

Pulaski/Richland Comprehensive Plan Review Committee
November 5, 2020 Minutes

Present: Dawn Holynski (Chairperson and town representative); Jan Tighe (village trustee and village representative); Donna Gilson (town board member and representative); Robin Ford (Village representative and trustee) Shawn Doyle (village representative).

Absent/Excused: Melissa Wadkinson (excused);

The meeting was called to order by Dawn Holynski at 6pm. Craig Sternberg, who is familiar with the new development across from the high school was introduced by Dawn. Craig passed out packets on the Salina Street property. The project is called Selkirk Landing. Mike Lasell was the owner (former Woodlawn farm land). Two Plus Four Management is the construction company doing the work. 40 acres are on the site. Mike Lasell has retained the front property by the road for single family homes. Proposal includes a senior community services facility (staff of 12). The project will have a loop road, 20 duplex units and one 2-story senior citizen building with 24 units. Nearly 100% public funded project, 51% owned by Oswego County. Support services will be provided by Oswego County Opportunities.

Initially, many in the community thought this project will be low-income and senior housing for existing residents in the community. It was learned at this meeting that the project would involve residents placed in the duplex and apartment housing for their chemical dependence program. The program will be run by the Oswego County Opportunities, Inc., a non-profit organization.

There will be room available for other residents who live in the community. Applications for seeking an apartment will be done through Two Plus Four Property Management. There are no details on rent costs etc. yet.

Families targeted are under 60% of median income. 18 units set aside for former prisoners, recovering drug addicts who will also be housed here along with other persons of need. Shawn noted that this was not the proposal sold to the Pulaski Planning Board in 2019. Craig agreed the developers may have left this piece out.

Craig was in the early planning for this property, but he is not working on this other than to explain this. The people going into this will generally not be local. Craig said we need to be positive and hope for the best. \$45,000 in property taxes (less than what would be if this was private housing.)

Discussion on sidewalks on Salina Street, this development will not add to the sidewalks.

Craig said our town has good water, and that sewage disposal in our well-drained soil is relatively cost effective. We all agreed we have need among our own population. Former Pines Golf Course sold 140 acres, Brenda and Aaron Walters the purchasers, plan to use 60 acres for golf. Old Chedardo store property being looked at for development. We thanked Craig for the report.

Since this project was originally thought to be a low income/senior housing development, then learned this evening the scope of the original plan changed, the committee thought it would be important to learn about the program Oswego County Opportunities plans for the residents they will assign there. Dawn will contact the director of Oswego County Opportunities to see if she will attend our meeting in December to explain the program and alleviate any rumors or misconceptions of the residents.

A quorum was noted by Dawn, Maureen Anderson has resigned due to meeting conflicts and other time concerns.

Approval of the September 2, and October 1st 2020 minutes was moved by Donna Gilson, seconded by Jan Tighe. All in favor, none opposed, carried.

Motion to adjourn at 7:20 by Jan Tighe, seconded by Donna Gilson, all in favor, none opposed 7pm

Next meeting December 3, 2020 here.

Respectfully Submitted,

Shawn Doyle