

Planning Board Minutes

August 1, 2022

The regular meeting of the Village of Pulaski Planning Board was duly held on August 1st, 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; and Benjamin Ives, Commissioner.

Absent: David Rockwell, Commissioner and Janice Kozma, Commissioner.

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

Guest(s): June Lavezzo; Amber Rembronski; John Parker; Lisa Becker; and Larry Becker

Agenda Item #1: Call to Order

The meeting was called to order at 7:03 PM by the chairperson Melissa Wadkinson.

Agenda Item #2: Review and Approval of Minutes

Ernie Wheeler made the motion to accept the minutes from July 5, 2022. Ben Ives seconded the motion and it passed unanimously without discussion.

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

After a brief review of the Selkirk Landing and Connex Care projects by Joshua Smith, Ben Ives made the motion to accept the July 2022 monthly Code Enforcement report. Ernie Wheeler seconded the motion and it passed with all in favor.

Agenda Item #4: Old Business

There was no old business to discuss.

Agenda Item #5: New Business

- A. The Planning Board reviewed the Site Plan Application submitted by Lisa Becker to open an antique shop at 4811 Salina Street. The space is approximately 1500sf, there will be parking on either side of the building which should accommodate the proposed hair salon on the other side of the building and the antique shop. The owner John Parker also intends to install an additional bathroom in the building. There was no public comment. After reviewing the Site Plan and SEQR Ben Ives made the motion to declare a Negative Declaration on the assessment form and Ernie Wheeler seconded the motion. Ernie Wheeler then made the motion to approve the Site Plan and it passed with all in favor.

- B. The Public Hearing for the proposed hair salon at 4811 Salina Street closed with no comment. Ben Ives made the final motion to approve the plan with a second from Ernie Wheeler. The motion passed 3-0.
- C. The Public Hearing for Jemz Holding, LLC regarding the property at 3796 Rome Road for a Special Use permit to allow short-term rentals. There was no public comment and the Ernie Wheeler made the motion to give approval for the Special Use permit with the condition that the Village Board votes to change the language in the zoning about short-term rental hosting. Ben Ives seconded the motion and it passed unanimously.
- D. The Special Use permit applied for in September 2013 and approved in January 2014 for Salmon River Properties of NC, LLC, but the paperwork was never signed was brought to the table. Ben Ives made the motion to confirm approval and Ernie Wheeler seconded the motion. The motion passed with all in favor.
- E. The Public Hearing for Tricia Hax was opened regarding the property at 62 N. Jefferson Street for a Special Use permit to allow short-term rentals. There were no public comments. Ernie Wheeler made the motion to give approval for the Special Use permit with the condition that the Village Board votes to change the language in the zoning about short-term rental hosting. Ben Ives seconded the motion and it passed unanimously.
- F. The Public Hearing for Nolan Estates was opened regarding the property at 49 Nolan Drive for a Special Use permit to allow short-term rentals. Joshua Smith noted there is an on-site maintenance employee that lives in the complex. There were no public comments. Ernie Wheeler made the motion to give approval for the Special Use permit. Ben Ives seconded the motion and it passed unanimously.
- G. Ben Ives made the motion to recommend the Use Variance submitted by Kimberly Hitchcock to the ZBA. The Use Variance requests the allowance of parking motorcycles on the walkway in the front of the house between the seasonal dates of April 1st to October 1st. Ernie Wheeler seconded the motion and it passed 3-0.

Agenda Item #6: Other

Mayor Jan Tighe noted that there is an applicant to be approved at the next Village Board meeting for an alternate member of the Planning Board.

Agenda Item #7: Adjournment

Ben Ives made the motion to adjourn at 7:29 PM with a second from Ernie Wheeler. The motion passed with all in favor.

Next Planning Board Meeting will be held Tuesday September 6, 2022, 7:00 pm, Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk