

**Minutes  
Warrensburg Planning Board  
September 7, 2021**

Board Members Present: Susan Hull, Suzanne Tyler, Sharon Sutphin, Sandi Parisi, John Franchini

Others Present: Martin Merola, Rick and Kathy Galusha, Joyce Reed, Peggy Knowles, Theresa Whalen, Linda Marcella, Sharon Tyniec, Mac Hadden, Christine Bush, Samantha Johnson, Don & Yvonne Hull, Jim Hull, Jack Sweet, Gail Corlew, Mark Ross, Ed Braley, Phil Baker, Barbara Irish, Rich Larkin, Paul Gilgrist, Liz Sebald, Pete Haggerty, Doug Goettsche, John Gable, Thom Randall, Ilana Morgan, Bruce Fraser, Janet Tallman, Patti Corlew

Meeting Commenced at 7:00 p.m.

Mrs. Sutphin - I'm going to call the Town of Warrensburg Planning Board meeting to order today, September 7, 2021. It's 7 p.m. We do have a quorum this evening. First on the agenda is the approval of the minutes of the previous meeting of June 1, 2021.

Mrs. Hull - I make a motion that we accept them.

Mrs. Parisi - Second.

Mrs. Sutphin - All those in favor.

Mrs. Tyler - Aye.

Mrs. Hull - Aye.

Mrs. Parisi - Aye.

Mr. Franchini - Aye.

Mrs. Sutphin - Aye. Opposed? Abstain?

**RESOLUTION #2021-10**

Motion by: Susan Hull

Second by: Sandi Parisi

**RESOLVED**, to accept the Planning Board minutes of June 1, 2021 (without correction).

**DULY ADOPTED ON THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 2021 BY THE FOLLOWING VOTE:**

Ayes: Susan Hull, Suzanne Tyler, Sharon Sutphin, Sandi Parisi, John Franchini

Nays: None

Mrs. Sutphin - Okay. Alright, I'd like to ask at this time if there are any members that feel they need to recuse themselves from any of the site plan review applications this evening to please let us know now. Okay, moving on... First on the agenda under old business is the site plan review 2021-2, tax map 211.10-1-5, 136 Schroon River Road.

The applicant is Michelle Brown, LLC and the purpose is to allow an expansion of existing campground by adding 76 sites. This property lies within 2 zoning districts; Outside Hamlet and Business Industrial (8 of the sites which are in this zone require a use, required a use variance in order to expand). The applicants are waiting to hear back from the APA; therefore, this application is going to be postponed until they have more information. Okay, next on the agenda is new business and under that is site plan review 2021-3, tax map 211.13-3-41, 3760 Main Street. The owners are Richard and Rodney Galusha. The applicant is Cleardevelopment, LLC and they're represented by Martin Merola. The purpose is to allow construction and operation of a Dollar General store. Okay, due to the controversy of this application, we're going to do something a little different tonight. I'm going to ask that Mr. Merola be allowed to give his presentation in whole and without interruption. Then each board member will have an opportunity to speak or ask questions before we open the public meeting. So you'll want to jot down any questions, board members. Mr. Merola?

Mr. Merola - Yes. Good afternoon, everyone, board.

Mrs. Sutphin - Good afternoon.

Ms. Parisi - Evening.

Mr. Merola - Should I move this so they can see it or for the public to see it?

Mrs. Corlew - For the public to see it.

Mr. Merola - So I'm here to discuss the proposed Dollar General on 3760 Main Street. I believe the Board's got all the plans (inaudible). General notes about the construction. Survey and demolition plan and site plan. Those are going to contain all our storm water under the site with the, (inaudible) type culverts that are like a half circle. (Inaudible) grading plan in there. Make sure all the water stays on site.

(Tape inaudible).

Mr. Merola - Maybe I'm going too fast. This survey's the last thing.

Mrs. Hull - Okay.

Mr. Merola - And then there's an L-501 shows the other details for the, the plantings, a planter wall in the front. (Inaudible) property in the front left corner, towards the church going across to screen some of the parking in the front. And if you look at this, this is done by Dollar General for truck delivery, it shows that it fits no problem. This is the area I'm talking about doing the planter wall from here to here. So screen this parking out. This is the (inaudible) plan showing that (inaudible) is going into the other properties. (Inaudible). This is general elevation of the building. It's not going to look like that. We're going to get to the, what it looks like. Some signs, which with checking with the town, that we've met the criteria for the square footage. This was one that was in, I believe, similar to Fort Ann, that we, showing the different products, Hardie Board siding which is, it never wears out. It's a cement board

style siding. All (inaudible) vinyl trim on all the corners (inaudible) roof which is rated for over 50 years and then we have false windows to give it a little more of a hometown look. This is another one of a different little coloring of Fort Ann here. Gives you a little different idea. This is the sign that we did for the, by the road. This is the one we did in Morris, New York. We took the rock, the native rock out and built the sign with that. So it's not just a standard pylon. Another truck turn plan that was done by Dawn from Dollar General. There's another pylon sign we did in Union Springs. We can change it a little bit. Like putting the Hardie Board on the bottom and all the native rock on the top. And this is what Union Springs turned out like, Hardie Board and such. That building's 140 feet across; we're proposing a front of 76' so it won't look as wide as that. In my opinion, Dollar General's a great thing for the community. You can buy things at the price of Wal Mart or less. They sell everything, from shoes to socks, to underwear. No fresh food; frozen. They do have some programs that donate money back to the community, Literacy Volunteers and they just announced some new ones today. I guess one thing is they're going to pay probably seven or eight times the amount of property taxes that are paid by the existing property, and it's going to clean up a property that's been vacant for 15 plus years, as far as I understand. So.. We do have some other information here on the (inaudible) lights. I know it's a little small, but they're state of the art LED's and then the pole lights, same thing, they're brown (inaudible), LED, excuse me. And what else do we have on here. (Inaudible). That's about it. I've been doing these around 20 years. I'll be on site everyday myself. 'Cause we do a lot of the work ourselves with our crews and we hire local people when we can. We try to buy as much material as we can from here. Hopefully, Curtis Lumber will have most of the stuff we need, and it should be done in four months. That's the plan, so, depending on weather. And we can, ya know, design the outside, ya know, work with the Planning Board or the community and look how they'd like it to look. So we're pretty flexible. Alright?

Mrs. Hull - It feel that's one of the big concerns too that..

Mr. Merola - (Inaudible) metal is the back, ya know. The first of it's going to be a really nice, last forever building.

Mrs. Hull - We'd like it go.. I say we, to blend in with the church, with the Health Center, if you can do something that, stone, brick, something that looks like our community.

Mr. Merola - Well, the bottom two feet is (inaudible) block, so that kind of looks like a rock and then we do the solid vinyl trim so it doesn't rot out and then the Hardie Board. We can mix it up with more windows, the fake windows there, which makes it a good look, in my opinion.

Mrs. Hull - I have.. One of the questions I had was how, what is the distance between the property and the church driveway?

Mr. Merola - There's about 10 feet left there.

Mrs. Hull - 10 feet, okay.

Mr. Merola - Hm hm, yep. I actually met up with the Pastor last time I was here and showed him how it would work. That he could get in and out without any problem.

Mrs. Hull - Okay. I'm done.

Mr. Merola - We're very flexible. Ya know, we want everybody to be happy, so...

Mrs. Tyler - I don't have anything at this moment.

Mrs. Sutphin - John? Do you have any questions?

Mr. Franchini - Yes. According to the application, you describe the construction of this building to be 10,640 square feet.

Mr. Merola - Correct.

Mr. Franchini - According to this plan, this most recent site plan dated 8/12, I'm measuring a building that's 77 by 141, so it's a little bit larger on the plan than it is mentioned on the application.

Mr. Merola - It's supposed to be 76 by 140, is what it's supposed to be. So I'm not sure how we did it. (Inaudible).

Mr. Merola - Well, I don't see that he's got any actual dimensions on here, but that's what it is, 76 by 140. I'm not sure if you did it to scale, is what you did?

Mr. Franchini - I, I scaled it out.

Mr. Merola - Yeah, because this is (inaudible) and the copy (inaudible) up so it's not exactly exact.

Mr. Franchini - Well, all the other measurements are exact.

Mr. Merola - Are they?

Mr. Franchini - Yes, they are.

Mr. Merola - It's going to be the 76 by 140.

Mr. Franchini - Okay. And according to the application, you mentioned 30 parking spaces.

Mr. Merola - Correct.

Mr. Franchini - The plan says 29, so is it going to be 29?

Mr. Merola - (Inaudible). The application was done before we got the final plan done. That'd probably be the change.

Mr. Franchini - Do you know how the parking spaces, the number of spaces were, was determined or calculated?

Mr. Merola - Based on what we could fit and be able to still get the trucks in and out and (inaudible) somewhere between 25 and 35 spots, depending on how busy the store is with your quota, I believe that is no parking requirement, as far as I read through their code or your code.

Mr. Franchini - Well the, I believe the code talks about parking on the side or rear of the..

Mr. Merola - Yeah, it talks about that, but it doesn't say how many spots, is what I was referencing.

Mr. Franchini - Right. And I mean, generally speaking, from the guidance I was able to collect, for parking, number of parking spaces determined for a retail store, they usually average one space per 250 square feet, the gross floor area.

Mr. Merola - Hm hm.

Mr. Franchini - So if we use that calculation as a guideline, you're looking at 42 parking spaces.

Mr. Merola - Hm hm.

Mr. Franchini - That would be needed...

Mr. Merola - The sales area or are you also talking the total building?

Mr. Franchini - For the total building.

Mr. Merola - Well, that number's all over the place. When we did Union Springs, they had one spot for every hundred square feet, which would require 90 parking spots, which is ridiculous. So then I went to the neighboring towns and got their code out and then every other one, I think it was one for every 350 square feet was the average and some also broke out the storage room versus the sales, and they said sales area is X, storage, bathrooms, office is the other X. So the, some towns based it on sales area. The real criteria... I know it doesn't matter to you guys, but really the criteria for Dollar General is that they, if there's not enough parking for them, they're not doing it, so. But, and as far as the parking in the front, that's why I'm offering this planter, to screen that front parking.

Mr. Franchini - Okay. Yeah, and that brings up another question just regarding the landscaping and the idea of buffering, using plants as a buffer and it says in our code that it should be installed between the parking lot and the adjacent properties.

Mr. Merola - Hm hm.

Mr. Franchini - So you only seem to have it on one side of the parking lot, but.

Mr. Merola - Did they do a landscaping plan?

Mrs. Parisi - There are just 7 little bushes.

Mr. Merola - Pardon me?

Mrs. Parisi - There's like 7 little bushes.

Mr. Franchini - It's, it's drawn just on the layout.

Mr. Merola - (Inaudible) add and subtract to whatever, how, ya know, the board would like to see. I mean, I'm not going to complain about plantings.

Mr. Franchini - Do you feel you have enough space to add plantings to the...

Mr. Merola - Yeah, absolutely.

Mr. Franchini - ...museum side?

Mr. Merola - (Inaudible) make it fit, yeah. Absolutely.

Mrs. Parisi - Will the museum lose that driveway?

Mr. Merola - Pardon me?

Mrs. Parisi - Will the museum lose the driveway?

Mr. Merola - Yeah, they still have their driveway, yeah.

Mrs. Parisi - On the north side?

Mr. Merola - They have the, their property is here, so they should be able to use this drive right here.

Mrs. Parisi - I guess we've been looking at this plan.

Mr. Merola - Yeah, thst's, ya know, that doesn't... That's not correct and accurate. If you go to the survey...

Mrs. Parisi - Alright.

Mr. Merola - Okay, which is the last page of that first, last to middle. You'll see it. There it is. I have to say they've got at least 10 feet there (inaudible) by their building.

Mrs. Parisi - It's, it belongs to the museum, not...

Mr. Merola - Right.

Mrs. Parisi - Okay. So the plantings would be along that 10 foot...

Mr. Merola - (Inaudible) fit in right there on that side.

Mrs. Parisi - Going back to parking in the front, our zoning does not allow parking in the front, and I know you submitted a list of seven, eight buildings that do currently have parking in the front, but they were all before the master plan and the zoning in 2014.

Mr. Merola - Okay.

Mrs. Parisi - They're grand-fathered.

Mr. Merola - I guess...

Mrs. Corlew - Excuse me. It is allowed with Planning Board approval. It says it in the code.

Mrs. Parisi - With Planning Board approval, okay.

Mrs. Corlew - Or Zoning Board approval.

Mr. Merola - And that's why I...

(Tape inaudible).

Mr. Merola - Okay. Just screen that seven spots there in the front against the street and that planter will be, ya know, split-faced retaining wall block, three feet high with plants on the inside so it'll certainly be screened out.

Mrs. Parisi - I guess I need clarification... The Zoning Board can approve it without a variance, since it's not...

Mrs. Corlew - Well, I guess depending on what, what the applicant has to go through, but they have this process of site plan review.

Mrs. Parisi - Right.

Mrs. Corlew - So I thought it was appropriate to let the Planning Board review that...

Mrs. Parisi - Okay.

Mrs. Corlew - ...because it says in the code that parking is to be on the side or rear...

Mrs. Parisi - Correct.

Mrs. Corlew - ...unless otherwise approved by the Planning Board or Zoning Board. There is no variance required.

Mrs. Parisi - Okay. I'll have to find that. But that's okay.

Mr. Franchini - (Inaudible).

Mrs. Parisi - Oh, okay. Thank you. The wall sign. Excuse me. It appears to be thirty... The one facing Main Street appears to be 33 by 4?

Mr. Merola - Correct.

Mrs. Parisi - Wall signs, total wall signage shall not exceed one and a half square feet per linear foot of building frontage, 10% of the

total area of the building façade or 25 square feet, whichever is less.

Mr. Merola - Hm hm.

Mrs. Corlew - We don't... We really haven't, the 25 feet is, was really small and we've been trying to change that for years.

Mrs. Parisi - Okay.

Mrs. Corlew - We go by the ten, the 10% is what the, what we have just gone by.

Mrs. Parisi - Okay, but it's in our zoning.

Mrs. Corlew - They were supposed to change that.

Mrs. Parisi - I'm just bringing up my questions. If anybody has one in the meantime.

Mrs. Tyler - I have a question. What's your proposed plan for snow removal?

Mr. Merola - Most of the snow's going to have to be taken off-site. There's not much room for it there.

Mrs. Tyler - So...

Mr. Merola - I know it does snow here.

Mrs. Tyler - It does snow here.

Mr. Merola - So they're going to have to haul it out. That's all.

Mrs. Tyler - Yeah. Okay. And who usually... How do they normally do that? Do they contract out?

Mr. Merola - Yeah, they'll contract out with a local person.

Mrs. Sutphin - What about deliveries? When are they going to have deliveries?

Mr. Merola - They're going to do a restricted delivery before they open.

Mrs. Sutphin - Hm hm.

Mr. Merola - So they're blocking up the parking lot or the street.

Mrs. Sutphin - Okay.

Mr. Merola - That's what they put on the plan here. If you look at the (inaudible) the first one was (inaudible) they come up with restricted delivery before they open.

Mrs. Sutphin - Okay. And what are the hours?

Mr. Merola - 8 to 10, seven days a week.

(Inaudible).

Mrs. Sutphin - So by restricted deliveries, that would be before 8 o'clock.

Mr. Merola - Right, hm hm.

Mrs. Sutphin - But how soon before 8 o'clock?

Mr. Merola - Pardon me?

Mrs. Sutphin - How soon before 8 o'clock?

Mr. Merola - I don't know.

Mrs. Sutphin - Yeah, I mean, are they going to be coming in at like 3, 4 o'clock in the morning?

Mr. Merola - Oh no. They can't unload the trucks until the employees get there anyway, so.

Mrs. Sutphin - Okay.

Mr. Merola - Ya know, the managers they'll come at like 7:30 or something. Everything comes in carts, so they, they just load off the carts and into the door.

Mr. Franchini - Do you have any sense of the type of truck or the length of the truck that they typically use for deliveries?

Mr. Merola - Well, the (inaudible) biggest truck they have is 62 feet or something (inaudible). They've, that's how they did they're layout, but the Pepsi and the chips and the bread are all the van style trucks, candy.

Mrs. Parisi - That is the narrowest section of the entire Main Street.

Mr. Merola - Hm hm.

Mrs. Parisi - There's parking on both sides of the street, We're going to lose two parking spaces with your two curb cuts.

Mr. Merola - We only have one curb cut.

Mrs. Parisi - Well, I know, but it, but there's one there.

Mr. Merola - Yeah.

Mrs. Parisi - And you're going to need further where there is a parking spot, I believe, from what I saw on the plan.

Mr. Merola - Well, if I'm only taking up one, there's two now, I think (inaudible) have more.

Mrs. Parisi - What do you mean, more (inaudible)?

Mr. Merola - There's already two curb cuts into this site. I'm only going to have one curb cut.

Mrs. Parisi - But there's no parking there anyway right now.

Mr. Merola - Pardon me?

Mrs. Parisi - I mean, there's obviously no parking there. We're losing two and we may gain, but we're losing... I don't think there's parking in front of the... Well there is front of the church, but... Yes?

Unknown Speaker - There is parking in front of the Whitehouse.

Mrs. Parisi - There's parking, yes, right, but there's that one spot that's kind of awkward. That's alright. I just...

Mrs. Parisi - Well, if anything you're going to gain spots. Not lose any.

Mrs. Parisi - Okay.

Mr. Franchini - Regarding curb cuts, on that topic, what do you expect to receive from DOT in terms of a permit request? Are you planning a 40 foot opening?

Mr. Merola - Well, where we've drawn on here is what we're going to submit (inaudible) set of plans will go to DOT.

Mr. Franchini - Okay. Because typically I know for a minor commercial driveway layout, their driveway width is 24 feet.

Mr. Merola - Yeah. At that point, but then you have (inaudible).

Mr. Franchini - Yeah, with a radius of 33 feet and as far as I know for the largest trucks, they're going to need upwards of 40 feet for a turning radius.



Mr. Merola - Well, I mean it's laid out (inaudible) trucks and we'll do whatever DOT says and that's what we'd have to do and that's the end of it. Ya know, there's no fighting with them.

Mr. Franchini - What would be your plan if they denied it?

Mr. Merola - We'll figure a way to do it or I'll be out of business. I mean, if I can't get my DOT permit, I'm out of luck.

Mrs. Parisi - The rear portion where you received the variance for the four foot.

Mr. Merola - Hm hm.

Mrs. Parisi - You're going to have to dig into the slope?

Mr. Merola - Some, yep, hm hm.

Mrs. Parisi - Have you done any drillings at all to find out what's there?

Mr. Merola - Not at this point, no.

Mrs. Parisi - Okay.

Mr. Merola - (Inaudible). I talked to my structural engineer and we're just going to, the rear wall will end up being a structural wall, so it'll be (inaudible) concrete reinforcing to hold that wall back.

Mrs. Parisi - It'll only be reinforced up and down? It won't be reinforced into the bank?

Mr. Merola - Well, it depends on what the engineer draws up. Ya know, we could either do a standard retaining wall with (inaudible) back in, okay, the tie backs.

Mrs. Parisi - Right.

Mr. Merola - Or b, do a structural wall of the building and that resolves all of it.

Mr. Franchini - So at this point on the layout plan, there's an existing retaining wall.

Mr. Merola - Right.

Mr. Franchini - In the back corner of the project.

Mr. Merola - Right.

Mr. Franchini - Property site. That looks... There's like a conflict. It looks like it's going right into the layout of the building.

(Tape inaudible).

Mr. Merola - If you look at the survey, there again, you'll see that, that, that one section of retaining wall comes further toward the street. Okay. They, one is tight to the, almost tight to the line and then it comes back and out. If you've been over to the property. (Inaudible). The one wall is, comes way back out. See here (inaudible). Either one are, ya know, they're there.

Mr. Franchini - Well, I'm talking mostly about...

Mr. Merola - This piece?

Mr. Franchini - No, the other piece that runs perpendicular to the road, where it turns back and I believe it's going to stay there. Look at the layout plan. Go to the layout plan and you'll see it drawn in and you'll see that it goes into the layout of the building. Mr. Merola - (Inaudible). This plan right here?

Mr. Franchini - Yes.

Mr. Merola - Okay.

Mr. Franchini - In that upper right-hand corner, you'll see the retaining wall drawn in, the existing one, which is not labeled on the plan and should be, and it continues back towards the road. Upper right corner, upper right. Right...

Mr. Merola - Over here.

Mr. Franchini - Yes. Yeah. Now follow that retaining wall into the building and try to explain to us what exactly is going to happen. The other direction please. Go left, right in there. Yeah, right in that section.

Mr. Merola - He just drew this in. It's just lines. It isn't even marked with anything. It doesn't say anything.

(Tape inaudible; people talking at once).

Mr. Franchini - You have a detail sheet with other details and walls in there, but there's no retaining wall detail yet. We will expect to see something like that?

Mr. Merola - Well, if in fact, I have to build one. That's the, that's the final determination of the, my structural engineer. If he tells me we can just do a structural wall here, okay, then we don't have to do a retaining wall.

Mr. Franchini - I think that would be good information for us to know.

Mr. Merola - Hm hm.

Mr. Franchini - Before its, before you get on the property and start building.

Mr. Merola - Well, of course I'm going to do that. Of course, once, if we get this approved, then I'll have them draw the structural plan, the foundation plan, those other parts of the project and then submit it to the code for the permit. Okay. But these lines you're seeing here, I think they're lines that he just didn't take off, off the drawing when he did it. 'Cause there's nothing marked there referencing anything.

Mrs. Parisi - Regarding the paving, which, I believe we talked about the sand going into the permeable.

Mr. Merola - Yeah, we've got permeable paving more than 10% actually. I don't know the exact (inaudible) but...

Mrs. Parisi - I couldn't find anyplace where it said what (inaudible)?

Mr. Merola - He's got it all through this (inaudible) underground storage for the water and he's got it over in this section, in this whole section too.

Mrs. Parisi - Okay. So if this product does not take care of it because of the sand in the winter, etc., what is your plan? Lake George had serious problems with it, Beach Road.

Mr. Merola - With what, the sand?

Mrs. Parisi - No, the sand getting in to the permeable...

Mr. Merola - Right.

Mrs. Parisi - ...paving area.

Mr. Merola - It has to blown out and maintained.

Mrs. Parisi - In the winter?

Mr. Merola - Well, not in the winter. They can't do it (inaudible) freezes.

Mrs. Parisi - Well, that's when it happened.

Mr. Merola - I mean, I don't know how you could do anything with it in the winter anyway.

Mrs. Parisi - But that's when it freezes.

Mr. Merola - Well, I know, but there's no other way to solve it. It's frozen.

Mr. Franchini - The best time to maintain something like that would be in the Spring and the Fall.

Mr. Merola - Right. They blow it out.

Mr. Franchini - So the question really becomes, will you be maintaining that porous pavement?

Mr. Merola - Oh, yeah, absolutely.

Mr. Franchini - Throughout the duration of..?

Mr. Merola - Yeah, absolutely. They have to. (Inaudible) it's not going to work.

Mr. Merola - Actually, it's not you; it's Dollar General.

Mr. Franchini - Yeah, would somebody be willing to submit a maintenance schedule?

Mr. Merola - Absolutely.

Mr. Franchini - With the final contract (inaudible)?

Mr. Merola - Absolutely.

Mr. Franchini - Yes?

Mr. Merola - Yep.

Mr. Franchini - Because that would be the key certainly to that success. It's extremely important that that is maintained.

Mr. Merola - Hm hm.

(Tape inaudible; people speaking at once).

Mr. Merola - You've got to maintain it twice a year or it's not going to work.

Mrs. Sutphin - Anybody have any other questions?

Mrs. Parisi - Not at the moment (inaudible).

(Inaudible).

Mrs. Sutphin - John?

Mr. Franchini - I'm good for now.

Mrs. Sutphin - You're good.

Mrs. Hull - I'm fine.

Mrs. Sutphin - Okay. So I'm going to open a public hearing for this application to be scheduled next, October 5, 2021, that's our next meeting, at 7:00. At that time, we're going to hear comments from the public. If you're not able to attend that meeting, you can send a letter to the Planning Office at 3797 Main Street, Warrensburg and in the meantime, I ask that you do not contact or try to contact any of the board members directly. We're an open government and any conversation that we may have or you may have with us in regard to an application needs to be done in a public meeting or in a letter to the

Planning Office. Okay, tonight we're going to take questions only and they will be limited to two questions per person. Any comments will be at the next meeting when we, at the public hearing. Again, if you're unable to attend that meeting and you have comments, please write to the town hall, the Planning Board.

Mrs. Tyler - Email too.

Mrs. Sutphin - Or email. You can write or email, to the Planning Board. ...Office. Planning Board office; not to us directly. We're not... Please don't email any of us directly. Once more I ask the public that you do not contact or try to contact any of the board members. We are, as I said before, open government, and any (inaudible) conversation you may have regarding an application is to be done in a public setting. Okay. Does anyone have any questions? Please address the board with your questions. State your name and... State your name and where you live, please.

Mr. Ross - My name is Mark Ross. I'm here representing the VFW which owns the building where the museum is located.

Mrs. Sutphin - My only question is, they said underground water storage. We are in the basement. We already have a water problem. So if you're going to do underground water storage, what is that going to do to our building. Is it going to put more water forth on our building? And that's my only question.

(Tape inaudible).

Mr. Merola - Do you want me to answer it?

(Inaudible).

Mr. Merola - Well the design of the system, which will turn in, the water stays within these hoops under the parking lot. There's also culvert pipes that connect it. So all the water is self-contained in there and will not go out to the neighboring properties. That's the design. It's what they've done. These have been around for quite a lot of years for let's say... ..property in New York City or Miami where the land is very valuable so they create more parking without having retention ponds, which is in my opinion, I don't like them because I think they're dangerous for kids and animals. That's just my opinion. So I'd rather see the underground storage versus a retention pond. Just my opinion.

Mrs. Sutphin - Are there any other questions?

Mr. Gilgrist - I'm trying to figure out how to phrase this in form of a question.

Mrs. Sutphin - Okay. State your name.

Mrs. Hull - State your name.

Mr. Gilgrist - Paul Gilgrist.

Mrs. Sutphin - Okay. And where do you live?

Mr. Gilgrist - May I invite you...

Mrs. Hull - Where do you live?

Mrs. Sutphin - Where do you live?

Mr. Gilgrist - Hm?

Mrs. Hull - Where do you live?

Mrs. Sutphin - Where do you live?

Mr. Gilgrist - Oh, I live in the suburbs of Warrensburg in North Caldwell.

Mrs. Sutphin - Okay.

Mr. Gilgrist - I'm the President of the Historical Society. May I invite you, the Planning Board, to a, to a presentation next Monday, the 13<sup>th</sup>. Mr. Stephen Engelhart, he's the 30 year, now retired leader of ARCH, A R C H, that's Adirondack Architectural Heritage in Keeseville, New York. He's an expert on economic value of historic preservation and he'll be speaking at the Bond next Monday. There's... At 7:00. And he's an expert on issues that are involved in this, in this matter.

Mrs. Parisi - It's 7:30.

Mr. Gilgrist - Hm?

Mrs. Parisi - 7:30.

Mr. Gilgrist - 7:30, I'm sorry.

Mrs. Sutphin - Okay. Paul, not to interrupt you, but I'm not sure that that's entirely appropriate. We'll have to seek counsel, our town counsel and find out if that would be something appropriate for us to do.

Mr. Gilgrist - Well, as individuals.

Mrs. Sutphin - Well, regardless they're still members of this board.

Mr. Gilgrist - I'd like to invite everybody to that, to that.

Mrs. Sutphin - Okay. Do you have any questions? Other than that, do you have any questions?

Mr. Gilgrist - That was my only question.

Mrs. Sutphin - Does anyone else have any questions?

Ms. Marcella - Linda Marcella, 5048 Route 9.

Ms. Sutphin - We don't need the exact address.

Ms. Marcella - Okay. My question is just this, and it's kind of procedural. So you're doing a public hearing.

Mrs. Sutphin - Hm hm.

Ms. Marcella - I'd like to know how that comes into play. What can you do with that information? I think at the last meeting, you said that the only intent or purpose was to review the site plan review process.

Mrs. Supthin - Hm hm.

Ms. Marcella - Which I understand to be, did they cross their t's and dot their i's. So my question is, and I still haven't been able to figure this out or get it from anyone is, because there's no sense in coming and expressing our opinion if you can't do anything with it. So my question to you, how can the Board take public opinion (inaudible).

Mrs. Sutphin - Because it's in public and they're allowed to express what they feel, which is fine. It does not... It should not sway one way or the other what the proper result is. Ya know, we have to go by our guidelines, according to our guidelines, but you guys can have your opinions, and we want to hear your opinions.

Mrs. Marcella - But what can you do with it? If if...

Mrs. Sutphin - What do you want us to do with it?

Mrs. Marcella - Well, I want, I want it to have some weight. Otherwise I can stay home and watch t.v.

Mrs. Sutphin - Okay.

Mrs. Tyler - I think to answer your...

Mrs. Marcella - And I'm not being... I just really want to know what is the purpose of a public hearing if it has no value to you other than...

Mrs. Sutphin - It does have value.

Mrs. Marcella - (Inaudible).

Mrs. Sutphin - It does have value. Because at least we'll know where the public, what the public feels about this. Then maybe down the road if things need to be changed, then we can bring that as a group together in a workshop or something and get it changed. But if we know nothing and we just go on and we think everything's fine, nothing will ever get changed. Nothing will ever be publicly approved.

Mrs. Marcella - But that can't come into play in any way, shape or form today. (Inaudible).

Mrs. Sutphin - Change will not be today.

Mrs. Marcella - Yeah.

Mrs. Sutphin - It's down the road. You can't do it in the middle of an application. And that's where we're at.

Mrs. Marcella - Hm hm. And so that was my question. Did it have any weight in...

Mrs. Sutphin - It does have weight...

Mrs. Marcella - Not necessarily...

(Tape inaudible).

Mrs. Sutphin - For the future it has weight, but if we don't know anything about it, we can't use it in the future or suggest, make suggestions in the future.

Mrs. Marcella - Hm hm.

Mrs. Sutphin - That's why the public hearing is so important to us and your opinions are important to us. Does anybody else have any questions?

Ms. Tyniec - I have a question. I don't know if this is something you answer or the gentleman answers. My name is Sharon Tyniec. I own Junk and Java down on Main Street here and I'm a resident of Stony Creek.

Mrs. Sutphin - Hm hm.

Ms. Tyniec - The, the blowing out of the drainage area there, is this a corporate owned building?

Mr. Merola - No.

Ms. Tyniec - Or somebody. So, the...

Mr. Merola - No, Cleardevelopment will own it.

Ms. Tyniec - Okay, so whoever owns it, they're the ones that'll have to be responsible for making sure that happens and...

Mr. Merola - Well, they're going to be the ultimate responsible if Dollar General doesn't maintain it the way it's supposed to be.

Ms. Tyniec - Say that again. The owner..?

Mr. Merola - If Dollar General doesn't do the maintenance as it's supposed to be, then the owners will have to step in and do it and charge Dollar General back.

Ms. Tyniec - I see. Okay. So there's some back-up person.

Mr. Merola - (Inaudible) backup.

Ms. Tyniec - If that stuff doesn't get taken care of.

Mr. Merola - Yep.

Ms. Tyniec - Okay. And as far as the, the parking in the front, you guys were saying that, that's not, that's still in the guidelines that, that's, for right now the rule is there's no parking in the front and that would have to be addressed.

Mrs. Parisi - I say yes; Patti...

Ms. Tyniec - Well, if it's written, it's written, so. Okay, that was my question too. So it'll have to be addressed either by this board or some other way.

Mrs. Sutphin - (Inaudible).

Ms. Whalen - Theresa Whalen, 43 Orton Drive. So anyway, my question is kind of similar to Linda's with a little twist. So not talking opinion, but basically talking our town codes and our comprehensive plan, if the commentary at the public meeting addresses those things and they have not been addressed yet by the Planning Board, and I'm assuming that the Planning Board can continue to ask questions at the next meeting, then would those questions that would pertain to the application be, be considered? Not in the future, but if they pertain to this application, codes, comprehensive plan, could they be factored in?

Mrs. Sutphin - Right now, we have to go by what we have and by our codes and our guides. We can't go by public opinion, but we need public opinion in case something has to be changed in the future or if there should be changes for the future.

Ms. Whalen - I understand that. But my question is, what already exists in our town codes.

Mrs. Sutphin - Hm hm.

Ms. Whalen - And in our comprehensive plan.

Mrs. Sutphin - Hm hm.

Ms. Whalen - That's basically... Our town codes are a reflection of our comprehensive plan.

Mrs. Sutphin - Right.

Ms. Whalen - Those being addressed by the public, would they be considered because we're not talking about changing anything. We're just talking about the way they exist now.

Mrs. Sutphin - Well, I guess it depends on exactly what codes and plans and things you're talking about, trying to get, ya know... You have to get...

Ms. Whalen - Well, I'll... Let me do a for instance.

Mrs. Sutphin - Okay. That's great.

Ms. Whalen - So there's in, in our town codes...

Mrs. Sutphin - Hm hm.

Ms. Whalen - There's a section that's criteria. Site plan review criteria.

Mrs. Sutphin - Hm hm.

Ms. Whalen - Among the paragraphs that describe the criteria, they do, they mention landscape, they mention a number of things. One of them is the historic significance. So, so my question is, when all of that is supposed to be considered and if the Planning Board members themselves do not bring that up, would that be appropriate and would people that would be citing those actual descriptions of the code, ya know, also traffic, ya know, it was brought up very quickly today. Traffic is a huge concern, the congestion is a huge concern. It's been a huge concern for decades. It's only gotten worse after the DOT Main Street project in the mid 90's. So that really tightened up the road more. We're talking about increased traffic. We're talking about increased larger sized vehicles that would be maneuvering in and out of the area and more importantly we're talking about a location..

Mrs. Sutphin - Okay. (Inaudible) you're giving an opinion, okay. You're giving, you're going on. This session right now is for questions only.

Ms. Whalen - Oh sure. Okay. I'm sorry.

Mrs. Sutphin - Just (inaudible) question (inaudible).

Ms. Whalen - I was using it as an example, the traffic congestion..

Mrs. Sutphin - Hm hm.

Ms. Whalen - Traffic concerns.

Mrs. Sutphin - Hm hm.

Ms. Whalen - Impacts on emergency vehicles, ya know, from the Health Center, which is, ya know, feet away. So these, these to me are valid questions and they're reflected in our Town Code.

Mrs. Sutphin - Okay. One question. Please ask your question.

Ms. Whalen - Okay. I'll go back to my original question which still is the question. Things that pertain that are in our town code now and in our comprehensive plan, if they're commented on at the public hearing, will they be considered?

Mrs. Sutphin - Yes.

Ms. Whalen - Okay. Thanks, Sharon.

Mrs. Sutphin - Hm hm. Anyone else have a question?

Mr. Gilgrist - I have just a quick one. Is the Planning Board.. Does the Planning Board have the, the opportunity or the ability to debate or discuss the design of the building? I keep thinking of the Rite Aid or Wal Greens store up town.

Mrs. Sutphin - Okay. Okay.

Mr. Gilgrist - You know what I'm talking about?

Mrs. Sutphin - He gives his presentation and we give him our input, so yes, in essence we can talk about the design of the building.

Mr. Gilgrist - Okay, thank you.

Mrs. Sutphin - Okay? Anyone else have any questions?



Ms. Tyniec - I have a quick question. Which was, how many times... Is it just like maybe once a week that a delivery truck comes to make a delivery there?

Mr. Merola - Well, it depends on how fast the stuff sells off the shelves.

Ms. Tyniec - And what's the typical average for a store this size? (Inaudible). Weekly or..?

Mr. Merola - It's a tough question. I guess I've got to look in to that.

(Tape inaudible).

Mr. Merola - With the pandemic, there's been a lot of shortage of the products 'cause all these companies shut down for that period of time. So it's, they're really, actually if you looked at some of their guidance and articles in the Yahoo Finance last week or Wall Street Journal, they, they talked about they're having problems getting product because the factories all shut down and they don't expect to be able to get all the product they need in their stores. I know the ones by my house are not very full of product. And I think everybody, any business is seeing the same thing.

Ms. Tyniec - The Dollar General probably has a history, pre-COVID... (Tape inaudible).

Mr. Merola - ...get through COVID, yeah, (inaudible) deliveries that are regular I would guess around once a week or so. I mean, what they need, but again, ya know, restricted hours, they're not going to be prime time when the traffic's heavy.

Ms. Tyniec - So restricted hours means when... (Tape inaudible).

Mr. Merola - Before, yeah, before, ya know, before they open.

Ms. Tyniec - Oh. It's in the morning.

Mr. Merola - Right.

Ms. Tyniec - Okay. Alright. (Inaudible).

Mrs. Sutphin - Does anyone else have anything new. Any other questions?

Mr. Baker - I got just a question for him mainly.

Mrs. Hull - Who are you?

Mrs. Sutphin - Who are you?

Mr. Baker - I'm Phil Baker with the VFW.

Mrs. Sutphin - Okay.

Mr. Baker - What side of the building are you having the trucks pull in, on the east side or the west side of the building?

Mr. Merola - Well, if you're facing the street, the right side.

Mr. Baker - It'd be on the east side towards the VFW?

Mr. Merola - Yeah, yes. (Inaudible).

Mr. Baker - So that's going to be paved.

Mr. Merola - That's all paved, yeah.

(Tape inaudible).

Mr. Merola - ...pave your driveway too at the same time?

Mr. Baker - Excuse me?

Mr. Merola - Maybe we could pave your driveway at the same time?

Mr. Baker - I would love that (inaudible).

Mr. Merola - (Inaudible).

Mr. Ross - That'll answer one of my questions about the water problem.

Mr. Merola - Right. I was there this winter. I saw the (inaudible).

Mr. Baker - Thank you.

Mrs. Sutphin - Okay, are there any other questions?

Mrs. Hull - I have a question. I certainly looked over the comprehensive plan, and it was very comprehensive. This was 2012, I believe, that this was enacted. I think many of the people, some of the people that are sitting in here, I think were probably on those committees, the Beautification, the Historical, Chamber of Commerce.

Mrs. Tyler - Yep.

Mrs. Hull - And it seemed to be, it was passed by the Board. It seemed to be great in 2012. I've got a map of the district where it's Core Commercial right up through Main Street. I'm just wondering what the problem is now? If somebody could tell me what the problem is. This store meets the criteria for being in Core Commercial. This was all agreed on in the Comprehensive Plan that we could have commercial businesses on Main Street. I just don't understand. If somebody can explain to me, for my own satisfaction, what the problem is now. What happened to this plan that everybody worked so hard on? That's all. That's my question.

Mrs. Irish - I think it's the location and I don't know why somebody doesn't speak up and say...

Mrs. Sutphin - Excuse me.

Mrs. Irish - (Inaudible).

Mrs. Sutphin - Excuse me.

Mrs. Irish - I'm Barbara Irish. I think it's the location, and I don't know why anybody won't say it. You've got the beautiful Episcopal church and you want to put a dollar store next to it?

Mrs. Hull - It's zoned for it, that's why.

Mrs. Irish - Why doesn't somebody say something?

Mrs. Hull - It's not our... It's not our...

Unknown Speaker - (Inaudible) asking questions right now.

Mrs. Irish - Why doesn't somebody say something? Yeah. It's the beautiful Episcopal church and you want to put a dollar store there.

Mrs. Hull - It's allowed.

Mrs. Irish - Well, I'm sorry.

Ms. Tyniec - I have a question that is related to a comment you made earlier. In fact would Dollar General consider making the front of it stone instead of the clapboard look that maybe (inaudible)?

Mr. Merola - We can work with a design that makes sense economically to a point. I'd just like to clarify that, ya know, Dollar General's not a dollar store, even the media has put Family Dollar, Dollar General and Dollar Tree as a dollar store. The only true dollar store is Dollar Tree, then this company called Real Deals, which everything's a dollar. Now Dollar General does have one shelf of

stuff for a dollar, but all the rest of the stuff is name-brand products at reduced prices that everybody needs.

Ms. Tyniec - So they would consider doing...  
(Tape inaudible).

Mr. Merola - A little more design within reason. The Hardie Board is a great mix 'cause it lasts forever. It's not, it doesn't get damaged by the bugs are woodpeckers or any of those things. But I certainly can work with you to make it look... I looked at this Church. It's tough to... Ya know, it's got the rectory is one part and the other part's over there like that and then you've got the VFW on the other side and the museum. A mix of both. Ya know, we can come up with a design, I think that everybody could be happy with. I'm sure  
(inaudible).

Mrs. Sutphin - Anymore questions?

Ms. Knowles - Yes. Peggy Knowles. Did they consider any other property to build this store?

Mrs. Sutphin - I don't know if that's...

Mrs. Tyler - We don't know.

Mrs. Sutphin - I don't even know if that's even relevant at this time.

Ms. Knowles - Why?

Mrs. Sutphin - We're not here to find out whether they've considered other properties. We're here to look at what they're trying to develop on this property.

Ms. Knowles - Okay.

Mrs. Sutphin - Okay?

Mr. Hull - Don Hull, Warrensburg. Other than the curb cut, does the State of New York have any other ability to control, better control the amount of congestion on that narrow street, section of the street, other than we are talking about it's in the master plan's, (inaudible) pointed out but times have changed considerably in the past 10 years as far as traffic and it's certainly horrendous through there. Agree or not?

Ms. Whalen - Yes.

Mrs. Hull - I don't (inaudible) Main Street.

Mrs. Supthin - I don't know what the State of New York, as far as I know it's a curb cut and if they should deem that there's a traffic problem, then I would imagine that they would hopefully do something about it.

Mr. Hull - You see devices that count traffic.

Mrs. Supthin - Correct.

Mr. Hull - They'd probably be overloaded there. (Inaudible) come into some consideration.

Mrs. Sutphin - I think they've done a traffic count there before.  
Yeah.

Unknown Speaker - Long time ago.

Mrs. Sutphin - In 2019, I believe, they did a traffic count.  
(Tape inaudible).

Mrs. Sutphin - Hm?

Mrs. Tyler - We can call for a traffic survey.

Mrs. Parisi - Yeah.

Mrs. Sutphin - We could but...

Mrs. Tyler - I think...

Mrs. Sutphin - ...we're going into winter time. You want to do a traffic survey now?

Mrs. Tyler - I don't do traffic surveys. I think that would be up to the, the company that's doing traffic surveys...

Mrs. Sutphin - Right.

Mrs. Tyler - ...if we, if the public is interested and concerned obviously with the location and the traffic level, I think that a traffic survey would be reasonable.

Ms. Parisi - I agree.

Mrs. Tyler - Yeah.

(Tape inaudible).

Ms. Tyniec - (Inaudible) to know, especially with the health center right there.

Mrs. Sebald - Mrs. Sebald. This is not really a question but it's something that needs to be considered. I live on the other side of the church and if I didn't have a traffic light at the end of my driveway, I could never make a left-hand turn onto Main Street.

Mrs. Sutphin - Okay.

Mrs. Sebald - Making a right-hand turn sometimes is a problem because traffic is backed up in the intersection. (Inaudible).

Mrs. Sutphin - Okay. Maybe I didn't make it quite clear enough. That quest or ya know, concerns need to next month's meeting, either by letter or an email or in person. Tonight is questions only while the developer is here so that we can get some answers so we can think about them. Are there any other questions?

Ms. Whalen - I have a question.

Mrs. Sutphin - Okay. I think you've had your limit.

(Tape inaudible; laughter).

Mrs. Sutphin - Two was your limit.

Ms. Whalen - I will, I will take that in gest.

Mrs. Sutphin - It was.

Ms. Whalen - And ask my question. Will the Planning Board consider to request a commentary by the State Office of Historic Preservation?

Mrs. Sutphin - No.

Unknown Speaker - No.

Ms. Whalen - No? You do not want to hear comments by the State Office of Historic Preservation?

Mrs. Sutphin - No.

Ms. Whalen - Why is that?

Mrs. Sutphin - We're not here for that purpose. We're here for the purpose of reviewing this application.

Ms. Whalen - But that's what they would be doing also.

Mrs. Sutphin - They don't live here. People in the State... What we're looking for is people that live here that want to comment for future use, for future change.

Ms. Whalen - This has to do with being an expert in the field, and the fact is that because this area which, which...

Mrs. Sutphin - Okay...

Ms. Whalen - ...Susan said is Core Commercial is also in...

Mrs. Sutphin - We're...

Ms. Whalen - ...a national (inaudible) Historic District.

Mrs. Sutphin - We're not going to entertain that, okay. We're not going to entertain that.

Ms. Whalen - So you're not open-minded to that?

Mrs. Sutphin - I didn't say I wasn't open-minded. I never said that at all. Okay?

Ms. Whalen - Well...

Mrs. Sutphin - What I said was we're not going to do that...

Ms. Whalen - Well...

Mrs. Sutphin - ...because...

Ms. Whalen - ...let me ask you one more question.

Mrs. Sutphin - No. You've had your...

Ms. Whalen - You are, you are the Chair of the Board. (Inaudible).

Mrs. Sutphin - Does anyone else have any questions?

Ms. Tyniec - What happens with Suzanne's comment about the traffic thing. Do you vote on that or how do we know what that's going (inaudible).

Mrs. Sutphin - Vote? We could have that discussion, but that's going to be at the next meeting. Okay?

Mrs. Tyler - So we will go forward and, with our questions and concerns with the project, with the aesthetics, with the traffic plan, with...

Mrs. Parisi - Parking, etc.

Mrs. Tyler - This first initial meeting of all of us actually, you included, is to, to gain questions and then get the public's comments and then we'll go back to the developer and from all these conversations and letters, we'll take it as a whole.

Mrs. Sutphin - We don't want comments. We just want questions tonight while, while he is here and can answer them. No comments, okay.

Alright, are there any questions?

Ms. Tyniec - Thank you, Suzanne.

Mrs. Tyler - Somebody... Yeah.

Ms. Tallman - I'm just curious who the developer is in your mind? Oh, I'm sorry. Janet Tallman. I'm just curious in your mind, what is your timeline for development?

Mr. Merola - Well, actually I'm hoping that we would get it approved the next meeting and I could get going right on it. So I can get my foundation in and my paving and, before they shut blacktop plants down. (Inaudible) winter.

Ms. Tallman - Can I ask one other question?

Mrs. Tyler - Go ahead.

Ms. Tallman - Two, right?

Mrs. Sutphin - Two questions.

Ms. Tallman - Are you planning on having engineered sealed designs for the next meeting?

Mr. Merola - Pardon me?

Ms. Tallman - Are you having, planning on having engineered sealed designs by the next meeting for like the retaining wall, that kind of thing?

Mr. Merola - Well, I don't need that. That would part of the code...  
(Tape inaudible).

Mrs. Tyler - ...engineered sealed design plans.  
(Tape inaudible).

Mr. Merola - They'll be part of the code for the building permit, the code office.

Mrs. Corlew - For the Building Codes Department at Warren County?

Mr. Merola - Right.

Mrs. Corlew - Is that what you mean?

Ms. Tallman - And so the Planning Board wouldn't require sealed drawings before...

Mr. Merola - No, the code guy does before he, he issues a building permit.

Ms. Tallman - Uh huh.

Mr. Merola - The Planning Board then, if it gets approved, then it goes to the code office. I write a check for the permit, I give them all the plans. He reviews them. He asks any questions. They're all stamped by architects and engineers, and then that's it.

Ms. Tallman - I don't see any of that happening in the next month.

Mr. Merola - Pardon me?

Ms. Tallman - I don't see (inaudible) before (inaudible).

Mr. Merola - I could probably get the plans drawn by tomorrow, if I wanted it.

Ms. Tallman - I bet you could.

Mr. Merola - (Inaudible).

Mrs. Supthin - Okay. No comments, please.

Mr. Merola - Thank you.

Mrs. Parisi - Did we get anything back from Warren County, from their Planning Board?

Mrs. Corlew - Yeah, I gave it to you.

Mrs. Sutphin - Oh, you did? Okay. Alright. (Inaudible).

Mrs. Corlew - I think I gave it to you.

Mrs. Parisi - I don't remember seeing it and I went through this a lot.

Mrs. Corlew - I'll (inaudible) it out.  
(Tape inaudible).

Mrs. Corlew - Yes, I did give it to you. So, it's long, so I'll give you another copy, but I gave it to you in your first packet.

Mrs. Parisi - Okay.

Mrs. Corlew - Not the one you just picked up.

Mrs. Parisi - Yeah, no, I know (inaudible) thought I went through it, but I will... I appreciate it.

Mrs. Corlew - Yeah. They just recommended discussion. They didn't, not... They didn't...

Mrs. Parisi - They didn't approve or disapprove.

Mrs. Corlew - Right.

Mrs. Sutphin - Right.

Mrs. Parisi - Okay. But I would like to read it.

Mrs. Corlew - Basically, they just recommended discussing a few items and that's about all they said, but I will give you another copy before we leave tonight.

Mrs. Parisi - Thank you.

Mrs. Corlew - Hm hm.

Mrs. Sutphin - Anymore questions?

Ms. Morgan - Hi. Ilana Morgan, town of Warrensburg. It seems to me like there's a little bit of an adversarial feeling here, and I don't think that that's...

Mrs. Sutphin - That's your opinion. Please ask your question.

Ms. Morgan - My question is, at the next meeting, when the town expresses their opinions and it seems that they have some strong feelings about certain things, will the Planning Board be interested or consider mediating or including those opinions...

Mrs. Sutphin - I think we've already answered that question.

Mrs. Tyler - To answer the question, yes, we will take any public comments...

Mrs. Sutphin - And we've already answered that question.

Ms. Morgan - I had an idea and that's why I want to ask this. Sometimes when a developer says something, the actual promises or comments that they make aren't really included in the final approval of the Planning Board so when you talk to the town and you guys are meeting, meeting (inaudible) town's people and the developer, are you guys going to include those in the, in the approval, in the words of the approval?

Mrs. Sutphin - The ones that are appropriate, yes.

Ms. Morgan - So even if it doesn't quite meet code, but the developer agrees to do it, would you do that?

Mrs. Sutphin - If the developer agrees to do something and he wants to do something, yes.

Ms. Morgan - Okay, that's great.

Mrs. Sutphin - Okay? And it will be part of...

Ms. Morgan - And be included in the approval?

Mrs. Sutphin - Yes. Any other questions? Did you want to ask a question?

Mr. Hadden - My name is Maclane Hadden from Warrensburg. Is the Town Board interested in a better location?

Mrs. Sutphin - We are...

Mrs. Hull - We're not the Town Board.

Mrs. Sutphin - ...not going to address that question.

Mr. Hadden - Okay.

Mrs. Sutphin - Okay. Any other questions? Alright, that concludes our business this evening.

Mrs. Corlew - Oh we have one other... We have more business, but that... Sorry. The communications.

Mrs. Sutphin - Yeah.

(Tape inaudible).

Mrs. Sutphin - Okay, that concludes our business this evening. We do have communications. I'd like to discuss with the board members how they feel about having a Planning/Zoning workshop with the Town Board (inaudible). Is anyone interested in doing this?

(Tape inaudible; people leaving, and talking at once).

Mrs. Hull - Thank you for your presentation.

Mrs. Tyler - You can sit and hang out with us for the rest of our meeting, if you'd like to.

(Laughter)

(Tape inaudible).

Mrs. Tyler - Continuing on.

(Tape inaudible).

Mrs. Sutphin - So is anybody interested in this workshop?

Unknown Speaker - Yes.

(Tape inaudible).

Mrs. Tyler - Wait, wait, wait, wait, wait. Let's just talk about what workshop means for this board. We just said we don't want to do it...

(Tape inaudible).

Mrs. Tyler - ...thought that it was sprung on you.

Mrs. Sutphin - It was.

Mrs. Tyler - But it's been discussed by the Town Board continually for like the last two years about meeting with us.

Mrs. Sutphin - Okay.

(Tape inaudible; the public is talking amongst themselves).

Mrs. Hull - May I help you?

Mr. Randall - I'm just waiting. This is still a public meeting.

Mrs. Tyler - Yeah, you're fine.

Mrs. Hull - Okay. I just wasn't sure if you needed a question answered or.

Mr. Randall - (Inaudible).

Mrs. Hull - Okay, good.

Mrs. Sutphin - So we want to schedule a, a workshop with the Town Board. (Inaudible) everybody wants to do it? Everybody's on board for that?

Mrs. Parisi - I would like to know what the...

Mrs. Tyler - What a workshop is?

Mrs. Hull - Yeah. What are they going to gain from us and what are we going to gain from them? And I say that because there's a couple of town board members who want to dis-ban the Planning Board. They have spoke about that publicly and I know this is not for here or there,



but I just feel adversarial right now, so I'm hoping if we have a meeting, it will kind of get us over that.

Mrs. Sutphin - Okay, so everybody's on board for a meeting?

Mrs. Parisi - Yes.

Mrs. Sutphin - Okay.

Mrs. Tyler - Yes.

Mrs. Sutphin - A workshop.

(Tape inaudible).

Mrs. Tyler - The workshop is a, while it's a formal meeting in that it's a public meeting that people are allowed to come to and watch us have this conversation...

Mrs. Sutphin - Right.

Mrs. Tyler - ...it's a conversation between the Planning Board and the Town Board. And it's not...

Mrs. Sutphin - And the Zoning Board.

Mrs. Parisi - And the Zoning Board.

Mrs. Tyler - And the Zoning Board.

Mrs. Parisi - And the perfect example would be the parking situation. Zoning says no parking in the front.

Mrs. Corlew - But we don't have...

(Tape inaudible).

Mrs. Corlew - Or the parking requirements in general, we don't have any.

Mrs. Sutphin - Okay.

Mrs. Corlew - That could something you guys could discuss.

Mrs. Parisi - Yes. Exactly.

Mrs. Sutphin - That's right. So what we will have to get together is an agenda from our point of view, from the Planning Board's point of view. The Zoning Board can get their own agenda together and the Town Board can get their agenda together. And that's...

Mrs. Parisi - With the items we want to discuss.

Mrs. Sutphin - Yep. Right. So, I'm thinking it's probably going to be maybe November.

Mrs. Parisi - If that early.

Mrs. Sutphin - If that early. We really need to do it on our down time. That would be appropriate, and...

Mrs. Parisi - This is a separate meeting aside from our regularly scheduled meeting.

Mrs. Corlew - Yes.

Mrs. Sutphin - Right.

(Tape inaudible).

Mrs. Tyler - It's an additional meeting.

Mrs. Sutphin - And it can be during the day.

Mrs. Corlew - I think it's going to have to be.

Mrs. Sutphin - Yeah.

Mrs. Corlew - To accommodate...

Mrs. Sutphin - But I think... And the understanding being is that because we, as a board, the town board has to pass the resolutions to

change the codes while we sit and work with the codes. So they need to know our input about (inaudible).

Mrs. Sutphin - And we need input from the general public, which is what we get.

Mrs. Corlew - No, that's not what the workshop is for.

Mrs. Sutphin - No, not for the workshop.

Mrs. Corlew - Oh.

(Tape inaudible).

Mrs. Sutphin - Not the workshop, no, no. Okay.

Mrs. Tyler - No, and I think, I mean, and the thing is, the idea of the workshop is coming not... We all are in agreement that we need to do it.

Mrs. Parisi - Yes.

Mrs. Sutphin - Okay.

Mrs. Tyler - But the Town Board also continually says at their meetings...

Mrs. Parisi - They want to do it.

Mrs. Tyler - They want to do it; they need to do it.

Mrs. Sutphin - Okay.

Mrs. Tyler - So...

Mrs. Sutphin - We need to just schedule it. Just get it done with.

Mrs. Tyler - Okay, so you're thinking November?

Mrs. Sutphin - I'll, I'll talk to Kevin and find out when he's available for the Town Board and if he can contact the Zoning Board and find out when they're available and we'll get something set up.

Mrs. Parisi - I think we, as a Planning Board, need to get together first, to go over what our concerns are.

Mrs. Tyler - Yes. We haven't had a training in a long time either.

Mrs. Sutphin - I don't know... I think what we need to do is put what we want, would like to see on the agenda and everybody write what they would like to see on an agenda.

Mrs. Parisi - Okay. That's fine.

Mrs. Sutphin - And give it to Patti and Patti can, and then we can get everything together.

Mrs. Parisi - Okay.

Mrs. Sutphin - From there.

Mrs. Parisi - But I mean, I think we need to have something before we meet.

Mrs. Sutphin - Yeah, oh before the...

Mrs. Corlew - I think Kevin wants an agenda.

Mrs. Parisi - That's fine.

Mrs. Sutphin - Yep.

Mrs. Tyler - Well, we also want, I think, the input, from the Town Board too, what their expectations are. And I'm not saying Kevin specifically.

(Tape inaudible).

Mrs. Tyler - Everything, everybody throws it at his feet because he's the Supervisor.

Mrs. Corlew - Well, yeah.

Mrs. Tyler - But there's other members of the board that I think we need to hear their input.

Mrs. Sutphin - Well, they need to get their own agenda together. Okay.

Mrs. Tyler - Well, that's...

Mrs. Sutphin - They need to do that.

Mrs. Tyler - Oh.

Mrs. Sutphin - That's not our job.

Mrs. Tyler - Don't look at me.

Mrs. Sutphin - We don't want to be involved in their agenda. They need to get it together (inaudible) to the table so that we can all discuss it.

Mrs. Tyler - Okay.

Mrs. Sutphin - Okay. Alright, we good?

Mrs. Tyler - We're good.

Mrs. Sutphin - Alright, does anybody have any comments? Okay, that concludes our business. If there are no other comments, can I have a motion to adjourn?-

Mrs. Parisi - So motion.

Mrs. Hull - I motion that we adjourn the meeting.

Mrs. Parisi - Whoever; she can do it. I don't care.

Mrs. Tyler - I'll second.

Mrs. Sutphin - All those in favor.

Motion by Susan Hull, second by Suzanne Tyler and carried to adjourn the Planning Board meeting at 8:10 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb09072021

**RESOLUTION #2021-10**

Motion by: Susan Hull  
Second by: Sandi Parisi

**RESOLVED**, to accept the Planning Board minutes of June 1, 2021  
(without correction).

**DULY ADOPTED ON THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 2021 BY THE FOLLOWING VOTE:**

Ayes: Susan Hull, Suzanne Tyler, Sharon Sutphin, Sandi Parisi, John  
Franchini

Nays: None