

## Planning Board Minutes

July 6, 2023

**The regular meeting of the Village of Pulaski Planning Board was duly held on July 6, 2023, at 7:15 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; Benjamin Ives, Commissioner; and Margo Orton, Alternate.

**Absent:** None

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

**Guest(s):** Mark Dobrzynski

### **Agenda Item #1: Call to Order**

The meeting was called to order at 7:15 P.M by Melissa Wadkinson.

### **Agenda Item #2: Review and Approval of Minutes**

Ben Ives made the motion to approve the June 5, 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 Building and Codes Reports for June 2023. David Rockwell seconded the motion. The Code Enforcement Officer, John Howland, updated the Board on the status of the various building projects in the Village of Pulaski. The motion passed unanimously.

### **Agenda Item #4: Old Business**

There was no comment during the public hearing for the Special Permit & Sign Plan application for short-term rental at 34. South Jefferson Street. Ernie Wheeler made the motion for final approval with a second from Ben Ives. The motion passed with all in favor.

### **Agenda Item #5: New Business**

- A. Tomasz Czyzewski and Anne Barber submitted an application for a site plan application and an application for a zoning permit for a short-term rental at 27 Broad Street. It was noted that it will be an owner-occupied site. 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 and make the Planning Board the Lead Agency. The

motion was seconded by David Rockwell, and it passed with all in favor. Ernie Wheeler then made a motion to accept the above application as complete, approve the site plan approval and schedule a public hearing Thursday August 7, 2023, at 7:00 PM. David Rockwell seconded the motion and it passed with all in favor.

- B. Jesse Cornell submitted an application for a special permit and amended site plan for the property at 3866 Rome Road. The property currently houses Cornell's Grean Haus, a retail store. The amended site plan proposes an eight-room hotel, Mornin Bite Motel, on the second floor. Ernie Wheeler noted that the building had major water damage and mold the year before and asked John Howland if he would look into that before a permit is issued. Melissa Wadkinson asked that since this was a hotel if there would be a twenty-four-hour on-site manager as is required. John Howland did not know. A representative of the project was not at the meeting. Janice Kozma asked if the flag/feather banners were allowed within the code and yes, with an 8-week permit that can be renewed. The Planning Board, with a motion from David Rockwell and a second Janice Kozma, voted 5-0 to table the application until the next meeting to allow for a representative of the project to be available to answer the outstanding questions.
- C. Lauri Lamica, the owner of 4861-4865 North Jefferson Street, submitted a site plan on behalf of David Tulley dba I'm Stuck a retail cannabis store that replaced Cornell's Greenhaus. Because a representative was not present to answer questions about the site plan or whether the store/club was selling CBD/marijuana Ernie Wheeler made the motion to table the application until the next regular Planning Board meeting with the requirement that a representative be present. David Rockwell seconded the motion and it passed with all in favor. The Board questioned why the store/club was open when they should not be due to the fact that a site plan was not submitted before opening. Ernie Wheeler made the motion close down the shop until the next Planning Board meeting when a representative must be available to answer questions. Janice Kozma seconded the motion and it passed with all in favor.
- D. John Parker of Parkers Service Inc. submitted a sign permit application to set up a 4' x 8' sign at 4750 Salina indicating the way to the location of the new NAPA store at 3734 State Route 13. It was ascertained that a special permit was necessary for an off-premise sign. Ernie Wheeler made the motion to table the application until the next meeting. David Rockwell seconded the motion and it passed unanimously.

**Agenda Item #6: Proposed changes to the Code that will be discussed at the next Village Board Meeting**

- A. The Board reviewed the proposed changes to the code regarding short-term rentals that will have public hearing at the next regular Board of Trustees meeting on July 10, 2023. The law would be changed to read that a short-term rental in a R-2 district must be owner occupied.
- B. The proposed changes to the code for solar that the Village Board will be discussing are as follows:

- i. Residential and B1 districts would be allowed private solar only and require a special permit for any ground mounted solar.
  - ii. B2 districts commercial solar would be allowed but would require a special permit for ground mounted solar.
  - iii. Industrial districts would be allowed commercial and private whether roof or ground mounted. The ground mounted would require a special permit.
- C. The Board reviewed the proposed changes to the Village code regarding lawn maintenance. The purpose of changing the code is to simplify and expedite enforcement. Village currently enforces a 9” height. Melissa Wadkinson noted that there was nothing in the code that defines the distance from the sidewalk that must be mowed for undeveloped lots verses developed. Melissa Wadkinson suggested that the Village add some sort of measurement from the edge of the road or sidewalk that must be mowed.
- D. The Board reviewed proposed changes to the code regarding debris and/or junk on public and private property. The purpose of changing the code is to make it more enforceable by creating a process that notifies a resident of violations, allowing time for the resident to solve the matter, and/or a way to for the resident to argue the matter at an administrative hearing, while also allowing the Village to expedited clean up and create penalties for violations.

**Agenda Item #7: Other**

Janice Kozma asked who oversaw mowing along the side/walk Route 13. Jan Tighe said she would check with the DPW.

**Agenda Item #8: Adjournment**

Ernie Wheeler made the motion to adjourn at 8:20 PM with a second from David Rockwell. The motion passed with all in favor.

**Next Planning Board Meeting will be held Thursday August 7, 2023, 7:00 PM, at the Snow Memorial Building.**

**Presented & Approved**

**Jennifer Gibbs, Deputy Clerk**