

MINUTES FROM PUBLIC HEARING

For

61 DELANO STREET – EXPANSION OF CONNEXT CARE PARKING LOT

VILLAGE OF PULASKI PLANNING BOARD

JANUARY 24, 2022 – SNOW MEMORIAL BUILDING – 7:00 p.m.

The Public Hearing for the expansion of the parking lot at 61 Delano Street was held on Monday, January 24, 2022, at 7:00 PM in the Auditorium of the Snow Memorial Building, 4917 North Jefferson Street, Pulaski, NY 13142

Planning Board Members Present: Co-Chair Ernest Wheeler, Commissioners Benjamin Ives and David Rockwell. Absent and excused – Melissa Wadkinson and Kathy Allen

Village Officials and Staff Present: Joshua Smith, Code Enforcement Officer; Mayor Jan Tighe, Village Clerk/Treasurer Cathy Spinney; Police Chief Michael Martin.

Guests: Shelley Joss, Debby Stainton, Kathryn and Tom Ferguson, Tricia Peter Clark and Sean Behm – Connex Care, and Mark Crandall and Mark Thompkins – GYMO Engineering.

Co-chair Ernest Wheeler opened the meeting at 7:00 p.m. asking those in attendance to introduce themselves and saying that there will be a 5 minute time limit for the first round of comments.

The general concerns of the residents surrounding the Connex Care Property were;

- Increase in water runoff and discharge because of increased size of parking lot
- That the streams close to the project are official Trout Streams and the increase of sediment will be in the run off
- There is already flooding in that area and this expansion will exasperate the situation
- The bedrock is not that far underneath the soil, and the water from the parking lot will increase the chance of flooding
- Backyards are flooding in the spring now and this will increase the likelihood of more flooding
- There will be more snowbanks from plowing an increased area that will add to more run off
- Responsibility for monitoring and maintaining retention ponds and other storm mitigation measures that are to be implemented
- There are wetlands on the property, near the parking lot that drains down the hill

These concerns were addressed by Mr. Crandall from GYMO engineering with the following responses;

- The expanded parking lot will have a green space at the top of the hill that will include many of the present trees that are healthy and the addition of more trees to replace the ones that need to be removed
- The parking lot is being designed to retain water that can be projected as the worse storm in 1 year, 5 years and 50 years, so no more will be leaving the expanded parking lot, than is presently leaving.
- All the calculation and methodology for storm water mitigation will be approved and stamped by a New York State licensed engineer
- Excessive snowbanks are removed during the winter now and this will continue
- GYMO will guarantee the design meets State Laws
- The parking lot is only salted two times during the winter and this will continue
- The water is tested and must leave the area as clean or cleaner than the water in the surrounding streams. The quantity and quality of the water must stay the same or be improved
- The wetlands cannot be touched
- The grade of the expanded parking lot will be toward the Connex Care building and away from the neighbors
- There will be 2 or more retention ponds and the release of the water will be monitored
- Connex Care will be responsible for maintaining the retaining ponds and any other storm mitigation features

A motion was made by Commissioner Benjamin Ives to approve of the proposed project with the contingency that it meets DEC approval. This motion was seconded by Commissioner David Rockwell. All were in favor and the motion passed 3-0.

A motion was made at 7:42 PM by Commissioner David Rockwell to adjourn the meeting. This motion was seconded by Commissioner Benjamin Ives. Motion passed 3-0 with all in favor.

The next regular Planning Board meeting will be at 7:00 PM Monday February 7, 2022

Presented & Approved May 9, 2022

Mayor Jan Tighe