

Planning Board Minutes

February 5, 2024

The regular meeting of the Village of Pulaski Planning Board was duly held on February 5th, 2024, 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; Benjamin Ives, Commissioner; David Rockwell, Commissioner, and Margo Orton, Alternate.

Absent: None

Village Officials and Staff: Jan Tighe, Mayor; Cathy Spinney, Village Clerk Treasurer; William Hamacher, Code Enforcement Officer; and Jennifer Gibbs, Deputy Clerk.

Guest(s): Tim Hogan, Brandie Dana, Kim Lee, Jane Raven, Bev Snyder, Corey LaBlanc, John Parker, Craig Parker, Mark Dobrzynski, Jeffrey Fowler, and Bonnie Finnerty.

Agenda Item #1: Call to Order

The meeting was called to order at 7:01 PM by Melissa Wadkinson.

Agenda Item #2: Public Comment

There was no public comment.

Agenda Item #3: Approval of Minutes

David Rockwell made the motion to approve the minutes from December 4, 2023. Ernie Wheeler seconded the motion and it passed 4-0 with Ben Ives abstaining.

Agenda Item #4: Code Officer Reports

A motion to approve the code officer monthly reports from December 2023 and January 2024 was made by Ben Ives. David Rockwell seconded the motion and it passed with all in favor.

Agenda Item #5: Old Business

A. Davidson Management Group – 3740 State Route 13 – 750 KW Commercial Solar Farm

Davidson Management Group, Inc. previously submitted a special permit and site plan application to build a 750kw commercial solar farm at 3740 State Route 13. The project would be situated behind the Precision Car Wash approximately 400' off State Route 13 and take up approximately two acres. Tim Hogan of Hogan Engineering provided the Planning Board with an updated proposed decommissioning plan including the changes requested by the Planning Board in December 2023, updated DMG Solar Array

drawings, and a copy of the Stormwater Pollution Prevention documents and a Notice of Intent to the NYS DEC. The Planning Board questioned and requested changes to several points of the decommissioning plan and site plan. Approval will be conditioned on the following demands:

- The Planning Board will require a bond per the proposed solar law that the Pulaski Village Board of Trustees will be voting on February 12, 2024.
- The Davidson Group will continue to attempt to contact the fire department to review the site and special considerations the department would face if there was an emergency. Ernie Wheeler has spoken about the project to the Fire Department.
- The plan must also state there will be no battery storage at the project site or within the Village limits.

Ernie Wheeler made the motion to accept the site plan as complete with the completion of the above conditions. David Rockwell seconded the motion and it passed 5-0.

Agenda Item #6: New Business

A. Dana Brandie – Mr. Subs - 4840 N. Jefferson Amended Site Plan

Dana Brandie submitted an amended site plan. She intends to reopen Mr. Subs. The Planning Board reviewed the plan, the SEQR Parts 2 & 3 and Ernie Wheeler made the motion to make a negative declaration on the SEQR assessment form and approve the site plan contingent on the Historical Review Boards sign approval.

Jane Raven an attorney for Salmon River Properties, the owner of the building next door, 4838 North Jefferson, spoke to the Board about some structural issues that the current owners, Robert Currier and Andy Haldane, were concerned about and produced pictures of their concerns. It was agreed that the Village Code Enforcement Officer will survey the buildings and request an engineer for the buildings if necessary. Jane Raven noted that her clients are in support of Mr. Subs reopening.

B. O'Reilly's – 3866 Rome Road – Site Plan & Sign Permit

Corey LaBlanc submitted a site plan and sign permit applications to open 3866 Rome Road as an automotive retail store. The store is currently a Family Dollar and there will be no on-site changes except for a concrete pad in the rear of the store for receiving. The Board reviewed the site plan and completed the SEQR Parts 2 & 3. Ernie Wheeler made the motion to make a negative declaration on the SEQR assessment form. Ben Ives seconded the motion and it passed 5-0.

The motion to approve the sign permit was made by Ernie Wheeler and seconded by David Rockwell. The motion passed 5-0.

Ernie Wheeler made the motion to hold a public hearing at the next regular meeting on March 4, 2024. All were in favor.

C. Beverly Snyder – Bev’s Bakery 13 Glen Ave - Site Plan & Special Permit

Beverly Snyder submitted a site plan application for a special permit for a home occupation. Bev’s Bakery intends to add and renovate the home to create space at her home on 13 Glen Ave to bake commercially. There will not be a store front. The Planning Board reviewed the applications, Part 1 of a SEQR, and completed Parts 2 & 3 of the SEQR. Ernie Wheeler made the motion to make a negative declaration on the SEQR assessment form. Ben Ives seconded the motion and it passed 5-0. Ernie Wheeler made the motion to hold a public hearing on the project at the next regular meeting on March 4, 2024.

D. Bonnie Finnerty DBA Vie La Belle – 4881 N. Jefferson Street – Site Plan & Sign Permit

Bonnie Finnerty submitted a sign plan and a sign permit application to renovate and open a retail store at 4881 N. Jefferson Street. She intends to renovate the approximately 775 sq. feet on the first floor of the building. The Board reviewed the site plan and completed the SEQR Parts 2 & 3. Ernie Wheeler made the motion to make a negative declaration on the SEQR assessment form. Ben Ives seconded the motion and it passed 5-0.

The motion to approve the sign permit was made by Ernie Wheeler and seconded by Ben Ives on the condition it is approved by the Historical Review Board. The motion passed 5-0.

Ernie Wheeler made the motion to hold a public hearing at the next regular meeting of the Planning Board on March 4, 2024. Ben Ives seconded the motion and it passed with all in favor.

Agenda Item #7: Other

The was no other business.

Agenda Item #8: Adjournment

Ernie Wheeler made the motion to adjourn the meeting at 7:51 PM with a second from David Rockwell. The motion passed unanimously.

Next Regular Planning Board Meeting will be held Monday March 4, 2024, 7:00 PM, at the Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk