

Planning Board Minutes

December 10, 2024

A meeting of the Village of Pulaski Planning Board was duly held on December 10th, 2024, at 7:00 P.M. in the Auditorium of the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.

Planning Board Members Present: Janice Kozma, Commissioner; David Rockwell, Commissioner; and Ernie Wheeler, Commissioner.

Absent: None

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

Guest(s): Avtar Singh, Nancy Obleman, John Parker, Glen Britton, Robert Russell, Melissa Wadkison, Mike Laselle, and Shelly Joss.

Agenda Item #1: Call to Order

The meeting was called to order at 7:07 PM by David Rockwell.

Agenda Item #2: Public Comment

There was no public comment.

Agenda Item #3: Approval of Minutes

There will not be a quorum for the October 7, 2024, meeting minutes as Melissa Wadkinson and Mark Dobrzynski are no longer on the Planning Board. The October 2024 minutes will be left as is. Ernie Wheeler made the motion to approve the minutes from November 18, 2024. Janice Kozma seconded the motion, and it passed with all in favor.

Agenda Item #4: Officer Reports

A motion to approve the code officer monthly report from November 2024, was made by Ernie Wheeler. Janice Kozma seconded the motion, and it passed with all in favor.

Agenda Item #5: Old Business

- A. Janice Kozma made the motion to open the public hearing for an amended site plan for 4789 Salina Street submitted by JV QOF LLC at 7:08 PM. Ernie Wheeler seconded the motion, and it passed with all in favor. Mike Lasell of MBL Engineering, PLLC. submitted an amended site plan application for 4789, 4791 and 4799 Salina Street, on behalf of JV QOF LLC. The amended site plan application includes the construction of an approximate 15,000 SF facility with five (5) hotel rooms, an event/banquet space, and restaurant/bar with associated parking. Mike Lasell briefed the Board on the proposed

changes and the connection between this project, which was a part of a Restore NY grant and future construction at a separate location. The business will employ up to 10 people, be open year-round, and include a game room with golf simulators. The Planning Board reviewed the site plan application and SEQR and made a determination of a negative declaration on October 1, 2024.

Robert Russell brought up some concerns about fencing and trees. Mike Laselle noted that the fence will be decorative and will require no maintenance from Mr. Russell and the trees that were cut down between the properties will be addressed privately between the lawyers of the project and Mr. Russell. There will be a wall of trees between the parking lot and Mr. Russell's property.

Melissa Wadkinson noted that on the original site plan called for a row of 8' tall trees on top of the retaining wall. Mike Lasell agreed that there will still be a screening of 6' ever green trees at the top of the wall.

Another concern was the music on the outside patio. It was decided that music should be played outside no later than 10:30 PM.

Ernie Wheeler made the motion to close the public hearing at 7:37 PM. Janice Kozma seconded the motion, and it passed 3-0.

Ernie Wheeler then made the motion to approve the site plan with the conditions that the screening on the retaining wall be at least 6' and music will not be played outside after 10:30 PM. Janice Kozma seconded the motion, and it passed unanimously.

Agenda Item #6: New Business

- A. Riverview Redemption LLC and Glen Britton (Empire State MMA) submitted a site plan and special permit application to open a martial arts studio at 16 South Jefferson Street. The studio will be offering kick boxing, kick fit and Jiu Jitsu lessons. There was no public comment. Ernie Wheeler made the motion for final approval with a second from Janice Kozma. The motion passed unanimously.
- B. G & S of Pulaski NY and Tritec Construction of Western New York submitted an amended site plan to add 24' x 30' fuel dispensing canopy at 3315-23 Maple Ave. The Planning Board reviewed the application and the SEQR parts 2 and 3. Ernie Wheeler made the motion to determine a negative declaration. Janice Kozma seconded the motion, and it passed with all in favor. Ernie Wheeler made a motion for final approval with a second from Janice Kozma. The motion passed with all in favor.

Agenda Item #7: Other

There was no other business.

Agenda Item #8: Adjournment

Ernie Wheeler made the motion to adjourn the meeting at 7:48 PM with a second from Janice Kozma. The motion passed unanimously.

Next Regular Planning Board Meeting will be held Monday January 6, 2025, 7:00 PM, at the Snow Memorial Building.

Presented and Approved

Jennifer Gibbs, Deputy Clerk