

**Minutes**  
**Warrensburg Planning Board**  
**October 1, 2019**

**Board Members Present:** Sharon Sutphin, Suzanne Tyler, Laura Moore, Richard Larkin, John Franchini

**Others Present:** Gordon Woodworth (The Chronicle), Laura & Dick Tenssyon, Elizabeth Kinghorn, Mary Frank, Bob Bradley, Samuel Northrup (Post Star), Theresa Whalen, Ed & Kris Webster, Joe Fuerst, Peggy Knowles, Linda Zila, Bob McDermott, Jim Abdallah, Rosemary Maher, Mary Lorraine Woodin, Laurie Goldman, Donne Lynn Winslow, Jim, Hull, Sandra Parisi, Steve Parisi, Holly Currier, Ilena & Erin Corr, John & Louise Goettsche, Robin Hansen, Heather Dellavalle, Guy Miner, Matt Kennedy, Bernadine Hoffman, Carol Keane, Sarah Farrar, Carol Bram, Rita Colarusso, Richard & Elba Antonaccio, Thom Rhandall (Sun News & Lake George Mirror), Susan & David Matzner, Sue & Dave Marthins, Gary Cooper, Sr., Judy Korcz, Paul Korcz, Anna Erik, Janet Tallman, Susan Miller (Alternate Planning Board Member), Patti Corlew (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

Mrs. Moore - It's October 1, 2019. Meeting started at 7:00 p.m. We do have a quorum this evening. Our first item on our agenda is approval of previous meeting minutes. Have board members reviewed the minutes from July 2<sup>nd</sup> and July 15<sup>th</sup>?

Mr. Larkin - Yes.

Mr. Franchini - Yes.

Mrs. Moore - Is there a motion for approval as submitted?

Mrs. Tyler - I'll make...

Mr. Larkin - I'll make that motion.

Mrs. Tyler - I'll second that motion.

Mrs. Moore - All those in favor. Aye.

Mr. Larkin - Aye.

Mr. Franchini - Aye.

Mrs. Sutphin - Aye.

Mrs. Tyler - Aye.

Mrs. Moore - Any abstentions?

**RESOLUTION #2019-15**

Motion by: Rich Larkin

Second by: Suzanne Tyler

**RESOLVED**, to approve the Planning Board minutes of July 2 and July 15, 2019 (without correction).

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Richard Larkin, John Franchini

Nays: None

Mrs. Moore - Under new business, I have two items on our agenda, and for reference to those in the audience, I'm moving the subdivision to be first, and that would be we have a public hearing scheduled. This is subdivision 2019-1. It's tax map 262.-1-8.1, location is 1028 Viele Pond Road. The applicant is Heather Dellavalle; owner is Harold Hisnay. ...to allow a three lot subdivision, and I believe Joe is here to give a presentation and he's the surveyor of this property.

Mr. Fuerst - So I'm Joe Fuerst, All Points Land Survey out of Lake Luzerne, and I'm representing this project. Harold Hisnay owns about, oh 424 or so acres in Warrensburg and Luzerne and he's wanting to do a, what will be a three lot subdivision. Cut two lots off; one that's about 19 acres and one that's about 26 and half acres along Viele Pond Road. The, he's proposing only one house so far on lot 2 which Heather and Guy are proposing to build. Lot 1 is proposed to be conveyed to the owner in Luzerne, Glen Shield. He's going to combine that with his property there. So that's what we're looking to do. He's going to have about... Harold is going to have about 382 acres left over of his own, which will be in Warrensburg and a little bit in Luzerne, about, about 31 acres in Luzerne and the rest about 351 or so in Warrensburg.

Do Board members have any questions about this project?

Mr. Larkin - I, I have a question. I, I'm not seeing the access to Lot 2. Can you help me understand that a little better?

Thank you.

Mr. Fuerst - Sure. Well, you see where the house is proposed, right?

Mr. Larkin - Yep.

Mr. Fuerst - And then if you just follow the driveway right down to the Viele Pond Road.

Mr. Larkin - Okay. I'm sorry.

Mr. Fuerst - No.

Mrs. Moore - (Inaudible).

Mr. Larkin - Okay.

Mrs. Moore - Through the river, the Mill Creek crosses and then the road (inaudible).

Mr. Fuerst - Yeah, just past the bridge.

Mrs. Moore - So there's a bridge.

(Tape inaudible).

Mrs. Moore - The third lot, is this over here?

Mr. Larkin - It's on the other side of the road.

Mrs. Moore - Other side of the road is Lot 3.

Mr. Larkin - Thank you.

Mrs. Moore - So I do have another question.

Mr. Fuerst - Yep.

Mrs. Moore - It's just really about information in general is, you have a great lot line information on there. Can you just quickly explain the great lots? So you have lot, in the patents that are on there.

Mr. Fuerst - Explain them? As.. I mean, there's, that's the way they were broken up years ago when, when they (inaudible) deeded land over to their, I don't know what you want to call them, subjects. Subjects?

Mrs. Moore - Okay.

Mr. Furest - And then just, they were big (inaudible). They were about hm, maybe a 1,000 feet or a little bit wider and they were actually a couple of miles long and they went from the Hudson River, East to I'm not sure exactly where to, but they were...

Mrs. Moore - It's look like there's almost five or two, one patent and (inaudible).

Mr. Fuerst - There is, yeah, there is a bunch of them there, yep.

Mrs. Moore - Thank you. The other comment I have is, if it's possible, I would be interested in seeing the data on the subdivision plat that says that in, for lot 3 there's 352 acres in Warrensburg. I know they're being joined, but is it being filed? I would think that if it's a Warrensburg subdivision...

Mr. Furest - Oh, put...?

Mrs. Moore - Yeah, just put that data.

Mr. Fuerst - ...how much is in each town.

Mrs. Moore - In each, in each town and each lot, yeah.

Mrs. Fuerst - Okay. Yeah.

Mrs. Moore - I think that would be helpful.

Mrs. Fuerst - Okay. Just in a note somewhere? Is that..?

Mrs. Moore - Yep, site data.

Mr. Fuerst - Okay.

Mrs. Moore - Any other questions? Okay. This is a public hearing. I will open the public hearing. Is there anyone else, any audience that wishes to speak on the public hearing for this subdivision? Seeing none, I will close the public hearing.

Ms. Farrar - Laura?

Mrs. Moore - Oh, I'm sorry.

Ms. Farrar - I'm curious. Is that part of the road open in the winter?

Mr. Fuerst - Yes.

Ms. Farrar - Okay.

Mr. Fuerst - Yeah.

Ms. Farrar - 'Cause the County stops plowing at a certain point.

Mr. Fuerst - Yeah. It's farther up. Farther north.

Mrs. Moore - Thank you. I will now close the public hearing.

Any other questions or comments? Okay. Is there anyone prepared to make a motion on this application?

Mrs. Tyler - I'll make a motion to approve this site plan.

Mrs. Moore - The subdivision of 2019-1.

Mrs. Sutphin - I'll second.

Mrs. Moore - Under second, the discussion is that just a reminder that I've asked the applicant to place some data on the subdivision plat, so when I sign and stamp it, that the information is available to whoever goes to look at this property understands that there's three lots and each lot has a certain amount of acreage in Warrensburg and a certain amount of acreage in Lake Luzerne. All those in favor. Aye.

Mrs. Sutphin - Aye.

Mr. Larkin - Aye.

Mr. Franchini - Aye.

Mrs. Tyler - Aye.

#### **RESOLUTION #2019-16**

Motion by: Suzanne Tyler

Second by: Sharon Sutphin

**RESOLVED**, to approve SUB #2019-1 by Harold Hisnay, tax map #262.-1-8.1, located at 1028 Viele Pond Road, to allow a 3 lot subdivision.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Richard Larkin, John Franchini

Nays: None

Mrs. Moore - Thank you.

Mr. Fuerst - Thank you very much. Do you want this (inaudible) map? Would you like the (inaudible) map? Last map?

Mrs. Corlew - Yeah, sure.

Mr. Fuerst - Thank you very much.

Mrs. Cooper - Are you going to be dropping off the map?

Mr. Fuerst - Yes. Yeah, I'll (inaudible).

Mrs. Corlew - Then I'll see you soon.

Mr. Fuerst - Okay. Thank you.

Mrs. Moore - Our next item on our agenda is site plan review under new business. It's a site plan 2019-4. The tax map is 211.13-1-34, location is 3847 Main Street. The applicant's name is James Abdallah for Seville Development, LLC to allow development of a new Dollar General store. Mr. Abdallah is here.

Mr. Abdallah - Thank you. So my name is James Abdallah. I'm actually a representative for the applicant, which is Seville Development. I'm an engineer with A.E.D.A. I'm, we're based out of Plattsburgh, New York. Seville Development is based out of New Orleans. They're the developer for Dollar General and the proposed Dollar General. As indicated, Dollar General and the developer is looking to develop the lot 3847 Main Street, which has frontage on both Main Street and frontage on Elm Street in the town. At this point they're looking at a 9,100 square foot Dollar General store and this is one of their prototype stores, similar size that you've probably seen in other, other towns. And they're looking at the way the site lays out, that they would have access out of Main Street, this location here, as well as access off of Elm Street and we've looked at it both ways that truck access could occur in both directions depending on the, the (inaudible) flow of truck access through there, through the township for deliveries. We have 27 parking spaces for the store, which is consistent with other Dollar General operations and the handicap location, two handicap spaces in accordance with the building code for handicap access. Other amenities would include obviously a location for refuse with, ya know, an enclosure. It has a corner style entrance on this Dollar General that's being proposed, instead of a front-facing entrance. Similar actually to Walgreens across the,

across the road where the entrance is a corner of the store; not on the base of the store. Ultimately, we consider this a preliminary submission to your board, obviously, ya know, to show layout, to show intent, to show how the store would fit on the site, where the drives are, how parking fits. We understand, ya know, if this is successful moving forward, there's a significant amount more of design detail to be offered in coordination with other agencies for approvals. I did see that the County Planning Department reviewed this application initially. I didn't see anything that they offered that was of concern. The only comment I did see on there was a question about the driveway access, which for this site, the way we have it laid out, we really don't see any alternative other than having the two drives for, especially for truck access purposes. Other than that, the application does include or anticipate demolition of the existing structure on the site, so that's a big consideration tonight for discussion.

Mrs. Moore - Okay. Thank you.

Mr. Abdallah - Thank you.

Mrs. Moore - Do board members have individual questions of the applicant?

Mr. Larkin - I do.

Mr. Franchini - I do.

Mr. Larkin - Go ahead, John.

Mr. Franchini - Okay. I know it's preliminary. Is there a landscape plan or any intent to show a preliminary landscape plan. For example, vegetation or screening in the neighborhood and also tree removal, anything that's existing on the site now?

Mr. Abdallah - I do not have a prepared landscape plan for tonight, but it's part of the overall design. We will have a full landscape plan, ya know, taking into account any comments that this board may have in addition to the, the County Planning Board had, I guess, some detailed comments in regards to screening and a more detailed landscape plan.

Mr. Franchini - Regarding storm water runoff, particularly the amount of water that would be developed on the roof, and after it goes down the gutter systems, what exactly is your plan for that?

Mr. Abdallah - I think ultimately we would have to... I mean, clearly we would have to coordinate with the D.O.T. along Route 9 and then the local D.P.W., County along the Main Street or along the town road to determine their capacities, their storm systems. If needed, we would have to contain and control on-site, underground or if there's any opportunity for

infiltration. That's not (inaudible) but we have not finalized any kind of design towards that at the moment.

Mr. Franchini - Do you have any sense of an estimated amount of deliveries per day to this building?

Mr. Abdallah - I do not. I do not at the moment. That is something that I can, I can bring back to you at the next meeting.

Mr. Franchini - Alright. Couple of other things, regarding the driveway width, 34 feet as mentioned on the plan, typically a driveway width for a building like this would be 24 feet, now obviously you've increased that possibly for truck deliveries?

Mr. Abdallah - Correct.

Mr. Franchini - Which eliminates more green space. New York State D.O.T. is probably only going to allow a driveway section between 22 and 30 feet. What do you plan to do with that?

Mr. Abdallah - Ultimately it's something that I typically end up coordinating, if any. I'm not (inaudible). ...take into account truck (inaudible) the necessary access, but that, I mean, that would specifically (inaudible).

Mr. Franchini - Doing some, just initial research on estimates and parking, I've come up with something that would recommend 1 parking space per 100 square feet of gross floor area. That would equal 91 spaces.

Mr. Abdallah - I have not seen in my experience the Dollar General's I've worked with 91 spaces. With that said, it does sometimes depend on local zoning, especially when you go into square footage like that. At this point, this developer, in coordination with Dollar General, has seen this site on a (inaudible) basis and they feel that this is a reasonable amount of parking spaces for this facility. And regarding the plan that I have looked at, I am scaling out the building out as it exists on this proposal to be 68 feet by 125.

Mr. Abdallah - It shows 70 by 130.

Mr. Franchini - Okay. Now I also went ahead and calculated the permeable area on the lot and my estimates say that you just pass or would just be over that 15% that's required, but if this building is truly 130 feet long, then you're going to lose a section, say 5 x 70, which is going to put you underneath that 15%.

Mr. Abdallah - Okay. When we, when we initially laid this building out, based on the preliminary mapping that we have, everything seems to calculate out in terms of your zoning requirements.

Mr. Franchini - Why would the building be to a different scale when everything else seems to be about right?

Mr. Abdallah - Well, once again, I, I am not sure why it might scale out different, but everything I can see based on the preliminary mapping that we have fits for the site. When we have a more up-to-date survey, we, we would provide a complete zoning chart to show further compliance with your regulations.

Mrs. Moore - You good?

Mr. Franchini - I'm good for now.

Mr. Larkin - As it's put forth, I need to ask, if this is considered a complete application. Or based on the fact that it's preliminary, it would not be considered a complete application?

Mrs. Moore - I think that applicant has stated that it's preliminary in stage and that...

Mr. Larkin - Okay. Thank you.

Mrs. Moore - ...those questions are adequate to ask at this time, so that he's...

Mr. Abdallah - Definitely.

Mrs. Moore - ...quite familiar with what the comments are from the Planning Board's perception.

Mr. Larkin - Okay. I didn't see any detail about how you're going to handle snow removal. Can you help me with that?

Mr. Abdallah - Ultimately, I would say they should probably, going to have, ya know, whatever open space you have on (inaudible) lot for snow removal or, or the developer is going to have to remove the snow.

Mr. Larkin - When you only have 27 parking spots to begin with, it sounds like you're going to need to engage in snow removal.

Mr. Abdallah - Exactly. Exactly. That may be a consideration, depending on the storm event.

Mr. Larkin - In this area I suggest it is.

Mr. Abdallah - I, I... I'm a little further north than you, but I am familiar with it as well.

Mrs. Tyler - (Inaudible) running out of room.

Mr. Abdallah - Yeah, exactly.

Mr. Larkin - I have a concern about the hours of construction and I'm not familiar with... I wasn't able to locate what our hours allow here in the town, but 6:00 a.m. to 6:00 p.m. in a residential region certainly wouldn't be acceptable to me, and I wonder if you would reconsider those hours to be more like 8:00 in the morning or whatever the town has on the books?

Mr. Abdallah - I think we're willing to work with the town.

Truthfully, I think I filled that answer out. I had to start

somewhere. 6 p.m.'s probably the latest I'd ever see a construction zone. 6 a.m... It's pretty common for a worker to show up at 6:30 for 7:00 start, but, but I'm sure we would work with whatever the town, as long as we can reasonably, reasonably (inaudible). I'm sure we'll work with the town.

Mr. Larkin - Thank you. Regarding lighting, the lighting is described here, it seems like, ya know, we all understand that it's got to be downward facing and it doesn't want to cast in some terms, trespass on other people's properties.

Mr. Abdallah - Hm hm.

Mr. Larkin - The type of lighting you're proposing on tops of the building that face down, won't that extend out past your parking lot?

Mr. Abdallah - I think ultimately once we actually develop a final lighting plan, we look to (inaudible) that stay on the site. They downcast and they stay... The, the overall projections stays on the site. To answer your question, if you're looking at it as a standard flood light, which I'm not anticipating, yeah, I could see it going over, but in this, but in this, ya know, when we get to selecting a final design for the lighting, we look for downcast lighting, show photo-metrics, that you don't have spillover off the site.

Mr. Larkin - Thank you. I think John already brought up the landscaping issue and controlling the noise that would be there from the traffic on your lot, so you're going to come back with a full landscaping plan.

Mr. Abdallah - Correct.

Mr. Larkin - That we could review.

Mr. Abdallah - Correct.

Mr. Larkin - Okay. I believe in the codes in talks about the siding and the type of material. It... I was kind of surprised I didn't see bricks as one of the things that are listed. You're pretty... I'm sure that your plans are pretty certain that that's the type of façade you'll be using?

Mr. Abdallah - I'm...

Mr. Larkin - On the exterior of the building.

Mr. Abdallah - Actually in my discussions with the developer, some of that was open based on the comments that we receive here. They, ya know, our initial thoughts coming in is that there would be some coordination of a brick façade, maybe with some cement board siding, ya know, and we were looking for some comment in that regard.

Mr. Larkin - As an aside to what I just said, when we lost the Colonial Arms building, which I'm sure you're not familiar with,

but it was just up the street where the Walgreens Pharmacy is at this time. They were kind enough to try to include the columns that are out front, which were left from the previous building. What you're proposing is an extremely historical district in the community and that's why you see all the people here today. Everybody's concerned that, ya know, we're going to go from a historic district to a box store zone.

Mr. Abdallah - Hm hm.

Mr. Larkin - And I guess the question would be, would you consider using some of the architectural parts of the existing building to dress up what a dollar store normally is?

Mr. Abdallah - That is exactly, actually what the developer at least has given me guidance is to come and get your input first into what aspects you'd like to see, and then we would prepare some type of rendering that is above and beyond your typical Dollar General design for your approval.

Mr. Larkin - Regarding the size of the signs that seem to be proposed, I think they exceed what our limits are and ya know, I know that you're a national chain. At the same point in time, we have the codes established for a certain reason and I wonder if you would consider down-sizing your signs to the size that is acceptable to the community?

Mr. Abdallah - Dollar General starts off with a prototype sign sizes which I think were part of your packet. I know that in other communities, they will adjust according to zoning. There are some limits to that, which obviously we'll have to coordinate with Dollar General to see how far that comes down and see where, where we can come to, to achieve, either achieve your approval or come to an acceptable size for...

Mr. Larkin - Thank you.

Mr. Abdallah - ...Dollar General (inaudible).

Mr. Larkin - Next circumstance on my mind, it would appear based on what I see on the site plan that you do meet the ten foot setback from the front of the property. I'm just reading my notes; thank you. None of the signs are allowed on the street. I'm assuming that the... The billboard type sign on posts is going to go between the sidewalk and the building.

Mr. Abdallah - We will try to... Once again, if we're allowed to put it out in the location you're referring to, then we would set the them back...

Mr. Larkin - Well again, if I'm reading this correctly, it's not supposed to be closer than five foot to the building. Consequently, you've got five foot left in, in the right-of-way and your sign's bigger than that.

Mr. Abdallah - I would say ultimately that's something we'd have to coordinate with the town and, and Dollar General in our final submission. If it's something that, ya know, requires a, ya know...

Mrs. Moore - It could be a sign variance.

Mr. Abdallah - A variance, that may be something that Dollar General wants to proceed with. I have to look at that in the final design accordingly.

Mr. Larkin - I'm glad you're taking notes and we'll work on all the things we're discussing. I appreciate the time as well.

Mr. Abdallah - No, I appreciate the comments.

Mr. Larkin - May I continue?

Mrs. Moore - I guess. You've got... I mean, is there 'cause other members may have other questions.

Mr. Larkin - I've got a few more.

Mrs. Moore - Okay.

Mr. Larkin - I'll be glad to pass the torch and let them, and come back to me.

Mrs. Tyler - That's okay.

Mrs. Moore - They're good, sounds like.

Mrs. Sutphin - My only question was about late night deliveries. Are you going to have to be having night deliveries, because it is a residential area?

Mr. Abdallah - I would have...

Mrs. Sutphin - Behind it.

Mr. Abdallah - I would have to bring that, that information back to you in terms of night deliveries. I believe most of their deliveries are in accordance with their, somewhat with their (inaudible) operation (inaudible). But I, I will get some better information on that, along with the number of, the number of deliveries in a day.

Mr. Larkin - Go ahead?

Mrs. Moore - Go ahead.

Mr. Larkin - We discussed the lighting being a downward facing circumstance. One of the documents... If I'm understanding you correctly, the sign that's going to be attached to the building is a back-lit sign?

Mr. Abdallah - Yes.

Mr. Larkin - That's proposed to face out into the parking lot?

Mr. Abdallah - Hm hm.

Mr. Larkin - And our codes state that they're prohibited unless they're facing Main Street, so I'm not here to bust your chops, but...

Mr. Abdallah - Nope, I understand. Truthfully, with the façade improvement that we're going to be proposing for the board, we're going to have to look at all of that and know how the sign fits in, where it faces.

Mr. Larkin - You guys got a lot of work to do.

Mr. Abdallah - I'll be honest with you, these are all the comments I would be hoping and was expecting in a preliminary submission like this. Most of the comments you have... I mean, I'm on a Planning Board myself. Most of the comments you have are very consistent with what we would expect, and thank you.

Mr. Larkin - Just bear with me a moment; thank you. I didn't see anything in the document that I was allowed to preview that had any comments on how you're going to affect the surrounding properties, your neighbors. Can you help us with any kind of a comment with that?

Mr. Abdallah - Ya know, when I drive down through... I mean, it's your community, so I'm, you're probably going to have the best judgement in that regard, but when I drive down through the, the community, ya know, I see an obvious mix of commercial and residential and probably multi-family and town buildings all in the area. Ya know, there's a bank right adjacent, (inaudible) looks like multi-family on the other side. There's residential behind. There's multiple levels of commercial across the road. It would appear that your zoning is a mixed use, so in general, it seems like it is a use that fits the area. Now as far as the look, that's something that we have to work on, but as far as the use, it appears to fit for that, for that zone. Once again, I'm sure I'll get comment back, but...

Mr. Franchini - Yeah, I tend to disagree, and I think it's really about size. When I look at the definition of Hamlet Mixed Use and it talks about mixed residential, office and small scale commercial. How do you define small scale commercial?

Mr. Abdallah - Well, I would say Dollar General is a small scale commercial. It's not Wal Mart. You do have a Tops grocery store across the road. You do have a Family Dollar store directly across the road. You have a Wal Green directly across the road. Up the road is a Stewart's Shop. There's a Cumberland Farms. Most Dollar General's I see developed seem to follow all those types of uses throughout other communities. So I'm sure from one community to the next, one zoning ordinance to the next, small commercial can be defined differently, but...

Mr. Franchini - Well, I just want to say even beyond the use, I want to talk about the size for a moment, because on any research I can find, my definition of a smaller scale commercial

property is a building occupying less than 4,000 square feet. And you're proposing something twice that size.

Mr. Abdallah - 9,100 square feet is, is a proto-type Dollar General. It's, ya know, you can go to one Dollar General in the neighboring community, it's going to be right around the same size.

Mr. Larkin - Just a question, and it's really not (inaudible) to ask, does, does this project require a short or a long form SEQRA application?

Mrs. Moore - At this time it is... The applicant has submitted a Long Form.

Mr. Larkin - Okay.

Mrs. Moore - So that's the benefit to this Board, to evaluate the Long Form.

Mr. Larkin - I, I haven't had a chance to see it, but I look forward to it.

Mr. Abdallah - It's in...

Mrs. Corlew - It's in the packet.

Mrs. Moore - It's in the materials.

Mr. Larkin - Is it? Then I didn't associate it with that.

Mr. Abdallah - Correct me if I'm wrong, I believe that is part of the guidance in your, in your application process for a Long Form SEQRA (inaudible).

Mrs. Corlew - Yes. Yep, you filled it out and it was provided...

Mr. Larkin - Thank you.

Mrs. Corlew - ...to all the members.

Mr. Abdallah - Okay.

Mr. Larkin - And I didn't read the homework correctly. Is this considered a new use of that particular property?

Mrs. Moore - Yes.

Mrs. Corlew - Yes.

Mr. Larkin - It does. I thought so.

Mrs. Corlew - That's why they have to come before...

Mr. Larkin - Thank you.

Mrs. Corlew - ...you.

Mr. Larkin - Thank you, and bear with me. Is there any statement about the adverse impact included in the application?

Mrs. Corlew - That's in the SEQRA that you're going to go over probably in your next meeting.

Mr. Larkin - Thank you. I guess... I wonder what you're forecasting for future growth and whether you're going to meet or let's say you meet your forecast in the beginning, do you have an idea about what Dollar General does as it moves forward once they're open?

Mr. Abdallah - I would say that's something I'll have to take back to Dollar General and the applicant in terms of their business model.

Mr. Larkin - Well, isn't it true that Dollar General is doing rather well and they, they appreciate a 4 to 8% increase in business once they've established these stores nationwide? So in other words, we can appreciate more traffic than what your preliminary forecast is?

Mr. Abdallah - Once, once again, I'll have to bring that back to Dollar General and the applicant to, to answer that question appropriately.

Mr. Larkin - Thank you. And I'll stop with that. Thank you.

Mrs. Moore - Okay. Thank you.

Mr. Larkin - I appreciate (inaudible).

Mr. Abdallah - Thank you.

Mrs. Moore - (Inaudible) questions?

Mrs. Tyler - (Inaudible) for right now.

Mrs. Moore - Okay. So I'll just go over some the questions and reiterate some of the comments that were, are provided. In reference to landscaping, it's a good move that you're providing a pre and a post. What you're removing and what you're...

Unknown Speaker - I'm sorry. Would you speak up just a little?

Unknown Speaker - Can't hear you.

(Tape inaudible; people speaking at once).

Mrs. Moore - I apologize.

Unknown Speaker - There's a microphone.

Unknown Speaker - Use it.

Unknown Speaker - Use it.

Mrs. Corlew - That's for the audience.

Mrs. Moore - So I will go over the questions that I had and the comments that I have in reference to this application. In reference to landscaping, I'm pleased that the applicant is doing a pre and a post information. In regards to storm water management, I'm hoping to see a storm water management plan. I know a SWIFT is not required, but a storm water management plan is necessary for us to review the environmental review. In addition, hopefully those plans that you're bringing to us include grading and drainage. ...erosion control measures as well. The reason for the erosion control measures is obviously you're putting in a new curb cut, you're reducing, you're most likely excavating at some point. So in reference to that, that's why I'm interested in the grading, as well as storm water management. Hopefully the storm water management, I would encourage it to be maintained on site. I know there's engineer

information out there that you may be able to use other courses, being D.O.T. I would prefer it be on-site, and I know with the Stewart's down the street, they actually have an underground system. So you're familiar with those. In reference to... We went through...

Unknown Speaker - Laura, you're fading again.

Mr. Randall - Yeah, can't hear ya.

Mrs. Moore - I apologize. Deliveries per day, they were talked about. You're going to provide that information. I would include also with the deliveries per day the delivery times and then in reference to generating additional traffic, I'm curious if a Dollar General actually generates additional traffic or is it existing traffic in the area? Snow removal, that is important. My guess is you're going to truck it out. Lighting fixtures, we talked about. Again, I'd rather see something that's within our character of our neighborhood, downcast fixtures. I would like to see potentially a foot candle diagram of what those are, so that would be pole lights, as well as the wall light fixtures. Façade, again, you know you're in a historic district. My hope is that your façade changes significantly from a metal building to (inaudible) cement board or some other type of siding and in this case, I looked at the one in Lake George. They followed that all the way through with the siding on all of the sides. So I'd rather not see any metal building structure. I'd rather see something that blends into the neighborhood area.

Mr. Abdallah - So is Lake George an example of something that's or is that..?

Mrs. Moore - That's not example. It's the fact that they made the effort to add the siding that was in character with that area or that, what that board asked for.

Mr. Abdallah - And what, if I may ask, does any board member have any thoughts? I think you offered the one about the re-use of the existing materials or existing conditions on the existing building. Is there any other thoughts of..

Mrs. Moore - It would be... My suggestion is similar to what we did with and (inaudible) an example, with Stewarts is, we asked them to blend into the residential neighborhood. So I would like to see some of the features that are on the existing (inaudible) blend it into this. I've... Obviously, I've looked on-line. I know you do different façade features. One of the questions that I had that hasn't, that has been briefly brought up is in reference to whether the building could be made smaller. I'm not certain that a building of, that matches the

size of Wal or Walgreens is compatible in that section of, that neighborhood within that, I would say that strip.

Mr. Abdallah - Okay.

Mrs. Moore - (Inaudible). That was the only other one I had. Other questions? Okay. Another question I had in reference to your drawings, the, the building frontage that we have is different a side view, is that correct?

Mr. Abdallah - You're... Yes.

Mrs. Moore - Your corner... 'Cause this...

Mr. Abdallah - You are correct.

Mrs. Moore - Okay.

Mr. Abdallah - You are correct. That was just a general prototype plan that they have. That's just a general phototype plan. That's...

Mrs. Moore - Okay. I don't have any other questions at this time. Does board members have any questions? And I understand there is an audience here. We usually don't get this huge crowd, so I'm thrilled that you're all here. In reference to what happens next, we have in the past accepted public comment, but as you understand, this project's going to change and most likely in a significant way, so I understand people have written letters. That information has been provided to the Town Planning and Zoning Office and so if your intention is to write another letter or you wish to speak, I guess I would encourage you to speak at our next meeting, so that you have the chance to review the updated plans. But I'm not going to... I'll (inaudible) the board, if you would like to hear some public comment at this time. We could do that, and I would caveat that because if you are going to make a public comment or sees fit that if someone repeats one thing you agree with that, please say that. Please don't repeat something that someone's already said, simply because I don't think... I don't think you want to be here until one o'clock in the morning. But we could that, but I would not want to.

Mrs. Tyler - I don't want to be here until 1.

Mrs. Moore - Okay. And I have been to meetings 'til 2. So I'll ask the Board...

(Tape inaudible).

Mrs. Moore - I know, but I'll ask the board. I know, but does the Board... Does the Board wish to hear public comment or do you understand that this project is going to significantly change. I don't...

Mrs. Tyler - I think we should.

(Tape inaudible; members speaking at once).

Mrs. Moore - Okay.

Mr. Abdallah - I wouldn't mind hearing some as well.

Mrs. Tyler - Max or, maximum of three minutes and please don't repeat each other.

Mrs. Moore - Alright. Okay, so Sandi has had her hand up first.

Mrs. Parisi - My three minutes don't count until I get up there. Sandi Parisi, I live on Elm Street. One of the first comments I have is the usage. I know you talked about across the street. Totally different zone. This is a zone in hamlet... (Inaudible) talk. Can you hear me? Can you hear me? Can you hear me now? (Problem with microphone).

Mr. Randall - Raise it a little bit.

Mrs. Parisi - Can you hear me now?

(Tape inaudible).

Mrs. Parisi - I'll try to talk very loud. It's in Hamlet Mixed Use. The purpose of this district is to provide a traditional pedestrian oriented mix from residential office and smaller scale commercial uses, generally in converted homes or other structures compatible with adjacent neighborhoods. I don't agree with this building being allowed there; however, if the Board continues with this, I would like it to be able to go to a public hearing. I have... The project goes in between the Main Street and Elm Street, which is a highly pedestrian, particularly in the morning and afternoons with children walking back and forth to school. (Inaudible) and I have, because I'm, I have created a website for the National and Historic Register, I made a plan which includes what every building looks like on Main Street, the back of the Main Street which is in that same zone and across the street. There are very little, if anything that looks like a dollar store. They're all residential owned. That's one of my main and (inaudible). I'll wait for other people.

Mrs. Moore - I'm sorry.

Ms. Erik - Hello. I'm not sure which direction to talk.

Mrs. Moore - Oh, I'm sorry. So I apologize (inaudible).

Ms. Erik - My name is Anna Eric and I'm a resident. I am a potential customer. I'm very excited. My heart's beating. I have nothing against Dollar General in general.

(Laughter)

Mr. Erik - However, we do have a dollar type store right across the street. We also have a lot of vacant businesses. I watch the Town. I've been watching it since '74. I see businesses go up, close, open, close. I personally am tired of this change. I'm seeing dollar type stores open and close. One was just

closed in, I believe, Queensbury (inaudible) dollar type. We don't need... I don't think we need two dollar stores.

Mr. Randall - Correct.

Mr. Erik - I think that if there'd going to be a dollar store, if you wanted the dollar store, then buy up the store across the street and I think that would be the best proposal, or go into an already existing empty business that would be appropriate also that has more parking 'cause parking, that whole area is problematic. I guess that's it. Oh, one more thing. We had an assessment, a survey was done of the town residents and we came up with a list of businesses that we wanted and that, a dollar shop is not something that we want or need. Thank you.

(Applause)

Mrs. Moore - The woman with the glasses, please.

Ms. Currier - If you don't mind, I won't move 'cause I use a cane and it'll take forever. My name is Holly Currier, I'm a resident. The way you speak, you talk about when, when, when. Is this a done deal or is it still an "if"?

Mrs. Moore - It's still an "if".

Ms. Currier - Okay.

Mrs. Moore - (Inaudible).

Mrs. West - My name is Yvonne. I live just across the street from where the site is proposed. I just moved here, to Warrensburg nine years ago, but... Well, I (inaudible) just but I work a lot, so... Now I, I have had the opportunity to read on a lot of the history of a few of the buildings here because of my mother-in-law, Susie West, who's part of the historical Society. That particular building, I understand, has significant history. A President hasn't stayed there or, ya know, or anything like that, but I understand that that said building was used, and it's significant to me because ya know, who I am, but said building was used as safe, a safe, a safe haven for slaves that were looking for their freedom and it's part of the...

(People talking at once).

Mrs. West - ...Underground Railroad, and I feel... I, I have to find something that really, 'cause I love looking at... I love that building. I love the fact, ya know, the bank is there and you bring, you brought up all the buildings and all the businesses that are there, but it does not... The build, businesses that are there have not interrupted the, the look and the feel of the town as it is.

The bank that's there (inaudible) that building and kept it the way it's been. You said about Walgreens, same. The, I understand that that lot that the dollar, the Family Dollar on

(inaudible) pretty much vacant (inaudible). The way the, the setup of the residential area is, in comparison to what you're proposing, how it's going to be for the residents on Elm Street, it's not going to be the same as what's on our side of the street. So I feel like that, that whole thing is insignificant to what you're trying to sell here. As a resident of and living across the street from that, from living right there, I know every morning what it's like to get out of there, to go through traffic, to get, to get on my way to work. I'm not just looking at when you are doing your construction, if you, if you do your construction. I'm looking at long-term as well. We already have the traffic there. It's congested because Rite Aid, the laundromat, the bank and the businesses across the street. It takes awhile, even with the light to get out of there in the mornings. So that's another reason why I don't want it there. And then I, I love going to the Dollar General. I'm not anti-Dollar General at all. However, even with like Laura... Laura was saying she went on-line. She saw that you have managed to blend your buildings into, ya know, the, the look of wherever you are. But I think no matter what you guys do with the signage as Mr. Larkin here brought up, I, and (inaudible), sorry, I'm not familiar with everyone, but it's still going to be an eyesore. I, and there are so many other locations like they, you just said, that you can pick. There are... There are buildings that are vacant that could be used for a Dollar General if you can put up a sign that won't be an eyesore, smaller, not going to ask you to change your colors (inaudible) lot smaller. Use up the other buildings. Leave the history of, of the community. Leave well enough alone. There are grants out there (inaudible) if our community isn't willing to finance that building, there are grants out there granted by our U.S. government that will help us to maintain it so that it's not a, not a burden on the town even. So I would, ya know, I would really ask you guys to consider taking advantage of that before you consider selling it to the Dollar General and making me late for work.

(Laughter).

Mrs. West - Thank you.

(Applause)

Mrs. Moore - Matt... Mr. Kennedy was, was before. If Matt, do you want to speak, Matt? Or you're going to... Okay.

Mr. Kennedy - Go ahead.

Mr. Hull - My name is Jim Hull. I'm a lifelong resident of Warrensburg and unlike most people in this room, I owned a big

building on Main Street. It now houses a laundromat and H & R Block. It's over 10,000 square feet. The house that they're talking about, 63 years ago I used to get up at 6 o'clock in the morning on a Saturday and go shovel the sidewalk (inaudible) with my brother because he would pay you \$5 to do that whole parking lot and down in the back, so I'm very familiar with the building. And I'm very familiar with owning a big building on Main Street. When I bought 139 Main Street, it didn't take me long to find out what it really costs to jump into one of those big buildings. Unfortunately, and I hope everybody that's in this room... I know you're upset over these old buildings, and I like 'em too, but when you leave here tonight, drive up and down Main Street and look at the buildings for sale. The Richards house next to old Maltbie's Chevrolet is for sale. You can't get anybody to buy 'em because they're, those houses have no insulation in 'em. People... My mother always said the road to Haiti was paved with good intentions. People buy these big older houses and they say, boy, I'm going to go in there and I'm going to do this, until they jump in with both feet and find out what it's really going to cost them to do it. And then they don't maintain them. So I would encourage you... I don't care about Dollar General. I would encourage you, when leave here, drive up and down Main Street and see the conditions of the buildings, what they were from 1960 (inaudible) they are today and how they're going like this. And who, who's going to buy these houses? Who's going to come up with the money and fix them? You can talk about grants. You can talk about all that stuff. Grant money's practically disappeared. There's no such thing. You might get a matching grant, like we did at the fire house where you have to match dollar for dollar with manpower and if you think that's an easy job, try it because I'm doing it. So really, go up and drive up and down Main Street and find out who is going to buy these houses. Who's going to jump in with five hundred or six hundred or seven hundred thousand dollars to re, to rehab these houses and then do what with them after they rehab 'em. I, I don't care about the Dollar General. All these people are mostly concerned about the loss of these older houses. Drive up and down Main Street and take a look at it. And if, jump in and get your feet wet and see what it takes to fix it and what it would cost you. I mean, the term somebody should be doing this... I hear it at the firehouse all the time. Somebody should've done this. Somebody should've taken care of it this. Well who is somebody? These things are dinosaurs. Beautiful houses, but they're dinosaurs. So that's all I can

say. Go ride up and down Main Street and take a look at these houses 'cause this, this is just the beginning of these things finally falling off the block because people don't have the money to maintain them. And certainly... I don't know, it could be somebody in this room's that got the money to buy some of these houses and fix them up, but I don't think I do. I've been here my whole life. So that's what you really should do, is when you leave here, go ride up and down Main Street and take a real good look at Main Street and these houses, these older buildings.

(Applause)

Mrs. Moore - I believe Matt, did you have some comments?

Mr. Kennedy - Matthew Kennedy. He mentioned the, the grocery store. I just want him to know that that grocery store, that's grandfathered in because the grocery was there before they even thought of zoning. But I think that the Town Board should be looking at, at something, and put on the books about what they can do with these historical properties and if they sell these historical properties, what the people can do with them. If they can tear 'em down or not. My opinion as, as, as the town, town should be looking at the history of Warrensburg. There's a lot of... There's a lot of history in this town that nobody, nobody's looking at right now, but then, then they start looking at history, look at these buildings. Thank you.

(Applause)

Mrs. Moore - Mr. Parisi

Thank you. Steve Parisi; I live on Elm Street just a little bit off the back of the proposed property. I have an issue with the determination made by the Planning Board, so I went to the code and under Article II, Establishment of Districts and Maps, paragraph 211.-10, permitted uses, it says. "all uses listed in the use table below", 6, which is at the end of the whole thing, shall be permitted in each zoning district as a permissible use for that district. I went to the chart and this would be listed as retail and service, Dollar General, apparently and the, under Hamlet Mixed Use, there's the letter "S" which is site plan review. The adjacent zone in this column chart is Core Commercial and the letter for retail and service is "S", site plan review, so there's no difference in what you can do in Core Commercial or Hamlet Mixed Use, if I understand correctly. However, I didn't finish the paragraph of permittee uses. It says, "permissible for that district, provided that all other requirements of this chapter are met". So I went back in that same chapter under District Classification, and that's where I

find the description of Hamlet Mixed Use. The purpose of this district is to provide a traditional, pedestrian-oriented mix of residential office and smaller scale commercial uses, generally in converted homes or other structures compatible with adjacent neighborhoods. I believe Sandi had already said the same thing, but I wanted to put it in context of the permitted uses. So in, in addition to referring to the chart, you really need to go back to the entire chapter and see what it says about Hamlet Mixed Use.

Mrs. Moore - The Planning Board will, does that and if you, if you are in a disagreement with an interpretation, you would take that to Patti and that would be, go to the Zoning Board in reference to...

Mrs. Parisi - Okay, but I would assume that it's the Planning Board that refers it to the Zoning Board when it doesn't find that the applicant's proposal...

Mrs. Moore - The Board is reviewing the application materials.

Mr. Parisi - I'm sorry.

Mrs. Moore - The Board is re, reviewing those application materials.

Mr. Parisi - Still?

Mrs. Moore - Yes.

Mr. Parisi - Okay, so there is nothing settled as to whether this applicant, if it does all the different things that you have asked it to do, it's still unsettled whether they are permitted to go into this Hamlet Mixed Use. Now people referred to the big stores across the street, that's Core Commercial. So you can't compare what's in Hamlet Mixed Use territory, which is the entire block, all the way down to Stewart Farrar Street, between Main and Elm.

Mrs. Moore - However, I mean, so the applicant is before this Board for this specific site.

Mr. Parisi - Uh huh.

Mrs. Moore - And a specific project in this specific zone. That's what the Board is reviewing.

Mr. Parisi - Yes, I understand that.

Mrs. Moore - So that, that's not... It's the... The applicant is before the Board through site plan review use because that is considered an allowed use in the zone. They have to review... The Board uses the site plan review criteria to evaluate the proposal.

Mr. Parisi - Okay. But I guess I don't understand your statement that that's what is permitted, that's what is permitted in this zone.

Mrs. Moore - Per the code, yeah. The Town Board adopted the zoning code.

Mr. Parisi - Yes.

Mrs. Moore - And that, the Planning Board is using that code that was adopted.

Mr. Parisi - Smaller scale commercial uses..

Mrs. Moore - If you're not in agreement with that, then you have to take it to, not this Board.

Mr. Parisi - Take it to the Zoning Board.

Mrs. Moore - But you first need to file the appeal process. It's a process.

Mr. Parisi - I'm the one who has to file a particular..

Mrs. Moore - Because you're in disagreement with something that's in, that..

Unknown Speaker - That's in the code.

Mrs. Moore - That's in the code.

Mr. Parisi - Well, you say it's the code, but if you read all the code, it's not permitted. Generally in converted homes or other structures.

Mrs. Moore - I know, but generally, generally - subjective term.

Mr. Parisi - That's the problem with the code.

Mrs. Moore - Well...

Mr. Parisi - Thank you.

(Tape inaudible).

Mrs. Moore - Alright. I apologize.

Mr. Matzner - I have a quick question for the Board. My name is Dave Matzner. I don't know what the building is being used for and who owns it at this time. If you could update me on that, I would appreciate it.

Mrs. Corlew - Do you want me to address this?

Mrs. Moore - Yes.

Mrs. Corlew - The building is owned by Paul Spooner, and I believe he's got part of it rented out to a family.

Unknown Speaker - Two.

Unknown Speaker - Two.

Unknown Speaker - Yes.

Mr. Matzner - Okay, I just wanted to know if that, that could be extended? Could a person invest more, more in that property to, to maintain the integrity of the building, the historic value of the building?

Mrs. Moore - That is... That's up to the owner.

Mr. Matzner - That's up to the owner. The owner is trying to sell this property at this point, is that correct?

Mrs. Moore - Correct.

Mr. Matzner - And, and the Dollar Store wants to purchase it?

Mrs. Moore - Correct.

Mr. Matzner - Okay, it hasn't gone through (inaudible). Thank you.

Mrs. Moore - Thank you. I believe the woman in the back please.

Mrs. Maher - This is very quick.

Mrs. Moore - Your name?

Mrs. Maher - Rosemary Maher. The most important thing that was said here today was the fact that we're talking about a street where children go back and forth to school. If you have trucks coming in and out onto Elm Street and you've got six and seven year olds going back and forth to school, we need to think about that.

Mrs. Moore - Thank you.

(Applause)

Mrs. Moore - The woman in the second row here.

Unknown Speaker - I'd just like to go along with what that woman said. I have a residence on the opposite side of the river and come up Elm Street all the time and, to go to the bank, and when I come out of the bank parking lot, every couple of weeks, there's always a child running across the road. Yesterday it was a boy on a bike. Doesn't look either way; just goes across and this is usually after the time when there's a...

Mrs. Moore - Crossing guard.

Unknown Speaker - ...crossing guard. They're not crossing. And I don't, and that's going down the slope. I don't see those kind of trucks stopping on a dime if a child sees a friend across the road and runs across.

Mrs. Matzner - Susan Matzner. I'm on the board of the library and my concern goes along with Rosemary. Not only are there kids at the school. We have kids coming to the library and we really don't need more traffic, endangering those kids on Elm Street.

(Applause)

Mrs. Moore - One more? Yes?

Ms. Tallman - (Inaudible) I promise. Janet Tallman. I'm actually running for Town Board in November with no party. I am a licensed civil engineer. I had experience in working with grants to preserve historical structures and I live two blocks away from your site. When I moved here about 9 nine years ago, one of the things that attracted me to this town was its historical buildings and we're talking about these buildings in emotional terms, which is understandable, but there is financial reasons for anyone who lives in this area, but our property

value actually does lose something. It's, I would not have chosen to, to move to Warrensburg had it not been for its history. Second, I would like you to consider or take back to the people that you're working for, clearly you're going to lose some patronage (inaudible) if you put it in that spot and take down that building. So that's already been said. I wanted to check with you. Obviously you're very preliminary but please make sure, before you take down that building, before you try to build this, do some geological borings because I don't know if you noticed but all through town there's bedrock coming all the way to the surface. That location is a good four foot above, at least, of what the highway is. You're going to have to take the whole thing down by four feet which is going to really make a lot of noise coming from Main Street over to people that are living on the other side. But if you end up hitting bedrock when you do that or when you're putting down the foundation, you're going to have to either jackhammer or blast and considering the average age of a building around that vicinity is 150 years old with field stone foundations, you're going to look at vibrational monitoring, you're going to look at (inaudible). You're going to look at base line surveying to make sure that nothing is settling because of the work that you're doing, I would really hate to you see you take down what's there and then abandon the construction project because suddenly it became too expensive. Let's see. I think the Dollar General could do a better, better business at the north end of town. I think that you could find either an empty lot or a more recent building or less valuable building that could be taken down to put, put over there. And then the last thing, I know that everybody here or well, many people here are very concerned about preserving history of the town, and I have worked with groups in other towns. Obviously the, you are correct, the town doesn't own this property. It is owned by a (inaudible) person and (inaudible) I'm sure he didn't buy intending to pull it down. In fact, the owners also own the building, the historical building right next to the bandstand as well. I'm sure when they got it, they wanted to, to do something nice with it, but it's my understanding that before it was sold, the Town Board actually went and got an estimate of what it would cost to repair that building and it was well north of a million dollars. Now the current owner spent about 105 to buy it (inaudible), but, but to actually repair it is ten times that much. What I have seen work in other municipalities, a group in Hudson Fall did this (inaudible) is that community

members that had some means put their money in a pot, formed either a business or a foundation, purchased the property and then used that time, the next five, ten years to go after that funding to repair it. I don't know if the passion I see in this room can organize itself into a group that would be willing to do that. But if it does, I would put it in the first 10,000. (Applause).

Mrs. Moore - I have one other comment over here. No. Just behind you.

Mr. Cooper - Okay.

Ms. Goldman - My name is Laurie Goldman and I live on the outside of the town and I just came by 'cause I was kind of concerned. I think it's a really nice building. I used to have my little community garden (inaudible), and what I don't understand, it was owned by the town and why didn't somebody (inaudible) before in this town... I mean, if someone offered me the building, I think it was, oh I don't know if it was \$10,000 somebody wanted, asked me if I wanted to buy it three years ago. So I kind of blame it kind of on all of us for not standing up and saying hey, we'll help. Now we sold it to, not an outsider; a businessman who wants to make his money back. And then the other thing I don't understand is, I was under the impression that you couldn't live there because of the water and because of the sewerage, so how is he renting out two apartments in there?

Mrs. Corlew - I don't know.

(Tape inaudible).

Ms. Goldman - I'm happy to see that half the town's on my side. That was all.

Mrs. Moore - I have Mr. Cooper.

Mr. Cooper - Gary Cooper. I find this to be quite exciting, interesting and I definitely respect the Board members for all your questions and concerns with the Dollar General, as a former Board member. We own... Many people know who we are. We own 63 Hudson Street. When you take on a dinosaur such as this particular property, it takes a lot of time, it takes a lot of effort and it takes a lot of love and money on what you put into these homes. When you have a piece of rotted wood, you have to correct it then. You can't correct it in two years because it continues to rot another piece of wood. Doug and Louise, they have another beautiful mansion here in Warrensburg. It's a lot of work, as you know. Do we want to see these old homes go away? No. But we also have to understand the concerns of the economics of the people that own them. As well as the one across from the post office that's just recently been sold.

There is not a... There is not a big Victorian home on Main Street that I have not shown several times in real estate. The Emerson home, another beautiful mansion with history. If this particular home does not get maintained soon, I hope everybody's in here again to say we've got to fix it. This is the problem. Everybody wants to save the old, but if we cannot afford to save the old, it's out with the old and in with the new. I'm not saying I'm supporting the Dollar General. There's a lot of work that needs to be done on that. I do travel the world. I have seen your place just two weeks ago in Wells, Maine. The Dollar General is actually awesome, and I saw it and I'm being honest with you. It was very nice. But if you don't... If a private owner does not have the money and income or revenue or investments to maintain them, they're going to fall gradually. Maybe not in your lifetime or mine, but our kids' lifetime. They will fall, rot and the new generations are going to come in. Gentle... Gentleman asked about purchasing. Well let me tell you something, you go in and purchase the home, which the town did sell to this man I do believe, for \$101,000. Great buy, until you go in there and realize your walls are crumbling, your roof is leaking and it's costing you about \$15,000 to heat. Now he has to pass that on to his tenants that he has very smartly gotten in there or put in there somehow and I'm sure our County is helping them out to stay there. All I have to say is I'm not in favor of the Dollar General going in there unless you make it Victorian as we did years ago with Rite Aid, as we fought with Stewarts. I do believe you need a smaller scale. I do believe it needs to be historical. There's absolutely nothing you can take off that building and put on a Dollar General. You can make new ones out of plastic and make it look like that, but I'm going to tell you right now, you've got to downscale it. You've got to work with the people of Warrensburg. I've only been here since 1991, okay. And for anybody else that wants to put in your 10,000 and I do believe on Facebook, I've got another \$5,000. They're a far cry from putting in six or seven hundred thousand dollars to renovate this piece of property 'cause I've been through it several times and then trying to pull revenue out. It's not going to happen. So not in favor for the Dollar General. Downsize and make it right.

(Applause)

Mrs. Moore - Gentleman in the back.

Mr. Korcz - Paul Korcz, I'm a resident of Warrensburg. Couple of things. I noticed in your presentation that you refer to it

as a lot. There is a building on that lot. That building used to be our senior citizens. All of us (inaudible) people used to hang out together. To me, that was an amenity of the town. The Senior Citizens Group (inaudible), eat there, we organized our trips from there. Some of you may not have been part of that group (inaudible) gray hair (inaudible). The point is, ya know, I've seen what happens when monies required (inaudible). Richards Library needs money. So what happened? My tax bill went up 10 bucks, big deal. (Inaudible) Richard's Library, not a problem at all. If this thing... If this organization, Senior Citizens had the support of the town and we kicked in a few bucks, even \$5 apiece for each family, we could keep that place running for senior citizens and an amenity to this town instead of wondering what's going to happen when it becomes Dollar General. (Inaudible). There's a whole lot, a property right in back of the post office you can buy. And that's the center of town too. It's got no history to it. Open field. I, I just feel that, ya know, it's the wrong place and the wrong time and I've got one additional question (inaudible). In the plan, I think you mentioned you wanted to bring stuff down the street (inaudible). What happens to the parking lot next door at the bank? (Inaudible).

(Tape inaudible).

Mr. Cooper - It's already street level.

Mr. Korcz - What happens when all the people who'll go to Dollar General would want to park in the bank? Then when I go to the bank, I don't have a parking space. I don't think 27's going to be enough. Those are my feelings on it. I mean, ya know, I'm not really anti or opposed to it, but whatever, I just want my town to have all the amenities that it should have or could have and I miss that senior citizen center.

(Applause)

Mrs. Moore - Did you (inaudible). Yes, please.

Miss Corr - My name is Erin Corr and I am resident. I think that we do not need another dollar store. I feel that one is a enough. I also did know that about all the historic in it, that it was part of the Underground Railroad, and I think that it is something that we should preserve.

Mrs. Moore - Okay. Thank you.

(Applause)

Mrs. Moore - So it looks like we have someone who wants to repeat a question or?

(unknown Speaker) - Well, a quick, different question. What's the status now? Has Dollar General actually made an offer on the property. Has that offer been accepted?

Mrs. Moore - So in the reference to planning, to the planning review, the applicant has, has authorization to represent the project.

Unknown Speaker - I'm sorry?

Mrs. Moore - The applicant has authorization to represent this project. Whether they're on contract, that's between them. The applicant has given authorization to him to represent the project.

Unknown Speaker - So it could already be sold?

Mrs. Moore - I don't know that.

Unknown Speaker - Ah hah. (Inaudible) guess they're probably paying for him to do this.

Mrs. Moore - Not necessarily. I, I'm a Planner by trade..

Ms. Tallman - I have a follow-up question to that? Is the applicant considered the current owner?

Mrs. Tyler - No.

Mrs. Moore - So the applicant is this engineering company.

Ms. Tallman - Okay.

Mrs. Moore - Representing the owner.

Unknown Speaker - Representing the owner?

Ms. Tallman - The owner or Family Dollar?

Unknown Speaker - General.

(Tape inaudible; people talking at once).

Ms. Tallman - I'm sorry. Dollar General.

Mr. Abdallah - I represent Seville Development.

(Tape inaudible).

Mr. Abdallah - And that is.. And that is the applicant. The property owner is the, the current property owner of record.

Unknown Speaker - It is the current property owner of record?

Mr. Abdallah - What's that?

Unknown Speaker - It is the current property owner of record?

Mr. Cooper - Mr. Spooner is still the owner of the property.

Mrs. Corlew - As far as we know.

Mr. Cooper - Even if it's under contact with a real estate agent or whatever, he is still the owner of the property until it, until title transfers and it has not been transferred.

(Unknown Speaker - Thank you.

Mr. Randall - Thank you.

Mrs. Moore - So..

Mr. Cooper - As of today, 8:15 p.m.

Unknown Speaker - What do you know that we don't?

Mr. Cooper - Real estate.

Mrs. Moore - Sorry. So in reference to the next steps for the Planning Board, we do have an opportunity, obviously we're planning on tabling this application for additional information. I would suggest that we (inaudible) advertise a public hearing. Our next meeting at this time is scheduled for November 2<sup>nd</sup>. I don't know what your...

Mrs. Corlew - November 5<sup>th</sup>.

Mrs. Moore - November 5<sup>th</sup>. Thank you.

Mr. Randall - 5?

Mrs. Corlew - Five, it's a Tuesday.

Mr. Randall - Okay.

Mrs. Corlew - Election Day.

Mr. Randall - Just checking.

Mrs. Moore - In reference to your timeframe for completing information, you had a lot to take in.

Mr. Abdallah - Yes.

Mrs. Moore - Do you feel that you need to get it done by October...

Mrs. Corlew - November.

Mrs. Moore - No...

Mrs. Corlew - Well, it has to be done by October... I need it so I can send it to the Board ten days before the meeting, so...

Mr. Abdallah - I won't have it (inaudible).

Mrs. Moore - So... I would...

Mrs. Corlew - So do you want to...

Mrs. Moore - So we move the, a, advertise a public hearing for December.

Mrs. Corlew - December...

Mrs. Moore - It would be December 3<sup>rd</sup>.

Mrs. Corlew - December 3<sup>rd</sup>?

Mr. Abdallah - And the submission is ten days prior?

Mrs. Corlew - I have to submit it to them ten days so...  
(Tape inaudible).

Mrs. Corlew - So December 3<sup>rd</sup> is the public hearing?

Mrs. Moore - (Inaudible) scheduled for the public hearing.  
(Tape inaudible).

Mrs. Moore - Alright, and then in reference to the environmental review, the Board will potentially start that process, environmental review, at that meeting, depending on what is submitted and if the board feels that additional information is required. And we would ask for the additional information so that we can begin the environmental review. You're familiar with that?

Mr. Abdallah - Hm hm. Is it the... Question... Does the Board basically take over the environmental review possibly in one meeting or do they..? If all the information's there?

Mrs. Moore - Possibly.

Mr. Abdallah - Okay. If not, can we adjourn it to the next meeting subject to (inaudible).

Mrs. Moore - Yes. And so it sounds like, that board members have, may have a couple other questions of you. You have...

Mrs. Tyler - I'd also like to see some more information about the front elevation and your plans on meeting that grade from Glens Falls National (inaudible).

Mr. Abdallah - Yes.

Mrs. Tyler - There's a lot of question as to how that will be handled.

Mr. Abdallah - I was going to say, any grading that we would do on our site would have to blend with adjacent sites.

Mrs. Moore - Okay.

Mrs. Tyler - Yeah, a little bit more information about, about the plan.

Mr. Abdallah - Yes.

Mrs. Moore - Is everybody in agreement to tabling the application?

Mr. Larkin - Yes.

Mrs. Moore - And just in reference, do you, and for Patti's sake, you want us to go through that information that we're asking of the applicant or is the applicant comfortable..?

Mrs. Corlew - I've been writing notes. I've been following along with what you (inaudible).

Mr. Abdallah - Do you... Does your Planning Board typically issue a letter of comments afterwards or meeting minutes or?

Mrs. Moore - There's meeting minutes, but they may not be done. We can through some of those comments now so that they would be in the meeting, considered meeting minutes. Potentially part of the tabling motion, but...

Mr. Abdallah - I've got a... I mean, I've got a good handle on what the comments are (inaudible).

Mrs. Corlew - The minutes will be done before. They'll be done in a few weeks.

Mrs. Moore - Alright. In reference to the audience in attendance, so what this means is that the ap, the board is tabling this application for inform, additional information of the applicant. The additional information includes a majority of these comments that the applicant has heard and my guess is he's taking into the account the comments that you, the

audience, have made, so I appreciate you coming out and making those comments. You can make further comments directed the Town Offices. I would request that you don't email specific board members, simply because we're not the official record keepers. The official record is kept at the town and therefore, it'll be read into the record or made part of the record at, as part of the file. So that's what my suggestion, my hope is that you do that, and in addition, you understand that a public hearing would be held on December 3<sup>rd</sup>. And so that again is an advertised and, advertised and notice. Is there a tabling motion that somebody would like to make?

Mr. Larkin - I'd like to made the motion that we table any discussion until the December 3<sup>rd</sup> meeting and...

Mrs. Moore - And hold a public hearing.

Mr. Larkin - And hold a public hearing at that same time.

Mrs. Sutphin - I second.

Mrs. Moore - Any additional comments (inaudible) second? Okay. All those...

Unknown Speaker - I've got a question. Who are you sending the letter to?

Mrs. Moore - Hold on. Let me finish the motion. We're in discussion.

Mr. Abdallah - The only question I have is, I heard you say tabling until December 5<sup>th</sup>. If we have further preliminary information to bring back to you in the next meeting, is that something that would be acceptable, something to look at prior to..?

Mrs. Corlew - You mean for November?

Mr. Abdallah - Yes. Once again, preliminary information. Ya know, if I had building elevations to show or other things to..?

Mr. Larkin - You're kind of segmenting everything...  
(Tape inaudible).

Mrs. Moore - Makes it difficult. 'Cause then folks don't know which meeting to attend, and so...

Mr. Larkin - The public would want to hear all the information you'd want us to hear and if we're not advertising for a public hearing in November, then it's appropriate for it to wait until December.

Mr. Abdallah - Okay. I mean, it would still be an open meeting just like this and advertise. Everybody show up; it just wouldn't be the, the official public hearing on a complete application. Once again, I...

Mrs. Moore - I would prefer to have all the information ready for the December 3<sup>rd</sup> meeting.

Mr. Abdallah - Okay. Thank you.  
 Mrs. Moore - All those in favor of the tabling. Aye.  
 Mrs. Sutphin - Aye.  
 Mr. Larkin - Aye.  
 Mr. Franchini - Aye.  
 Mrs. Tyler - Aye.

**RESOLUTION #2019-17**

Motion by: Richard Larkin  
 Second by: Sharon Sutphin

**RESOLVED**, to table application SPR 2019-4 by Seville Development for site plan review to December 3, 2019.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin, John Franchini  
 Nays: None

Mrs. Moore - In reference to who gets a letter, if I'm correct, it's people, those within 250 feet?

Mrs. Corlew - I would, 500.

Mrs. Moore - It is 500. I apologize. So those within...  
 (Tape inaudible).

Mrs. Corlew - She wants to know who to send it to.

Mrs. Moore - Oh, the letter. You're going to address it to the Planning Board and you can drop it off at the Planning and Zoning Office with Patti. So that's. Okay.

Mrs. Corlew - Okay.

Mr. Abdallah - Thank you very much.

(Tape inaudible; people talking at once).

Mrs. Tyler - Can I make a motion to adjourn the meeting? I'm making a motion to adjourn the meeting.

Mr. Larkin - Second.

Mrs. Moore - All those in favor.

Motion by Suzanne Tyler, second by Rich Larkin and carried to adjourn the Planning Board meeting of October 1, 2019 at 8:25 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb10012019

**RESOLUTION #2019-15**

Motion by: Rich Larkin  
 Second by: Suzanne Tyler

**RESOLVED**, to approve the Planning Board minutes of July 2 and July 15, 2019 (without correction).

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Richard Larkin, John Franchini  
 Nays: None

**RESOLUTION #2019-16**

Motion by: Suzanne Tyler  
 Second by: Sharon Sutphin

**RESOLVED**, to approve SUB #2019-1 by Harold Hisnay, tax map #262.-1-8.1, located at 1028 Viele Pond Road, to allow a 3 lot subdivision.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Richard Larkin, John Franchini  
 Nays: None

**RESOLUTION #2019-17**

Motion by: Richard Larkin  
 Second by: Sharon Sutphin

**RESOLVED**, to table application SPR 2019-4 by Seville Development for site plan review to December 3, 2019.

**DULY ADOPTED ON THIS 1<sup>ST</sup> DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin, John Franchini  
 Nays: None