

VILLAGE OF PULASKI
PLANNING BOARD AGENDA

June 5, 2023–7:00 PM-SNOW MEMORIAL BUILDING -AUDITORIUM

1. Call to Order
2. Review Minutes from April 3, 2023
3. Code Officer Report April & May 2023
4. OLD BUSINESS
5. NEW BUSINESS
 - A. Richard Apa & Brittany Rogers – 34 S. Jefferson Street
Special Permit Application & Site Plan Approval
Short Term Rental
6. Other/Questions
7. Adjournment
8. Next Meeting – July , 2023

Planning Board Minutes

April 3, 2023

The regular meeting of the Village of Pulaski Planning Board was duly held on April 3, 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; David Rockwell, Commissioner and Benjamin Ives, Commissioner.

Absent: Margo Orton, Alternate

Village Officials and Staff: Jan Tighe, Mayor; Cathy Spinney, Village Clerk/Treasurer; and Jennifer Gibbs, Deputy Clerk.

Guest(s): John Parker, Mike Lasell, Shelley Joss, Jeremy Snow, Richard Wood, Craig Parker, Mark & Amy Dobrzynski, Elizabeth S. Woods, Nancy Obleman, Eileen Soika, Robert S. Russell, Carl Falk, and Kevin LaMontagne.

Agenda Item #1: Call to Order

The meeting was called to order at 7:00 P.M by Melissa Wadkinson.

Agenda Item #2: Review and Approval of Minutes

Janice Kozma made the motion to approve the March 6, 2023, minutes. David Rockwell seconded the motion and it passed with all in favor.

Agenda Item #3: Building and Codes Report

Ernie Wheeler made the motion to accept the Code Enforcement Officer Report with a second from Ben Ives. The motion passed 5-0.

Agenda Item #4: Old Business – River Revival Projects – Public Hearings

- A. John Parker of 4811 Salina Street, LLC submitted a request for an amendment to the existing site plan to add 3-unit short-term rental rooms to the second floor and applied for a Special Use Permit for the short-term rentals. After no comment from the public Ben Ives made the motion for final approval of the Special Approval and Site Plan Amendment. David Rockwell seconded the motion and it passed with all in favor.

- B. Mike Lasell of MBL Engineering, PLLC updated the Planning Board on the project located at 4789, 4791, 4793, and 4799 Salina Street. The project proposes to demolish three existing single-family dwellings and part 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. On March 27, 2023, the Zoning Board of Appeals granted a 4.3-foot rear-yard waiver for construction.

Mike Lasell addressed the resident's concerns regarding; parking, landscaping, sewer, stormwater, and traffic and noted that the Village will receive more taxes from the properties when the project is completed than it is currently and will enhance the properties.

With a motion from Ernie Wheeler the Planning Board gave final approval for the Special Permit and Site Plan with the following conditions:

- The Board requests that the Sewer Board review and approve the effect the project will have on the Village sewer/stormwater system and provide a letter to the Planning Board.
- The final plans should include landscaping that will screen the residence on the south side of the project. The minimum size requirements for the trees to be planted should be 6'-8'.
- The project will provide the Planning Board with the DOT, DEC, and DOH proof of final approval.

Ben Ives seconded the motion and it passed unanimously.

Agenda Item #5: Other

There was no other business.

Agenda Item #6: Adjournment

Ernie Wheeler made the motion to adjourn at 8:01PM with a second from Ben Ives. The motion passed with all in favor.

Next Planning Board Meeting will be held Monday May 1st, 2023, 7:00 PM, at the Snow Memorial Building.

Draft and Unapproved

Jennifer Gibbs, Deputy Clerk

Village of Pulaski
Permit Monthly Report
 04/01/2023 - 04/30/2023

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
April	2023					
38825-23-007	04/10/2023	Christopher Miros	Residential Renov/ Alt	33 Park St SBL#: 059.11-07-18		
Description of Work:						
<i>GENERAL RENOVATION TO ROOF AND EXISTING SINGLE FAMILY HOME.</i>						
38825-23-008	04/14/2023	St. James Episcopal Churc	Furnaces/ Appliances	24 Lake St SBL#: 059.11-07-35		\$77.00
Description of Work:						
<i>REPLACE BOILER</i>						
38825-23-009	04/19/2023	Robbie Ripka	Deck / Porch	16 Willowgate Dr SBL#: 059.07-02-20.06		\$104.00
Description of Work:						
<i>18 x 30 ENCLOSED PORCH</i>						
38825-23-010	04/19/2023	John Parker	Residential Renov/ Alt	4811 Salina St (NAPA) SBL#: 059.15-04-04.1		\$325.00
Description of Work:						
<i>RENOVATION TO 2400 SQ FT 2ND STORY. CONVERT TO 3 SHORT TERM RENTAL UNITS.</i>						
38825-23-011	04/19/2023	Pulaski Historical Society	Deck / Porch	3428 Maple Ave SBL#: 059.12-06-22		\$50.00
Description of Work:						
<i>PWD RAMP</i>						
38825-23-012	04/19/2023	Davidson Group	Commercial Structure	3738 Rome Rd. (Precision Wah) SBL#: 071.05-01-10.02		\$844.00
Description of Work:						
<i>CONSTRUCTION OF A 3556 SQ. FT. 4-BAY CAR WASH</i>						
38825-23-013	04/24/2023	Robin Longely	Pool	3258 Co Rt 2 SBL#: 060.09-01-05		\$82.00
Description of Work:						
<i>30' ROUND ABOVE GROUND POOL. DECK</i>						
38825-23-014	04/24/2023	Pathfinder Bank	Commercial Structure	3822 Rome Rd SBL#: 059.20-02-15		\$1,843.00
Description of Work:						
<i>CONSTRUCTION OF A 91.5' X 114 COMMERCIAL RETAIL BUSINESS</i>						
38825-23-015	04/25/2023	Benjamin Miller	Deck / Porch	9 North St SBL#: 059.11-05-18		\$50.00
Description of Work:						
<i>8 x 24 PORCH TO EXISTING HOME</i>						
April 2023 Total:					\$0.00	\$3,375.00

Village of Pulaski
April 2023
CEO/ZEO Report

1-7th Messages and emails. Plan review for dollar store.

10th Issued BP for Chris Miros on Park St. for renovations. Issued BP for new boiler at St. James church on Lake St.

11-13th Attended code school training in Syracuse.

14th Emails and phone calls. Plan review for car wash on Rome Rd.

17th Spoke to Tractor Supply corp. about installing propane refill station. Spoke to Sandy O'Neil about pool violation on N. Jefferson St. Spoke to Dorothy Champney about porch on Church St.

19th Issued BP for porch on Willowgate Dr. Spoke to project manager about renovations to Connex Care on Delano St. Issued BP for renovations for the short term rental project at Parker's place on Salina St. Issued BP for PWD ramp at Historical Society on Maple Ave. Spoke to County Health Department about restaurant inspections done in the village by the County.

20th Spoke to realtor about sale of the lodge on River St. Spoke to owner about a pool on Rt. 2. Spoke to Hagan Engineering about possible solar project in the village.

21st Met with contractor about new home on Hinman Rd. Site inspection for dollar store and car wash on Rome Rd. Did framing inspection at Parker's on Salina St. Spoke to property owner about fencing on Glenn Ave.

24th Issued BP for dollar store on Rome Rd. Issued BP for pool on Rt. 2. Completed and returned FOIL request for Fast Trac on Rome Rd. Requested to do inspection at house that had fire damage on Bella Dr. by the fire department and PD.

25th Issued new corrected C/O's for 5 buildings located on Bella Dr. Issued BP for new porch on North St.

27th Did inspection at Cornell's Greenhouse on Rome Rd.

28th Had meeting with Hogan Engineering about sub-dividing the land that the car wash is being constructed on. Spoke to owner about pool violation at 4941 N. Jefferson St. Went to 4949 N. Jefferson St. for complaint about unfenced pool violation.

John Howland

VILLAGE OF PULASKI
APPLICATION TO BOARD OF APPEALS
OR
PLANNING BOARD

Date of Application _____

Application For: _____ Interpretation of Zoning Ordinance or Map
 Special Permit under Section 160-42-B21 of Ordinance
_____ Area Variance
_____ Use Variance
 Site Plan

Request relates to the following provisions of Zoning Ordinance:

_____ Map _____ Text: Article: 160 Section 42 Subsection: B21

1. Owner's Name, Address: RICHARD APA, BRITTNEY ROGERS
Address of Proposed Site: 34 S. JEFFERSON STREET
Tax Map Description: Section _____ Block _____ Lot Parcel 059.15-06-08.01
Zoning Classification: B1, R2
2. Purpose of Request: Request to rent our home out as a short term rental.
3. Justification of Request: We are very responsible members of the local CNY community and have experience with STR. This property is split via zoning as Commercial, B-1 district.
4. Previous Appeals (Dates and Purpose of Requests): _____
5. Applicant should submit with this application supporting materials, including three sets of plans showing elevation, landscaping, traffic circulation, and other materials as required by the Zoning Ordinance.

Signature of Applicant: *Richard Apa* *Brittney Rogers*

Fee Paid \$ 450.00

Date 5/31/2023

General Receipt # 17023

Approved _____

Denied _____

Chairperson

Name of Business

NONE

Hours of operation

24/7

Number of employees

2

Number and location of parking spaces

3 (SEE MAP)

Number and type of signs

0

Show location, dimensions, mounting, and lighting of all signs on the site plan and/or on additional pages, draw to scale

N/A

Please note- If engineered or surveyed site plans are not submitted, use graph paper to draw site plan to a required scale of 1"=20'

Use additional pages as needed

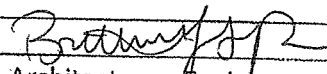
Village of Pulaski
4917 North Jefferson Street
Pulaski, NY 13142
315-509-4301/440-8375 Fax# 298-5274
codeofficer@villagepulaski.org
Code Enforcement Department

Application for Zoning Permit

Date 05/30/23

Property owner's name, address, and phone: RICHARD APA + BRITNEY ROGERS
(315) 944-5542
34 S Jefferson St

Applicant's name, address, and phone: (315) 806-8166
Pulaski NY 13142

Property owner's signature: 
Is applicant? Owner Lessee Agent of owner Architect Engineer
Builder/contractor Other

Address of proposed project site: 34 S. JEFFERSON ST
Tax map description: Section 059.15 Block 06 Lot 08.01

Description of proposed work/project:
Rental while NOT using the house

Property lot dimensions in square feet or acres: 0.03 acres

Building[s] dimensions: SEE MAP

Distances to lot boundaries: Front Back Side Side - SEE MAP

Square foot / percent of lot coverage: LESS THAN 10% Maximum building height N/A

Number of accessory structure/building[s] 0 Parking spaces: 3

Do Not Write Below This Line

Current use and occupancy: Single Family Dwelling

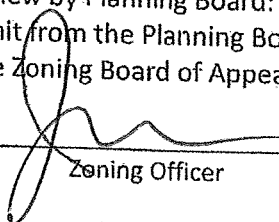
Proposed use and occupancy: Short Term Rental

Proposed use allowed under existing zoning code: Requires Special Permit + Site Plan

Use allowed requires a site plan review by Planning Board:

Use allowed requires a special permit from the Planning Board:

Denied requires a variance from the Zoning Board of Appeals:


Zoning Officer

Short Environmental Assessment Form

Part 1 - Project Information

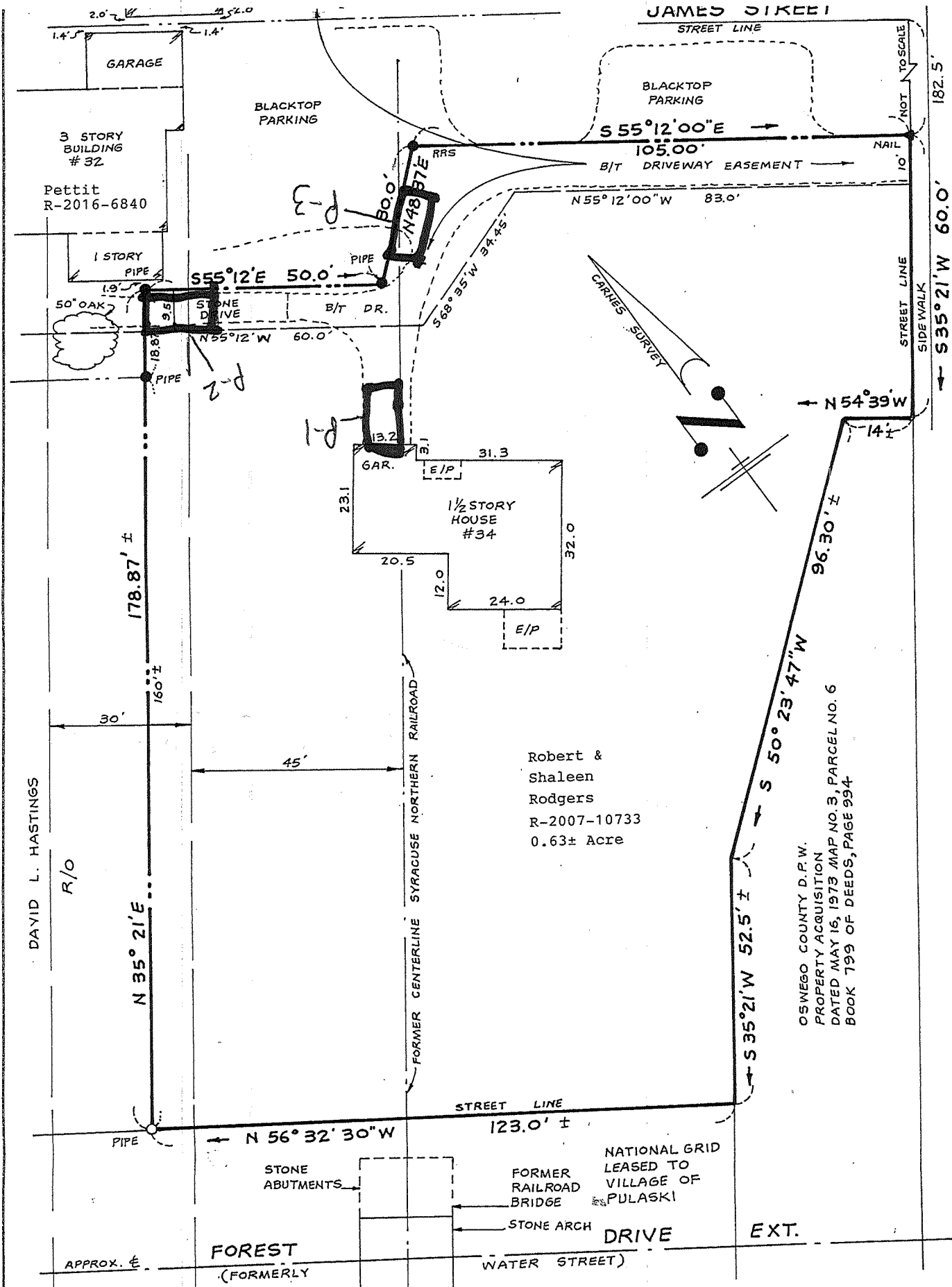
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>RICHARD ADA & BRITTNEY ROGERS</i>			
Project Location (describe, and attach a location map): <i>N/A</i>			
Project Location (describe, and attach a location map): <i>34 S JEFFERSON ST</i>			
Brief Description of Proposed Action: <i>USE EXISTING HOME FOR SHORT TERM RENTAL</i>			
Name of Applicant or Sponsor: <i>RICHARD ADA & BRITTNEY ROGERS</i>		Telephone: <i>(315) 944-5542</i>	
		E-Mail: <i>APARIZ@TWCNY.RR.COM</i>	
Address: <i>239 POTTER RD</i>			
City/PO: <i>WEST MONROE</i>		State: <i>NY</i>	Zip Code: <i>13167</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
<i>SPECIAL PERMIT & SITE PLAN FROM PLANNING BOARD</i>			
3.a. Total acreage of the site of the proposed action?		<i>0.63</i> acres	
b. Total acreage to be physically disturbed?		<i>.10</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.63</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Richard P. O'Connell RICHARD P. O'CONNELL</u> Date: <u>5/30/23</u></p> <p>Signature: <u>Richard P. O'Connell</u></p>		



(COURT STREET) SO. JEFFERSON STREET

SURVEY MAP OF:
NO. 34 JEFFERSON STREET
PART OF LOT NO. 148
TOWNSHIP 10, CONSTABLE'S PURCHASE
VILLAGE OF PULASKI
TOWN OF RICHLAND
OSWEGO COUNTY, NEW YORK

JAMES A. BROWNELL
LICENSED LAND SURVEYOR
PULASKI, NEW YORK

DATE: 7-24-2007
 SCALE: 1" = 20'
 FILE NO: 78 178-1

Survey Re-Dated
April 10, 2023

I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

James A. Brownell
 N.Y.S. LICENSED LAND SURVEYOR #45365

