

Planning Board Minutes

March 6, 2023

The regular meeting of the Village of Pulaski Planning Board was duly held on March 6, 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; Margo Orton, Alternate; and Janice Kozma, Commissioner.

Absent: David Rockwell, Commissioner and Benjamin Ives, Commissioner.

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

Guest(s): John Parker, Mike Lasell, Shelley Joss, Jesse Cornell, and Mike Murphy.

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 February 6, 2023, minutes. Ernie Wheeler 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 Janice Kozma. The motion passed 4-0.

Agenda Item #4: Old Business

- 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. The Planning Board completed Parts 2 & 3 of the SEQR and Ernie Wheeler made the resolution to determine a negative declaration on the SEQR assessment form. The motion was seconded by Janice Kozma and it passed 4-0. Ernie Wheeler then made a motion to accept the above application as complete. Janice Kozma seconded the motion and it passed with all in favor. There will be a Public Hearing on April 3, 2023, at the next Planning Board meeting.

- 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. The motion was made by Ernie Wheeler seconded by Margo Orton, and it passed 4-0. Ernie Wheeler then made a motion to accept the above application as complete. Janice Kozma seconded the motion and it passed with all in favor.

With a motion from Margo Orton, the Planning Board made a recommendation to the Zoning Board of Appeals to grant a 4.3-foot rear yard waiver for construction. Ernie Wheeler seconded that motion and it passed 4-0. There will be a public hearing for the variance at the ZBA meeting scheduled April 21, 2023.

- C. Jesse Cornell of Cornell's Greenhaus, LLC. submitted an application for a site plan application to open a retail store at 3866 Route 13. Lorne Cohen of BLM 57 LLC and owner of the property will be leasing the property to Cornell's Greenhaus, LLC. The Planning Board completed Parts 2 & 3 of the SEQR and Ernie Wheeler made the resolution to determine a negative declaration on the SEQR assessment form. The motion was seconded by Margo Orton, and it passed 4-0. Ernie Wheeler then made a motion to accept the above application as complete and approve the site plan approval. Janice Kozma seconded the motion and it passed with all in favor.

Agenda Item #5: Other

Mayor Jan Tighe reviewed the training options for the Prevention of Sexual Harassment and required addition training for Planning Board and ZBA members.

Agenda Item #6: Adjournment

Janice Kozma made the motion to adjourn at 7:50 PM with a second from Janice Ernie Wheeler. The motion passed with all in favor.

Next Planning Board Meeting will be held Monday April 3rd, 2023, 7:00 PM, at the Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk