.

The ZBA deemed the application complete, and notifications will be sent out for a public hearing scheduled for Tuesday March 21, 2023, at 7:00 PM for public comment and a decision on the area variance.

Agenda Item #4: Other

There was no other business.

Agenda Item #5: Adjournment

Susan Peters made a motion to adjourn the meeting at 7:45 PM. Clayton Waite seconded the motion and it passed with all in favor.

The next meeting will be held March 21, 2023, at 7:00 PM.

Presented & Approved

Jennifer Gibbs,

Deputy Clerk