

**Minutes**  
**Warrensburg Planning Board**  
**October 5, 2021**

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

**Others Present:** Joseph Klewicki, Martin Merola, Matt Kennedy, Don & Yvonne Miller, Kevin & Kathy Geraghty, Thom Randall, Pete Haggerty, Rick & Kathy Galusha, Kathy Ferullo, Linda Marcella, Janet Tallman, Peggy Knowles, Liz Sebald, Carol Keane, Jenny Peters, Bryan Rounds, Laney Morgan, Donne Winslow, Father Pettigrew, John Gable, Shale Miller, Joyce Reed, Bruce Fraser, Jim Hull, John Goettsche, Teresa Whalen, Paul Gilgrist, Patti Corlew (Zoning Administrator), Mark Schachner (Town Attorney)

**Meeting Commenced at 7:01 p.m.**

Mrs. Sutphin - Today is October 5, 2021. It's 7:05. I'm going to call the Town of Warrensburg Planning Board meeting to order. We do have a quorum this evening. First on the agenda is the approval of the minutes of the previous meeting of September 7, 2021. Has everybody had a chance to read them?

Mrs. Hull - Yes.

Mr. Franchini - Yes.

Mrs. Sutphin - Can we have... Are there any corrections?

Mrs. Tyler - Nope.

Mr. Franchini - No.

Mrs. Sutphin - Can I have a motion to accept?

Mrs. Hull - I make a motion to accept the minutes of the last, minutes of the last meeting.

Mrs. Sutphin - Any seconds?

Mrs. Tyler - I'll second.

Mrs. Sutphin - All in favor. Aye.

Mrs. Hull - Aye.

Mrs. Tyler - Aye.

Mr. Franchini - Aye.

Mrs. Parisi - Aye.

Mrs. Sutphin - Opposed? Abstained?

**RESOLUTION #2021-11**

Motion by: Susan Hull

Second by: Suzanne Tyler

**RESOLVED**, to accept the Planning Board minutes of September 7, 2021 (without correction).

**DULY ADOPTED ON THIS 5<sup>TH</sup> DAY OF OCTOBER, 2021 BY THE FOLLOWING VOTE:**

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

Nays: None

Mrs. Sutphin - Okay. And 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? Okay, moving on... First under the agenda, under new business is site plan review 2021-4, tax map 210.12-2-21, 3922 Main Street. The applicant is the North County Ministry and they are represented by Joseph Klewicki and the purpose is to allow the operation of the Furniture Barn. Are you Mr. Klewicki?

Mr. Klewicki - Good evening.

Mrs. Sutphin - Hi.

Mr. Klewicki - (Inaudible) I believe the facility was previously used as an antique store. We're using it as a distribution center for recycled furniture. We do that nine days a month, two hours each. The building's 2,600 square feet but we're only using the first floor and there is access to the second floor.

Mrs. Sutphin - That, the days you use it are during the week? Not on weekends?

Mr. Klewicki - Yeah. Tuesday morning; Thursday afternoon and one Saturday a month.

Mrs. Sutphin - Do... I noticed on the plan there was no parking or, or...

Mr. Klewicki - There is a parking facility. I mean, it's just the existing driveway.

Mrs. Sutphin - Okay.

Mr. Klewicki - We can accommodate about six cars. A lot of people do park on the lawn, but our business isn't that busy that we can't handle it with those six parking spots.

Mrs. Tyler - Can you tell us about the Furniture Barn? Is it an actual retail establishment or is it..?

Mr. Klewicki - No.

Mrs. Tyler - You come in (inaudible).

Mr. Klewicki - We, we accept donations and we recycle the furniture that we feel is worthwhile to people who are somewhat financially disadvantaged. We do not sell it. We do welcome

donations. (Inaudible) very small token donations (inaudible). So, no it's just recycled furniture that's in, (inaudible) good shape. Give it to people who have needs. (Inaudible). (Inaudible) a need for it.

Mrs. Tyler - If you were... Just so we all know a little bit about the, the property. If you were to donate a piece of furniture, would you, do you have a drop-off area? Do you..?

Mr. Klewicki - No...

Mrs. Tyler - ...bring it into the facility?

Mr. Klewicki - We have a pickup crew that comes to your house. We try to discourage people dropping off because then we don't know what we're getting. (Inaudible) deemed that it's worthwhile recycling, then they, they pick it up and bring it in.

Mrs. Tyler - Okay.

Mr. Klewicki - And the clients will come and they have to take it out but we try to discourage drop-offs.

Mrs. Tyler - Okay. That's all my questions.

Mrs. Sutphin - Anybody else have any questions?

Mr. Franchini - I was just wondering about the signs? Do you have existing signs out there now?

Mr. Klewicki - We had a, I guess you call it a sandwich sign that we would put out when we're open and we have stopped that until we could get this approval, and once we do... Because it's only open 9 days a month, we don't want to put anything permanent out, but that's how people know we're open for business, when that (inaudible) sign appears on the sidewalk.

Mrs. Sutphin - So the sign only goes out when you're open.

Mr. Klewicki - Only goes out when we're open. It's a little, I think 2, 3, 2 feet by 3 feet.

Mrs. Sutphin - Do you have questions?

Mrs. Hull - I don't have any questions.

Mr. Franchini - I have one more. I'm sorry. Is the entrance to the building handicap accessible?

Mr. Klewicki - There are two entrances; one is. The other one we are in the process of... I've had a couple contractors come down and (inaudible) 7 inch step but we have had a couple contractors come in and we're trying to make sure that both areas are handicap accessible, but there's one now that... The garage door is (inaudible) through the garage door if you need to.

Mr. Franchini - (Inaudible).

Mrs. Tyler - I'm good. Great.

Mrs. Sutphin - (Inaudible) motion.

Mrs. Tyler - You want to make a...

Mrs. Parisi - I'd like to make a motion we approve the application.

Mrs. Miller - I'll second it.

Mrs. Sutphin - All those in favor.

Mrs. Miller - Aye.

Mrs. Parisi - Aye.

Mr. Franchini - Aye.

Mrs. Tyler - Aye.

Mrs. Sutphin - Aye. Opposed? Abstained? Motion carried.

**RESOLUTION #2021-12**

Motion by: Sandi Parisi  
Second by: Susan Hull

**RESOLVED**, to approve application SPR #2021-4 by North Country Ministry for tax map #210.12-2-21, located at 3922 Main Street, to allow the operation of the Furniture Barn.

**DULY ADOPTED ON THIS 5<sup>TH</sup> DAY OF OCTOBER, 2021 BY THE FOLLOWING VOTE:**

Ayes: Susan Hull, Suzanne Tyler, Sharon Sutphin, Sandi Parisi, John Franchini  
Nays: None

Mrs. Sutphin - Okay, next under, on the agenda under old business is site plan review 2021-3. Tax map 211.13-3-41, 780 or 3760 Main Street. The owners are Richard and Rodney Galusha. The applicant is Cleardevelopment, LLC, represented by Martin Merola, to allow construction of a dollar, and operation of a Dollar General store. Does everyone have their updated SEQRA copy (inaudible).

Mrs. Miller - Yes.

Mrs. Sutphin - Okay. We did receive information on this application earlier today, and that was a design change and a traffic study letter. So that's going to be made part of it and open for the public. Does the applicant have any additional information?

Mr. Merola - Yes. Hi. Good afternoon. It'll take me a minute or two to get organized.

Mrs. Sutphin - Okay.

Mr. Merola - I have a bunch of different rendering ideas here. This one's my favorite one. (Inaudible). And here's another one that's a little different. Colors can be changed with whatever you'd like. (Tape inaudible).

Mrs. Corlew - Yep. And that's exactly what you were given.

Mr. Merola - Yeah. Actually I made all of you some copies too. I wasn't sure if Patti was going to give you that. There's another

option here. Now we're going to do the two. You see the fake door here?

Mrs. Sutphin - Hm hm.

Mr. Merola - We saved the columns and the railings from the house and we're going to incorporate them into the design here so that it has a little bit of the feel from that. And here's another one that my architect did that I'm not really thrilled about, but I'm certainly not thrilled about that one. I don't know what she was thinking. Anyway... The three first ones are my favorites (inaudible). And... I also have the, which I did not provide to the board, but I have them here right now. (Inaudible) plans for the D.O.T. to be submitted.

Mrs. Sutphin - Okay.

Mr. Merola - And the application. We need to do the SEQRA before I can submit. These are... ..these renderings if you want. Behind each one of them is the (inaudible) from the original draft of each one to tell you what products are going to be used or suggest to be using.

Mrs. Parisi - Thank you.

Mr. Merola - So I guess I'm here tonight to present to you the information and plans for a Dollar General store to be built at 3760 Main Street. We're submitting several different design ideas. Each could be modified to the Board's and community's liking within reason. We have saved some of the original posts and railings from the front porch of 3760 Main Street, which I would like to have them redone and used around the fake door and the front left of the building. I have also saved a few other (inaudible) items that I will try to incorporate into the design. Dollar General will, number one, create jobs, 6 to 10 full and part-time jobs, pay property taxes, pay sales tax on everything sold and be an asset by (inaudible) and money. Dollar General aims to represent positive economic growth and the communities it serves to the creation of local jobs and generation of additional tax revenue from municipalities and create accessibility to affordable quality items, most household items (inaudible) households used most and the (inaudible) to area non-profits. Schools and libraries do apply for literacy grants to the Dollar General Literacy Foundation since its inception in 1993. The foundation has awarded over 203 million in grants and helped 14 million individuals take their first steps towards literacy. We should welcome development in these economic times, post pandemic times. This is a great project and will be an asset to the community for years to come. Like I said earlier, the D.O.T. plans are ready to be submitted and once we go through the SEQRA and (inaudible) Dollar General has a literacy foundation and we're here to help. Organization which is all on-line, all the stuff on that. I don't know if anybody had a chance to look at it. They do provide grants to the communities they're in. And that's basically it.

Mrs. Tyler - What did you put up there?

Mr. Merola - I put up the set of, the original set of site plans that you should have a copy of.

Mrs. Tyler - Oh. We'd, we'd just like to know.

Mr. Merola - The only thing, it's not... The only thing you don't have is the D.O.T. plan which I guess you don't have to really look at this minute. And I guess I can show these to the community. So we have the cover sheet which shows the location. And the (inaudible) different things that are on the plan. Survey of the existing property.

Ms. Peters - Can you stand beside it so that... Yeah, 'cause (inaudible). Thank you.

Mrs. Sutphin - Marty, you can put it in the center. I think we have a copy of that.

Mr. Merola - Yeah, you guys all have that.

Mrs. Sutphin - So you can put it in the center if it's easier for you.

Mrs. Parisi - Now you're standing in front of them.

(Tape inaudible).

Mrs. Parisi - That's okay. As long as you're showing them...

Mrs. Tyler - We just wanted to know what you were you showing.

Mr. Merola - Oh, okay.

Mrs. Sutphin - Whatever's easier so that the public can see.

Mr. Merola - That alright?

Mrs. Sutphin - Hm hm.

Mrs. Parisi - That's fine.

Mr. Merola - The survey. Site plan. This is underground storage for the, for the water. This is the... Let me get my glasses...

Ms. Peters - Which is the front of the store?

Mr. Merola - Pardon me?

Ms. Peters - Which is the front of the store (inaudible)?

Mr. Merola - That's the entry right there. This is the front. 76 feet.

Ms. Peters - Now are those pictures...

Mr. Merola - These are all fronts, yep.

Ms. Peters - Doesn't look like enough room for that (inaudible).

Mr. Merola - Pardon me?

Mrs. Sutphin - Okay. That's... We're going to get to the public hearing and you can ask your questions then and make your comments then.

Mr. Randall - Just wondering where the, Main Street is. Can you just kind of..?

Mr. Merola - Right here.

Mr. Randall - Oh, it's there, okay. Thank you.

Mr. Merola - That's Main Street. Bunch of different examples of (inaudible) wall, the concrete curb, the asphalt.

Mrs. Ferullo - Where was the parking and how many parking spots?

Mr. Merola - There's 29 parking spots.

(Tape inaudible).

Mrs. Sutphin - Okay, again, we're going to get... Just let him get through the, the presentation and then...

Mrs. Ferullo - (Inaudible).

Mrs. Sutphin - Okay. You can, you can ask that (inaudible) public hearing.

Mr. Merola - This is the drawing from the, for the truck turn showing the deliveries work. The green lines are the truck coming in and backing up delivering (inaudible) out. This is the full metric plan showing where the lights will be, that they're not going off the property. And this is just some initial elevation stuff to give you height and length, but ya know, we're proposing to do one of these elevations. Signs ideas; this is the sign we did in Morris, New York. Like I said (inaudible) meeting, we want to take the native rock and incorporate it into the sign. This'll be the one by the road. Okay? This is another we did in Union Springs. Took the native rock and incorporated it with some of the Hardy Board on the bottom. This is the store that we didn't like here. This is Union Springs. And this is the D.O.T. plans. There's two separate plans for them. That's it. I think that's the end of the presentation. We're not looking for any sales tax concessions, property tax concessions, any type of concessions in any way, any grants, nothing. We're just looking to come here and build you a nice store. (Inaudible).

Mrs. Sutphin - Okay.

Mrs. Parisi - If you could move that now.

Mr. Merola - Oh, I'm sorry.

Mrs. Parisi - That's alright.

Mrs. Sutphin - Okay. At this time, I'm going to open the public hearing. Everyone that wants to speak will be given two minutes. I'll ask that you address the Chair, not the applicant. When you're called on to speak, come, please come up to the microphone and state your name and where you live. We'll give everyone a chance to speak. I ask that you only come forward once until everyone is given a, been given a chance. Okay. Any comments?

Ms. Peters - Is there... Where's the microphone?

Mrs. Corlew - Just stand at the end of the carpet.

Ms. Peters - oh, okay.

Mrs. Corlew - And face the board.

Ms. Peters - Okay.

Mrs. Sutphin - Okay.

Ms. Peters - So one of my questions... My name is Jenny Peters and I'm an owner of the house on the opposite side of the church. One of my questions is, what are the rules going to be about what can be outside the building? 'Cause a lot of times I go to Dollar, see, go by a Dollar General and there's just racks and racks of stuff and it looks cluttered and ugly.

Mr. Merola - Should I address that?

Mrs. Sutphin - If you, yeah, you can address it.

Mr. Merola - So of the stores, the old stores, they didn't have enough room in the storage areas to put all the carts in so the newer stores, they have enough room to put the carts inside and then once the trucks come, they take them out. Yes, some of the stores, some of the

management they've had don't keep on it, but believe it or not, my stores stay pretty clean (inaudible). So, they have, everything's delivered on a (inaudible) and they unload it and then they put it back in and ship it back out.

Ms. Peters - But, I mean, I go by and there are displays of the stuff. It's not just during the shipping process. It's like for advertising purposes. We have these items and here they are out in front of the store.

Mr. Merola - Well, yeah, they're trying to sell them, like anybody else who puts stuff out in front during the day when they're open.

Ms. Peters - Okay. That's what I'm asking. Is that going to be allowed? That all that stuff will be out there during the day?

Mr. Merola - Well, not all of it. Seasonally.

Mrs. Tyler - To not necessarily answer your question, but to address it, I'm not sure... It might be a question for Patti. There, if there are additional ordinances, but I know there's things that concern sidewalks and what you can put on sidewalks. I think we need a little bit more time to research that to answer that. What is allowed to be placed outside of the store, for how long and if there are any, I don't know, anything saying that you can't or can or cannot. I'm not familiar with anything that specifically says that in our code for this type of setup. I know that there are, is language concerning sidewalks and what you can put on sidewalks, but this isn't necessarily on a sidewalk.

Ms. Peters - Alright. Alright.

Mrs. Tyler - So I think that it's a good question and that we'll do some more research to answer the question.

Ms. Peters - Okay.

Mrs. Tyler - Okay?

Ms. Peters - Alright.

Mrs. Sutphin - Next?

Mr. Gable - Here?

Mrs. Sutphin - Yes.

Mr. Gable - State your name and where you live please.

Mr. Gable - John Gable. I live in Lake George. I wrote a letter and I think you have a copy of it in front of you and I'd like to read that letter to you. (Mr. Gable read his letter, which is in the file).

Mrs. Supthin - Thank you.

Mr. Gable - I have an additional letter. I'll step back on behalf of the Historic Society, Historical Society. They have asked me to read. I'll wait until everybody else has had their turn. Okay?

Mrs. Sutphin - Thank you.

Mr. Gable - Thank you.

Mrs. Sutphin - Anyone else?

Ms. Whalen - Teresa Whalen, 43 Orton Drive. (Ms. Whalen read her letter into the record, which is in the file). Thank you.



Ms. Tallman - I may have to have a couple of goes 'cause I have a lot of questions.

Mrs. Sutphin - You'll have to address the Chair.

Ms. Tallman - I know.

Mrs. Sutphin - Okay.

Ms. Tallman - I just feel a little weird...

Mrs. Sutphin - I know.

Ms. Tallman - ...'cause we've spoken before on the phone, so I just, some of these questions are kind of basic (inaudible).

Mrs. Sutphin - Could I have your name?

Ms. Tallman - Oh, I'm sorry. Janet Tallman and I'm a town resident. Okay, so I have looked at the site plan actually a little bit more carefully. I received a copy of it and so I was able to notice that you have a retaining wall that makes a "u" shape along the back of the property. On one corner it's 12 feet high. On the other, it's 16 feet high and the building is right up against it and I don't think that you're going to be able to move it forward based on the D.O.T. plan you have for turning the trucks around if you, if you move it forward, I don't know that you'll be able to. I have spoken to the County Building Department and they have said that with the building so close to a structural wall like that, the wall is going to have to be reviewed by the County Building Department as well. So a lot of these questions, I think, are going to be answered by them. However, I'm wondering if, if the Planning Board approves this based on these plans and then the project goes to the County Building Department and they decide to move things around in order to try and appease them, does it come back here for review again because if the design has changed, does the Planning Board have to recheck the, the plans?

Mrs. Sutphin - Mark?

Mrs. Parisi - Mark?

Mrs. Sutphin - Can you answer that?

Mr. Schachner - Do you want me to answer that?

Mrs. Sutphin - Yes, please.

Mr. Schachner - If the plans undergo a material change after a board approval, then the applicant would have to seek a modification for the previous approval.

Ms. Tallman - Alright. Then I have... How much time do I have 'cause...?

Mrs. Sutphin - 40 seconds.

Mrs. Tyler - Keep going; you're fine.

Ms. Tallman - Okay, good. Okay, so I'm... Some of my concerns have to do with how the wall is going to be designed and the reason I think it relates to the Planning Board is because given that there is very little space here, I suspect that there, they're not going to have space for terracing and I don't know that they're going to have space for just a giant solid hunk of concrete. They're probably going to have to put in earth anchors. Has, is there any design for that and is that... Because those will go into surrounding properties, is that something that the Planning Board is supposed to...

Mrs. Tyler - You can actually, you can address that to the developer, if he'd like to answer that. That's fine.

Mrs. Sutphin - She has to ask the Chair and we have to ask him.

Mr. Merola - I think a lot of the questions you're bringing up are, ya know, just guesses or...

Ms. Tallman - Oh yeah, no, no.

Mr. Merola - Let me finish please. Okay? I've been doing this, I don't know, 40 years? Okay? (Inaudible) site work business. My engineer knows about to design the wall. The points you're making are, in my opinion, not an issue, and however I have to do it right, it's going to be done right, and that's it. The plan, the structural plan will be stamped by my engineer, and that's the end of it. Done.

Ms. Tallman - Does that mean..?

Mr. Merola - It'll be built correctly.

Ms. Tallman - I'm, I would, I'm not saying that.

Mr. Merola - Okay.

Ms. Tallman - What I'm saying is...

Mrs. Sutphin - Okay. Can you address the Chair, please?

Ms. Tallman - What I'm trying to ask is, if the, if the Planning Board has to approve if earth anchors have to go into adjacent properties.

Mrs. Tyler - So I think to answer your question is that it doesn't fall under the purview of site plan review. That's actually a building, County Building plans and like, like the developer said, obviously, they would be drawn by an engineer, structurally significant to the plan. But that doesn't necessarily have to do with site plan review. That's going in deeper... After the site plan review is done and it gets into County Building permits and things of that nature and so it'll be reviewed by the County at that point. And obviously yes, it's going to be done by an engineer and conform to all the codes of the County and the State, obviously.

Ms. Tallman - But if it affects the local properties...

Mrs. Sutphin - Okay.

Mrs. Tyler - Yeah. That, I think your, that's...

Ms. Tallman - That's not you.

Mrs. Tyler - That's not necessarily us. I think deeds start, actually starts to go into the lawyers and alright, but if, I mean, those are good questions to keep in mind and we appreciate your comments and we'll take that...

Ms. Tallman - I'll be back.

Mrs. Tyler - ...under consideration.

Mrs. Sutphin - Anyone else?

Mr. Fraser - Okay, so, my name's Bruce Fraser. I live in Queensbury, but two and a half years ago, I purchased the property directly across from this proposed project. I'm at 3755 Main Street. So over the two and a half years, I've put a lot of time and expense into improving my property and as a result of that, Warrensburg has been great to me. I have my space fully leased. I've also seen the block be transformed from vacant storefronts to fully occupied. We went... Out of five

buildings, there was one business. Now there's five occupied fronts. It's all working out great. It's exciting to be part of that. So I, I have really not an objection to a further enterprise across the street and I'm here tonight because I have, I have visited some Dollar General locations in the area. Today I was in Chestertown. I, I'm familiar with, with one in Lake George. Both, I think, are basically right off Route 9 as well and then there's another store on Broad Street in Glens Falls, all relatively new, new stores. My concern is that from, from what I understand from these proposed drawings and the schematics here, that there will be no space behind the building and, and so the area where the dumpster and the, and the delivery racks are stored will be entirely clearly visible from my property, and I'm here because I've, I've heard from both of my tenants that that potential eyesore may be a concern and objectionable to them. So here is what I'm talking about. Here's a photo from the Lake George store. This is the side of their parking lot. It's visible from the street. I think the store is located over here. These racks come in and out a door and I've, I've driven by this multiple times and this seems to be an ongoing situation. So this is from today on Route 9, Lake George and this is today in Chestertown. Again, this is the side of the building. There's no room in the back to accommodate the crunched up cardboard boxes. Now, and as well, you'll notice that even though the dumpster's in an enclosure, it's, it's really not properly concealed. I, I've put a lot of time and money into my property. My neighbors have too. I'm not speaking for them, but and I don't have an objection to this business coming in, but, but I don't want to look at this. Okay? And, and I hope there may be a way to remediate the possibility that this would ever be an ongoing eyesore on Main Street. So would you like these or?

Mrs. Tyler - Sure. (Inaudible). Or you can give it to Patti. She'll enter it into the record.

Mr. Fraser - Okay. Here you go.

Mrs. Corlew - Thank you.

Mr. Fraser - You're welcome.

Mrs. Hull - Thank you.

Mrs. Tyler - Can I ask a question about that? To the developer?

Mr. Merola - Would you like me to address that?

Mrs. Sutphin - Yes.

Mrs. Tyler - Yeah, if you could show the Board and the audience where, where the dumpsters go. The dumpsters will be screened. They're way over here on this side, okay. So we can certainly accommodate, because the delivery's going to be right here. We can certainly accommodate another screened area. This'll be ramped up so they can bring (inaudible) put some kind of thing with Dollar General (inaudible) tell them they've got to keep the carts and the dumpster thing closed so it doesn't affect visibility to the street.

Mrs. Tyler - Can you just, I, show... Can you guys see it? I can't see it. (Laughter).

Mr. Merola - You got... The dumpsters are right here (inaudible) there so you got (inaudible) create a little cart area for them to store them until they come out.

Mrs. Tyler - Okay. And then the screening material that you normally..

Mr. Merola - We use like the deck boards. Honestly, they're the best. Last forever, the five quarter treated deck boards for the fencing itself.

Mrs. Sutphin - Okay, so they..

Mr. Merola - Ya know, 6 by 6's and..

Mrs. Sutphin - They wouldn't look like that?

(Tape inaudible).

Mrs. Sutphin - The pictures over there that Patti has?

Mr. Merola - No, it would not be like that at all. No.

Mrs. Sutphin - Okay.

Mr. Merola - No. Again, I didn't build any of those stores.

Mrs. Tyler - Yeah. But I think that it is fair to..

Mr. Merola - No, that's definitely a fair thing. I mean, some of the stores, there's not room behind them, like you said, but we could certainly screen it so it's not obtrusive to the town.

Mrs. Tyler - Would you be opposed to maybe doing, having your, a rendering done of that, so the public can..

Mr. Merola - Yeah, we can draw that fencing in there, certainly. Yep.

Mrs. Tyler - That they can see what, what the fencing will look like and..

Mr. Merola - I've got a schematic of the fence here somewhere in these site plans that you've got. But it's..

(Tape inaudible).

Mr. Merola - ...deck board and then we put it on the treated 2 by 4's and then there's 6 by 6 treated posts (inaudible). So we build them.. We don't just use stockade, dog-ear stuff. We do something that lasts forever.

Mrs. Tyler - An actual shed, for lack of a better term, a shed kind of looking. I think.. I think I'd really like to see that (inaudible) a rendering of that if that's agreeable.

Mr. Merola - I thought I included it in the (inaudible) middle, but..

(Tape inaudible).

Mr. Franchini - I think it was something (inaudible).

Mr. Merola - It's somewhere here.

Mrs. Hull - I believe we could take another question.

Mrs. Tyler - We can take another question.

(Tape inaudible).

Mrs. Sutphin - Okay. Does anyone else want to speak?

Mrs. Hull - (Inaudible).

Mrs. Sutphin - We got 2. We always get 2.

(Tape inaudible).

Mr. Gilgrist - Very hard act to follow.

Mr. Miller - Don Miller, Warrensburg, Prospect Street. Been here 50 years. I'm not really too much of a public speaker as far as these

type of activities, but this here stuck in my craw. All these renderings are nice in their place, but I don't think they fit at all with the architecture that you're going to be proposing to put here. I think it's a travesty to even think about it. I'm not against Dollar General in any way if they're in another spot. I'm all for more prosperity, tax revenue, able to go out and get a bargain. It's all fine. I don't think this is the place for it. There are other places that (inaudible) location that are. I go through a lot of towns as I drive up and down the streets of, roads of New York, up and down the northeastern coastal roads, Dollar Generals everywhere. I don't think they're next to a nice, architecturally built church and VFW. Most of them I see are the outskirts of town, as in Lake George, Chestertown. I don't know (inaudible). I can't believe the traffic problems that are going to come up when you have school buses twice a day going by that corner, emergency vehicles trying to get into the emergency area of the health center, asphalt and stone trucks coming down from Peckhams all day long, hundreds of log trucks and just the general public and if you don't believe it, be at my store at 4:30 in the afternoon on Route 9 and try to go north. And you got double parking here in this, with this proposed area, already a problem. I can't see how it could not lead to more problems. I can't believe that someone coming to our town, as in this past weekend, driving through and seeing a Dollar General located where it is, aren't saying what's wrong with these people. Why would they even think about it? And that bothers me. I seen all sorts of progress in this town the 50 years I've been here. It's made a lot of progress; sewer systems, schools, whatever and I'm a proud person to be here. My family stayed here and I think their kids probably will too. But I don't think this is a plus in our, in our (inaudible). Thank you.

Mrs. Hull - Thank you.

Mrs. Sutphin - Thank you.

Mr. Gilgrist - Paul Gilgrist. I live in North Caldwell. I want to mention certain points here that I think answer the question posed to the audience at the last Planning Board meeting challenging anyone to explain how the Dollar General proposal conflicts with our zoning. And how the proposal violates the (inaudible) of our zoning and comprehensive plans can be understood by reading the comments submitted by myself and others a month ago. The zoning and comprehensive plans are intended to preserve the ambience of the community's neighborhoods. Violating the (inaudible) of these plans destroys the purpose for which (inaudible) laboriously created. The concerns about violations regard the parking plan, the size of the sign, the building is too big for the lot. It's design is arguably (inaudible) with other buildings in the area and the loss of two parking spaces on the street will harm other businesses nearby. There would be adverse environmental impacts, especially including traffic congestion which is why D.O.T. says a traffic study is required. That's a genuine biofide traffic study; not merely a traffic count or

some subjective statement of opinion. The Dollar General will produce undesirable changes in the neighborhood and be a detriment to nearby properties and businesses. It'd be detrimental to attractiveness of the Episcopal church property and harmful to the Family Dollar and Tops businesses up the street. An engineering study needs to be done about the hill to examine the hill behind the, the property. What's the hill made of? Is it glacial till or is it bedrock, ledge rock. Is it stable? It's a well established principle that regulatory review should not be segmented. Segmenting is an old trick for evading environmental regulations. There should not have been an application for a setback variance prior to and separate from the overall review of the project by the Planning Board. Their quest should not have been accepted nor approved. Doing so was aiding and abetting the applicant because a request for a single exception to the rules may seem minor but not if it's viewed in the overall cumulative context of all the exceptions to the rules that might be needed. Zoning is not just a limitation on someone's property rights. Its purpose is also to respect and protect other people's property rights. The concept of property rights does not mean you are free to cause harm to your neighborhood and devalue other people's property. This project is so detrimental to other properties, that invoking the property rights defense is a disingenuous red herring. Thank you.

Mrs. Hull - Thank you.

Mrs. Sutphin - Thank you for your comments. Anyone else?

Father Pettigrew - Father Tom Pettigrew. I live at 3764 Main Street, which is the Episcopal church rectory. On the general principle, we, as the rector of the church, we oppose this kind of development for the area. We recognize that we need development in the town, but, and a Dollar General would be good. Just we don't think it's right for this spot. I am pleased to see these elevation changes from the original review that I saw. I do have a concern and questions about what the north-facing elevation will look like. Primarily because that's the elevation which predominantly faces my property. It turns my driveway into essentially an alleyway between two buildings, and I have concerns about that. And frankly the view outside of my dining room window is now going to be whatever they put there. So I'm hopeful that in the site review and whatever the elevation review, that the north façade would be considered. I think, I did submit a letter, so the rest of my thoughts and comments are in that. Thank you.

Mrs. Sutphin - Thank you.

Mr. Merola - Can I address that?

Mrs. Sutphin - Yes, you can.

Mr. Merola - The elevations aren't going to be just the front. We are going to do the same look on the two sides. If we did the elevation with the high corner and then that high corner, it would go around to the right side by the museum and then this would be mirrored across. If we went with this one, this would go down your side of the church,

Father. Okay? (Inaudible) wall that's going to be the metal siding is the rear. The only ones that's going to see it is the squirrels. (Tape inaudible).

Mrs. Sutphin - Does anybody else have any comments or questions? Comments?

Ms. Marcella - Linda Marcella, town of Warrensburg. I have just a question as opposed to a comment and maybe two if I may. This is a part of a public hearing and we know how many are here now. My question is, can you share with us how many letters or other means of contact that we received from other members of the town? It would be kind of nice to know if we're all that there is, ya know, kind of thing. And I'm assuming that everything that was sent in, the Board has copies of. Is there any way for us to know what the consensus of that is? And then my second question, which I've asked before is if the public hearing and the comments are in effect, going to have any, have any effect on the outcome of the project or is it just lip service? I just haven't been able to get an answer of that and I don't know if we're just wasting our time or if it actually can have an impact on the, the project?

Mrs. Tyler - Do you want me to answer?

Mrs. Parisi - Patti, do you want to answer?

Mrs. Tyler - Well...

Mrs. Parisi - I have received 19 that you forwarded.

Mrs. Tyler - Yeah.

Mrs. Corlew - I haven't counted.

Mrs. Sutphin - I haven't counted them either.

Mrs. Parisi - I just counted them today.

Mrs. Tyler - The, if you want to know how many letters have been received, Patti certainly, that's a, that's a matter of public record. You're certainly welcome to read them, look at them. Patti could send you an email and tell you for sure if it was 19 or 20 or whatever. It's, it's... You're, of course, allowed to see that. And then, ya know, we can speak to the effectiveness or the purpose of an open or a public hearing or Mark probably can speak better to it, but this is your time to ask us our questions, ask, ya know, we may or may not answer them, or we may not have an answer for you, but it's your opportunity to ask us questions, make your comments and those all are... They're all taken, in some regard, under consideration, in that... And to use Mark's term, it's not a popularity contest. It's not if we like or we don't like it. It's how it is, it fits into the code, the application. It, but with that said, this is your opportunity to tell us that you don't want to see dumpsters, that you want to see a historic façade, that you are concerned about the traffic, that you're concerned about the, preserving the historic nature of the corridor. All those that is taken in, under, to some consideration. And then it's recorded for us to look back on while we're developing, in the review process. Does that answer your question? And Mark, if you could speak to it a little bit more.

Mr. Schachner - I think you said, you put that pretty well. I don't think... I don't think anybody can explore the innermost thoughts of any decision maker in any great detail. I think in my, in our experience, myself and my colleagues here in Warrensburg, the Planning Board tends to very seriously consider public input, but it is not a popularity contest. If the public input is nearly, and I'm not suggesting this is the public input, but if the public input is we overwhelmingly want this application to be approved, that in and of itself is not that relevant to a board of consideration because the board consideration involves New York legal criteria for, in this case, site plan review. So none of you have gotten up and said nothing and only said I think this is wonderful; I want it and none of you, which would largely be irrelevant, and none of you have gotten up and said, I think this horrible; I don't want it, which would largely be irrelevant. You all made very appropriate comments that are based on relevant considerations. Almost all the comments have, in my opinion, and I've been around the block many times, have referred to relevant criteria that the Planning Board has to consider in weighing various things to make a decision. And so they've been appropriate comments. My experience and my colleague's experience here is that the board listens carefully and considers them. The Board is certainly not bound by anybody's public comment, but the Board considers them. I think that's, I think your answer was a good answer and I think that's the best answer we can give.

Mrs. Hull - Thank you.

Mrs. Sutphin - Anyone else?

Unknown Speaker - I have... Go ahead.

Mrs. Knowles - (Inaudible) so I might as well read it. Peggy Knowles, Warrensburg. (Mrs. Knowles read her letter, which is in the file).

Mrs. Sutphin - Thank you for your comments.

Ms. Ferullo - I just have one question. My name is Kathy Ferullo from Warrensburg. When they show how the tractor trailers are going to pull in and back out, are they going to be doing their deliveries during the, at night when there's no cars or are they are going to be blocking cars while they're backing in and pulling out? I was just wondering when they, the tractor trailers were going to be there to do the deliveries?

Mrs. Sutphin - Okay. They're plan has restricted deliveries, so it's early in the morning before they open.

Ms. Ferullo - Oh, okay.

Mrs. Sutphin - They won't be doing it all day long.

Ms. Ferullo - Okay.

Mrs. Hull - Thank you.

Mr. Miller - They won't be doing it all day long?

Mrs. Sutphin - They won't be doing it all... They're only going to be doing it in the morning. It's restricted delivery. It's even stamped on the paperwork that we got.

Mr. Miller - Hours...



Mrs. Sutphin - They would be doing it in, well before 8 o'clock. They open at 8, is that correct, Marty, 8?

Mr. Merola - That's correct.

Mrs. Sutphin - And..

Mr. Miller - About the school bus time.

Mrs. Sutphin - They're going to pull in, one truck, pull in. That's it. I mean, we get that now.

Mrs. Tyler - I think we can probably.. I think we hear your comments about the deliveries times and it's something that we probably could look at as we go along. If, if, if they open up at 8 o'clock and are being very ambivalent about the time, we can, we can look at that and say, specify a time and work with that. The elementary school starts at 8:00 a.m. Buses run probably anywhere between what, 6:30 to 7:00, if that's a concern, ya know, about the traffic. Ya know, traffic has been many, many times in the, in, over the last hour, so I think that's something that we hear you guys saying, so we can certainly address the delivery scheduling time.

Mrs. Sutphin - And there is a traffic study that's done that you're more than welcome to go look at. He did turn it in.

Mrs. Tyler - With the traffic study that's been, was, what, today it was submitted. So we haven't even looked at that traffic survey yet. It is a matter of public record. We encourage all of you to take, all of you, go get a copy of it. Take a look at it. If you have questions, comments about that particular traffic survey, come back to us. We'll look at it again. We'll talk about it again. The size of the trucks that come in; we can find out how big those trucks are and if they're going to park on that street, if they're going to, ya know, and how the process is. We want to hear about that. This is, this is the time we want to hear your concerns about this. Losing two parking spaces in the front of the building, we want to hear about that. These are all concerns that we're hearing and we're taking under consideration. So again, traffic survey, we have, we just got it today. We haven't reviewed it. We, we haven't even been able to digest it yet either. So..

Ms. Peters - Who conducted that survey, the board or the applicant?

Mrs. Tyler - The developer submitted it and it was by R. P.. Whose it by?

Mr. Merola - GPI.

Mrs. Tyler - GPI. So..

Mr. Merola - Big engineering firm out of Albany.

Mrs. Tyler - So.. Like so, not to speak out of turn and to get ahead of ourselves, but we haven't had a chance.. We just got that today. We haven't had a chance to review it either. So we encourage you all to get copies of it. Again, and..

Ms. Peters - Can we get copies from the board?

Mrs. Tyler - Patti would be, would be able to get that for you tomorrow.

Mrs. Corlew - I'm not sure if you have to fill out a Freedom of Information...

Mrs. Tyler - A FOIL...

Mrs. Corlew - ...Request to get it.

Mrs. Tyler - We'll, we'll figure out how to get it to, to interested parties. But that...

(Tape inaudible).

Mrs. Tyler - ...it's part of the record.

Mrs. Hull - Maybe we should let (inaudible) speak.

Mrs. Sutphin - Yeah. Okay. Moving on...

Mr. Gable - John Gable again. I'm not going to give you the prepared remarks. Most of the remarks from the Historical Society have been made. I just want to give you a personal observation that I saw, being directly across the street from the site the day after the building was demolished. 18 wheeler trucks came in for the removal of the debris and the access coming out of it was so chaotic that I personally witnessed a Warren County Sheriff parking diagonally across Main Street, stopping traffic in both directions, getting out and directing that truck out of there. That's going to happen. The restaurants are open before 8 a.m. and I understand and respect the fact that we have to follow New York State Law and code and zoning. I just respectfully ask the board to please consider traffic and safety. I think it is a larger issue than what can be put on paper and I just ask that you use your common sense. Thank you.

Ms. Morgan - Ilana Morgan, I'm a town resident of Warrensburg. I had the opportunity to look at the New York State D.O.T. traffic studies that have been done in Warrensburg since 2015 and I have not reviewed any other traffic studies besides what is publicly available on line from New York State D.O.T. Particularly, there was 2 traffic studies where traffic recorders were placed; one 60 feet north of Stewart Farrar Street; this was in 2019. That's right about where we find Stewart's today. The other was 270 west of Prosser Road which is right by the Lake George McDonald's, coming into Warrensburg. Actually a little bit north of that by the bridge. A couple of things that I had noticed I'd like to bring out specifically; the traffic study only covers weekly traffic, not weekend traffic, which we as residents all know is much more intense; however, I looked particularly at the time frame between 6 and 8 a.m. I want to tell you that the average weekday daily traffic is 13,571 cars. The time between 6 and 8 a.m. is 1,500 cars. Between 6 and 9 a.m. is 2,300 cards. That's 12 cars a minute for the time period when deliveries are supposed to be expected to arrive. That's my point about the traffic studies. I'd really like the board to consider the traffic times closely, if possible. I'd also like to make sure that the traffic markers are in the proper place for this traffic study, if or check at least what their traffic study has. I know there's also specific requirements on crash studies. I don't know if that's been included in the traffic study that the developer included and I, and

he also did mention that there was, he's going to be seeking no property tax or school tax relief. I think that that should be considered part of the approval process, so that that doesn't happen. Because if he's standing on the platform that he's going to be bringing revenue and tax revenue specifically to the town, we want to make sure that he doesn't get rebates that way or seek them outside of the purview of the board or the town. My last thing is the signage, I really would request that the board consider the sign to be specifically in line with the comprehensive plan. Thank you.

Mrs. Sutphin - Thank you for your comments. Anyone else?

Mr. Miller - Shale Miller; town of Warrensburg. You at the very beginning of the meeting stated that the traffic study you received was a letter. Is there an actual comprehensive, multi-page, specific traffic study done for that area. Not an existing one. Not one that was done last year, but for the area from that light to that light.

Mrs. Tyler - So to answer your answer, we were handed a two page document.

Mr. Miller - Right. I understand that.

Mrs. Tyler - That we weren't able to review as of yet. And so...

Mr. Miller - Well, I can tell you that that's not enough. A two page document is...

Mrs. Tyler - Can you, so we know what the public is seeking, what would you, what would you be looking for additionally...

Mr. Miller - There is...

Mrs. Tyler - Or a traffic study.

Mr. Miller - On the New York State website for traffic studies, there's a two page document that's typically (inaudible) included in a traffic study impact study. There are multiple things on here that need to be addressed and I just want to make sure that the... The impact study that we get just isn't a letter from an engineer saying no impact. It should be a comprehensive study and it should be reviewed by the Town Engineer. Not just board members. Not saying that you don't what you're looking at, but they are technical documents. The other option, the other issue would be storm water management. I realize it's a storm water management plan. It's reviewed by an engineer, but I think it should also be reviewed by the Town Engineer as to how it affects the storm water going in to our storm water, existing storm water management in the town Main Street corridor. Not just how the property reacts. I'm not opposed to Dollar General. I don't think it's a good spot. And that's it.

Mrs. Hull - Thank you.

Mrs. Sutphin - Thank you for your comments.

Mr. Merola - Can I say one thing about the traffic study?

Mrs. Sutphin - Sure.

Mr. Merola - When I first was, had the request to do a traffic study, I talked to two major engineering firms, first (inaudible) Harbor and then GPI. Both of them told me the same thing. The location and a Dollar General of that size doesn't necessitate a full study. They

did this four page report, which was from, some information from the 2019 study, but a very huge firm right out of Albany, so it's not like they did it for free. I'll tell you that. So that, both of them said the same thing to me. And if you look at the last... There's not really much to review here, but if you look at the last paragraph, it says that (inaudible) the site (inaudible) should not exceed more than 37 vehicles at any of the adjacent intersections along Main Street. Even in the worst case, weekday p.m., peak hour of the day, it is concluded that the proposed (inaudible) generation is less than 40% of the traffic necessary to require a detailed traffic study at any additional intersection based on ITE guidelines. I'm not sure what that is. No significant change in traffic (inaudible) Main Street (inaudible) intersection adjacent to the proposed site is expected to occur (inaudible) proposed Dollar General store development. No further traffic studies should be necessary based on these standards. This is Michael Wieszchowski, Vice President, Director of Traffic Engineering, Greeman-Pedersen, Inc.

Mrs. Hull - Thank you.

Mrs. Tyler - And I think, when we get a chance to review the survey that you submitted, we'll take that under consideration. The, what was submitted to the Board. But we, like I said, so it was just presented to us. This Board has not been, had a chance to review it or comment on that at this point. Question...

Mrs. Sutphin - Anyone else?

Mrs. Tyler - Janet?

Ms. Tallman - Janet Tallman. I did get to read the traffic study. He's right. It was four pages, Suzanne.

Mrs. Tyler - Oh. Okay. (Laughter).

Ms. Tallman - I have three comments on it. One, the numbers that they used were from the 2019 survey. They were not collected in the vicinity of the proposed location. They were collected on the, on the, kind of the front part of town.

Mrs. Sutphin - I have one question for you.

Ms. Tallman - Yeah.

Mrs. Sutphin - You read this?

Ms. Tallman - Yep.

Mrs. Sutphin - Before we did. How did you do that?

Ms. Tallman - I'm a very fast reader.

Mrs. Hull - We just got it.

Mrs. Sutphin - We just got it.

Mrs. Tyler - But it was submitted earlier to Patti. It's a matter of public record.

Mrs. Sutphin - And you went to Patti?

Ms. Tallman - No.

Mrs. Corlew - No. I did not send it to anybody but you.

Ms. Tallman - So my second is... Oh, okay. So for, it is not a traffic study. There was no independent data collected for it, so it, it is a letter. It is a memorandum and ya know, if the D.O.T. thinks that

enough, but for, for your purposes, I would recommend when you're reading it, first, like I said, there's no data in front of the existing building. Second it would be useful, I think, to, and this would not be typical to do, to do an analysis using the stopping sight distance from the point when you can first see the Dollar Sign on Highway 9, given the speed of 30 miles per hour, you got about 6 seconds to get to basically stop your car. Two of those are going to be reaction time, so you got 4 seconds to go from 30 miles per hour to 0. And in that time, are you going to be able to decelerate at a rate that is safe enough so that the person behind you won't hit you? That would be a basic thing that I would want to see in a traffic study. Second, this location is one of the narrowest locations. In fact, it is the narrowest location in the town. Part of traffic design will tell you that the narrower the road fields, even if the (inaudible) same size, the narrower the road fields, drivers will slow down. They will. Alright, so that's everything for the traffic thing. Next, vibrational concerns. Given where the new retaining wall will be on the southeast side of the property, you're going to have to dig out a big chunk of earth behind what is the existing retaining wall, which kind of juts out on that side. I want you to consider, it's very likely that during construction, they're going to come into either bedrock or some really, really big boulder. I know we've had boulders that size just at the nearby corner that, ya know, 150 years ago (inaudible) they blasted it out of the way of Highway 9. Assuming that you come into something like that, or even if you don't, what kind of vibrations are going to occur? Is the developer going to be allowed to use dynamite or rock hammers, and if that, if so, you have historical buildings on three sides of there. I don't know what kind of foundation (inaudible). But if it's round fieldstone, you really have to be worried about additional settling, damage to the building. Mrs. Sutphin - Okay. Thank you for time.

Ms. Tallman - I have one more. And there's nobody else to talk, right?

Mrs. Tyler - Yeah.

Mrs. Sutphin - We don't know that.

Mrs. Tyler - I think we can let Janet finish.

Ms. Tallman - My last thing..

Mrs. Sutphin - I want to know where Janet got this from.

Ms. Tallman - So my last thing is..

Mrs. Tyler - She can probably answer that.

Ms. Tallman - ...drainage within the parking lot itself. Regardless of whether you're using the, the asphalt, permeable asphalt or you're using drywalls, I want to know if it'll be required to do a (inaudible) testing of the ground there because even if you have these things, if the water doesn't actually, if the ground won't accept the soil, then you're out of luck and it's going to overflow and go into Main Street.

Mrs. Sutphin - Okay.

Ms. Tallman - That's it.

Mrs. Sutphin - I still have a question for you.

Ms. Tallman - Okay.

Mrs. Sutphin - Where did you get your copy of this...?

Ms. Tallman - I'll talk to you after the meeting.

Mrs. Tyler - So...

Mrs. Sutphin - Does anyone else have any comments?

Mrs. Sebald - Elizabeth Sebald, 3770 Main Street.

Mrs. Sutphin - I'm sorry.

Mrs. Corlew - Can you move up a little, Liz?

Mrs. Sebald - Elizabeth Sebald, 3770 Main Street. She just brought something to my mind that... My father always said our house was built on bedrock and when the health center was built, my house shook every day. I have a log of the days that pictures fell off the wall and I had to straighten pictures. And when Main Street was replaced here, our ceiling caved in upstairs. I really think that there's a lot of bedrock underneath where we are and I feel all the vibrations from the logging trucks. Just to let you know.

Mrs. Hull - Thank you.

Mrs. Sutphin - Thank you.

Mr. Merola - Can I just say one thing quick on that?

Mrs. Sutphin - Yes.

Mr. Merola - The Oddfellows Hall, VFW has a full basement. The house that was there had a full basement. The house that was there had sewer service, which is down four feet. The house had water service which was down four feet. We're certainly not going to use dynamite and there's certainly no bedrock there. Okay? The... In addition to her comments about the wall being 16 feet high, that is not true. Okay? Because the finished floor elevation on the building, the current elevation is 708. Okay? (inaudible) finished floor elevation is 704. Top of the hill is 710 on this section of the wall. Now if you've gone back there and looked like I have, you can see that years ago, someone stepped that hill back so the hill doesn't come down on ya. Okay, it's... You're making a mountain out of a mole hill, in my opinion. I'm not worried about it. If you are, I'm sorry.

Mrs. Sutphin - Any other comments? Linda?

Ms. Marcella - Aside from the fact that I'm disappointed about where it's going, that's my opinion and it's clear that it doesn't matter. What does matter and my real concern there is the deliveries and I can tell you, if you've not gone to any of these Dollar General stores and set there for a couple of hours, it's way more than one truck a day. I went by the one in Chestertown. I don't believe this developer did it, but the other day, I went by at 10:30'ish, came back almost noon, trucks were there, trucks were there and had to go back again at 3 o'clock in the afternoon, there was another parked, truck parked there, so it's not one truck a day. I would hope that if... I would love to have, make sure that you guys had visited Dollar General's if you haven't. Just set there for a little while. But I would hope

that if we are going to put some restrictions about when deliveries are made, that they're in the plan so they're enforceable. Ya know, not just say well, they got to be before 8 o'clock because remember we've got school buses going through there. I don't know. I just, I just don't think it's doable. I mean, we all sit on our driveways trying to get out into the street and sometimes it is like ridiculous, so I just don't know how it's going to be doable, but I do ask that if you end up going forward with it and we're saying that we're going to handle it by, by setting a specific time of deliveries, that we put it in the plans so it's enforceable.

Mrs. Hull - Thank you.

Mrs. Sutphin - Thank you.

Mr. Gilgrist - Paul Gilgrist. Just one more brief comment about the, the hill. And the question is, what is it made out of? Is it made out of glacial till? Is this glacial landscape in the area here or is it ledge rock or bedrock? Down where the Niagara Mohawk or National Grid facility is, that was once a hill. Where McDonald's is and the campground there, that was once a hill, great big hills. They were made out of glacial till. They were all taken away from the gravel to build roads all over the place. And the National Grid facility sits on what was once a great big hill, but it was all taken away. I don't know, and I don't think anybody knows if that had continued on north, would they, would they have been digging more glacial till or what they have hit bedrock? And that continues right on to this hill that we're talking about. We don't know. That's why an engineering study should be done. It would involve drilling down from the top of the hill, drilling in from the side of the hill to find out what it is made out of. But glacial till would be less stable than, than solid bedrock obviously. Thank you.

Mrs. Sutphin - Anyone else?

Mr. Miller - I'm not perfectly clear on how these tractor trailers access and egress this facility. Do they drive in, make their drop, back around in front of the building in the parking area and pull back out on Main Street?

Mr. Merola - I'll show you. Excuse me.

Mr. Miller - This is pretty small renderings from where I'm sitting so.

Mr. Merola - This is the front, the street. Come in, pull into the front and back up to loading and pull back out.

Mr. Miller - So they've got to head south?

Mr. Merola - Well, I mean, if they're coming from... We did coming, heading, I guess whatever that way it, is that north. I'm not positive, but...

Mr. Miller - Relatively close to north. But when you leave, they're going to go south.

Mr. Merola - Well, I, based on this drawing, they are.

Mr. Miller - Yeah. Do they?

Mr. Merola - I would guess they are.

Mr. Miller - Are they going to Chestertown?

Mr. Merola - I, I don't know.

Mr. Miller - They can't make the turn.

Mr. Merola - Pardon me?

Mr. Miller - They can't make that turn to the right.

Mr. Merola - Well, then most likely they'll have to go to the left.

Mr. Miller - Yeah. And then where do they go?

Unknown Speaker - Northway.

Mrs. Sutphin - Up the Northway.

Mr. Merola - I mean, that's, ya know, they'll figure it out.

Mr. Miller - They're going to have room to back around there with parking cars in front of the building?

Mr. Merola - Well, yeah. Dollar General wouldn't have approved the site if they didn't think they could get the trucks to it. They do these designs. Not me. They do the...

Mr. Miller - I'm wondering if they did. It doesn't make sense.

(Tape inaudible).

Mr. Merola - Sarah James (inaudible) with Dollar General (inaudible).

Mr. Miller - I don't believe that they can turn around in there.

Mr. Merola - Well, I mean, they don't draw... They do this...

Mr. Miller - I know they're good drivers and...

Mr. Merola - Well, no, no, no. They...

Mr. Miller - It doesn't make sense that there's room to do it.

Mr. Merola - They go to a thousand stores a year, so they know what works and what doesn't.

Mr. Miller - Out of town and places where there's more facility to turn around.

Mrs. Sutphin - Anyone else?

Ms. Reed - I wasn't going to, but... Sorry. Joyce Reed. Again, I'm a life-long resident. And the Historic Society, I have heard so much about the historic... For all of us who've lived here must remember that that part of town had five and dime, Engle's Department store, Warren Theater. I can go on and on and on. That's what it was designed for, retail, commercial retail. When I come in to town, I might stop at Dollar General, spend an hour there shopping. Kids call; dinnertime. What's better for the other businesses in that area. All the restaurants... And let a bar open less than 200 feet from the traffic light just a month ago. So, a bar... Ya know, that's my opinion. Whether it's Dollar General or another retail store, that was designated commercial retail for a purpose because all those stores, historical stores were there through our whole lifetime. We didn't hear this when the health center torn the historical buildings and built the health center. We didn't go through all of this. I understand about historical. I own a historical home that, ya know, somebody wants to put a moratorium on, but you have to think what's going to bring business to town. We don't want them driving through town. That has been said and quoted several times. We want people to stop here and if I stop at the general store, run into get



something and spend 20 minutes, I'm late for dinner, I might buy Chinese, I might buy pizza, I might buy hotdogs. It's business. Business, we're going to enhance the businesses. I understand the traffic but like I said, you let a bar open less than two months ago, less than 200 feet from a traffic light.

Mrs. Miller - Thank you.

(Tape inaudible).

Mrs. Sutphin - Anyone else? No other comments? No one else wants to speak? Anyone in the hallway want to speak?

Mr. Goettsche - I'd like to say one thing.

Mrs. Sutphin - Sure.

Mr. Goettsche - John Goettsche, I live on Main Street. I'm (inaudible) historic home. We were at the last meeting but we weren't allowed to respond because we only were supposed to ask questions, but that we should be happy with the code of 2012, but I will say now I'm looking at a building that's being built in the small business area, that should be about five, six thousand square feet, which it's going to be 20,000 square feet. So it's not double the size, it's not triple. It's quadruple the size that should be there. And so my one comment is the code is wonderful if it's followed, but if a variance can be given, the code, what value is the code. Granted, I understand variances, small variance allowed but we're not following the code? This, this is a historic district we're talking about. We spent our last 20 years putting our heart and soul into a building that was here for a long time and these buildings are the soul of our town, and ya know, we... I'm not against Dollar General. I don't feel it should be there. I mean, Chestertown, it's outside of the building. Lake George it's outside of the building. But, but ya know, let's, let's not lose the heart and soul of our town. Thank you.

Mrs. Sutphin - Anyone else? Okay. I'm going to leave the public hearing open at least until the next meeting so that if any additional information comes in from the applicant, the public can, can look at it before we make a decision on this. Again, I ask that you, that you do not contact the board members directly. We are open government and any input or conversation that you may have regarding an application needs to be done in a public setting. Okay. That concludes our business this evening.

Mrs. Tyler - Can I just... Before you close the meeting. I think a few things were addressed by the public that we can ask our developer to answer to at the next meeting.

Mrs. Sutphin - Okay.

Mrs. Tyler - Just to review it quickly before we close.

Mrs. Sutphin - Okay.

Mrs. Tyler - I think, ya know, that we would... And you can correct me if I'm wrong, but I don't believe that we have a storm water plan. Do we? We have...

Mr. Merola - I have a...

Mrs. Tyler - ...a basin plan.

Mr. Merola - ...(inaudible) storm water study done by my engineer for this site.

Mrs. Tyler - Okay. Can we have that submitted?

Mr. Merola - If you'd like it, I can certainly get it to you.

Mrs. Tyler - We would like to see that. And then also additionally, again, while there have been examples given of the sign, I think a lot of people are concerned what the sign will look like. The placement of the sign. So instead of just an example, could we actually have the intended sign. The actual plan if you're, if we're ready for that?

Mr. Merola - I did submit a sign plan in that set of drawings.

Mrs. Tyler - I think... I think it was just, in my opinion, I thought that it was like, it was kind of vague because you gave us so many different examples. Like it could be this; it could be that. It could be this size. (Inaudible).

Mr. Merola - (Inaudible) based size (inaudible). It's going to... They'll... For the front of the store, it'll be letter signs. It'll be a letter. It won't be a box. Individual letters on a raceway.

Mrs. Tyler - I think the public would like some more clarification it seems. If, is that fair. Do you guys agree?

Mrs. Parisi - Does it meet the code right now?

Mrs. Tyler - 'Cause I don't think it meets the code, the...

Mrs. Parisi - Does it meet the code?

Mr. Merola - Does the sign meet the code?

Mrs. Parisi - I haven't had an opportunity to look at the...?

Mr. Merola - The one at the street does. The one on the building, I guess it could be argued that it doesn't. It depends on the Planning Board decision. There's some different language in there, but I mean, that's not the end of the world. I mean, we, whatever the Planning Board wants to do with the sign, we have to do with it. But that shouldn't affect the rest of the approval.

Mrs. Parisi - No, that was just a question.

Mrs. Tyler - No. We just want to see what your, the intended sign is and I think we've been given a couple different types to, to look and become familiar with, so if you could give us more...

Mrs. Parisi - Specifics.

Mrs. Tyler - ...specific as to what you're proposing for Warrensburg at that specific location and we'll go from there. Just more specific. I think it, that's true to say also, I think you did a very nice job with the renderings here, but ya know, we'd also like to see the elevations, the north side, the south side, the back. We want to know what the back is going to look like. I, you're, you're perfectly capable of showing us what the north side of the building will look like. It, we can guess, but I'd rather not guess.

Mr. Merola - Uh huh.

Mrs. Tyler - So I'd like to see the north, north and south elevations, a rendering at least. The traffic study, I think this board obviously needs to review what was submitted and we'll leave that open

certainly. And then there's some question also about what the dumpster will look like. Which is great. We have to think about these things. And I would rather... I would rather not guess and so I'd like to see... You said that you could do a clapboard dumpster façade. I'd like to see that also. So yeah, so the storm water plan we absolutely need to see that, ya know. I'm not sure... I'm not... ..about the engineering plans. I, I have some questions about that if, if that's actually in the purview of site plan review. If that's Warren County.

Mr. Merola - It's code, code enforcement.

Mrs. Tyler - I, I don't know. Mark can you speak to that. If a geological study is appropriate for site plan review at this time? Or is that more building and code?

Mr. Schachner - A geologic study..

Mrs. Tyler - Of if its necessary. I'm not sure. But there is an excavation consideration under SEQRA, but we're not there yet.

Mr. Schachner - Right, but, but you will get there if and when the public hearing is closed. If you feel you need additional information about excavation, one of the SEQRA environmental assessment form questions actually refers to things like construction noise, blasting. Doesn't sound like there's going to be any, but whatever. My point is, if you have questions about that information, ask them of the applicant so that the applicant knows you have those questions and the applicant has an opportunity to provide the board with that information for the next, ya know, for the next meeting.

Mrs. Tyler - Yeah. I mean, I guess I don't know exactly... I'll admit that I'm not exactly sure what I'm asking for here. But Liz brought up the point that she lives very close and she's a, she's experienced construction on Main Street, very close to the proposed project. So I would also like to know a little bit more about excavating the site and what's involved. I don't know if that actually calls for a full set of engineer's geological plans or maybe it's just, we just know a little bit more about, about when you excavate the property, what do we think we're going to get into.

Mr. Merola - Okay. I'll try to do this one more time. Example A, the the VFW has the basement, the house had a basement, there was a sewer line and a water line, the ground is sand and loam, okay. The only thing we're going to run into there is possibly some big rocks which I love. Ya know, reincorporate it into the landscaping or I'll take them back to my house. The geological figures (inaudible) those reports are done after site plan approval. They're required by the tenant of me, to do before I start construction. There's no reason for me to lay out more money for more reports until we have Planning Board approval or disapproval. I think I've given everything other than a few things you brought up.

Mrs. Tyler - Right. I think that's fair. (Inaudible) I just want to, ya know, take into consideration the current residents and they have experience.

Mr. Merola - Well, yeah. We're not going to disrupt anybody's property. We're going to be clean and neat and somewhat quiet and we're not going to disturb anybody's (inaudible). I don't know how the health center was built and what's on that side of the street as far as underground. I don't know if they (inaudible) in. I wasn't around here then but we don't put any (inaudible) in. We're only going down four feet.

Mrs. Tyler - Okay. So can four feet... And you can educate me. I don't... I don't build things. So how do you go down four feet, with a regular excavator?

Mr. Merola - (Inaudible) we dig out the footer around it. That's it. We just do the, with the foundation. There's no basement.

Mrs. Tyler - There's no basement, so it's just a slab.

Mr. Merola - Yeah.

Mrs. Tyler - Yeah. Okay. And if you were to hit a boulder, because anybody that lives in Warrensburg knows that you're going to hit a rock eventually.

Mr. Merola - Hm hm.

Mrs. Tyler - Your plan is again, to get a larger piece of equipment or a piece of equipment with.

Mr. Merola - We'll have a big enough piece of equipment to get it out of the way. I'm not worried about that.

Mrs. Tyler - And you're not going to... We're not going to have anybody's roofs falling in or basements flooding or?

Mr. Merola - Absolutely not.

Ms. Peters - Well, that was my question, like if damage occurs, say stained glass from the church...

Mrs. Tyler - Hm hm.

Ms. Peters - ...is damaged or (inaudible) ceiling plaster comes down, what's the compensation?

Mr. Merola - Well, we have insurance, number one.

Mrs. Tyler - They have insurance. Mark, do you want to speak to that? I don't know the answer to that. You have insurance. The tenant would take it up with the developer. It wouldn't fall on the...

Father Pettigrew - I'm more concerned how you're going to (inaudible) feet off the property line and dig a footer and not (inaudible) my driveway.

Mrs. Tyler - I don't build driveways or things of that... And I think that's a valid concern, and I think when we get more information about the storm water plan and ya know, we'll know how to answer those questions. So I think we still are gathering information and the... Again, these comments, if you have additional questions, you go home, think about it...

Mrs. Sutphin - Do not contact us; contact Patti, please.

Mrs. Tyler - And with that said, write a letter to Patti, as our Clerk, and/or email.

Mrs. Corlew - You can call me or come on in.

Mrs. Tyler - Or call her. Don't stop me in the grocery store. I won't remember, and I can't do anything about it.

Mr. Schachner - And it's not appropriate.

Mrs. Tyler - And it's not appropriate. But we still want to hear... So yes, you can email her, you can call her or you can stop in. We just need it to be done in a, in a way that follows the right path, legally speaking.

Mr. Merola - I'd like to address the Father's comment.

Mrs. Tyler - Sure.

Mr. Merola - We will cutting the blacktop. Okay?

Mrs. Tyler - Cutting the blacktop.

Mr. Merola - And we'll be digging it out, and if there's any erosion or settling of his blacktop, we will take out (inaudible), put in new binder, make sure it's stamped underneath and he'll probably, we'll probably even put a new top coat over his stone driveway (inaudible).

Mrs. Tyler - With that said also...

Mr. Merola - And people from the church can park there during church.

Mrs. Tyler - We haven't also had a landscaping plan, a formal landscaping plan. (Tape inaudible).

Mr. Merola - ...original set.

Mrs. Tyler - Is that... You're settled on that? That's what we're...

Mr. Merola - Unless the Board wants changes to it.

Mrs. Tyler - I don't think we're ready to, to say that at the moment, but...

Mr. Merola - Okay.

Mrs. Tyler - ...do you guys want any, anything else?

Mrs. Parisi - I just had a question and it's a pretty easy one. The information you gave about the deliveries, is that for Dollar General or does it include Pepsi, Lay's, blah, blah, blah.

Mr. Merola - Well, the small, all that other stuff is delivered in vans; Pepsi and the chip guy and the donut guy.

Mrs. Parisi - So they're not restricted? That was my only question.

Mr. Merola - Yeah.

Mrs. Parisi - Okay.

Mrs. Tyler - John?

Mr. Franchini - One quick question for the applicant. I just was wondering if you have applied yet for a commercial access highway work permit with the Department of Transportation.

Mr. Merola - I can't. That's why I was hoping we'd review the SEQRA tonight. Without that SEQRA being reviewed, I cannot apply. I've got plans done, all the applications done, the check ready. I just have to have the SEQRA to submit it. Alright?

Mr. Franchini - Do you know what the anticipated permit type will be?

Mr. Merola - (Inaudible).

Mr. Franchini - You would probably have two choices, I believe. It'd be minor commercial or major commercial.

Mr. Merola - I'd have to look back at the application. I know (inaudible) minor commercial.

Mr. Franchini - Yeah. Okay, thank you.

Mr. Merola - My engineer does the application.

Mrs. Hull - I have one comment. We asked you to make renderings that would fit in with that corridor on Main Street, and I think you did a great job. I think these look much better than most any Dollar General that I have seen, especially in this area. So thank you.

Mr. Merola - You're welcome. I tried to give you something that you're going to like. I think that kind of encompasses that house (inaudible) by the two small windows and (inaudible) big window and the door underneath and the little overhangs and the way the other windows come across and I think, I think it's going to look nice. And some of the windows, they might want to do... I mean, they're fake windows. They might want to say, okay (inaudible) put shutters on them so they look like (inaudible). Ya know, we've done some of that. But none of that has to be decided immediately. That can be a, ya know, something to work with, ya know, the design committee, if you have one.

Mrs. Sutphin - Okay, to recap, we want a, to see the storm water plan, the actual sign that you're going to be using, north and south elevations and the design or whatever is going to be blocking the dumpster. Is that all that we're asking of him?

Mrs. Parisi - (Inaudible) the dumpster and the racks.

Mrs. Sutphin - The, the dumpster and the...

Mrs. Parisi - The racks... Isn't that all part of that?

Mrs. Sutphin - The racks?

Mr. Miller - The screening for the racks.

Multiple People - The screening for the racks.

Mrs. Sutphin - Oh, okay. And the screening for the racks.

Mrs. Tyler - (Inaudible).

Mrs. Sutphin - So that's all we're asking for, from him right now.

Mrs. Tyler - I think, I mean, we still have to review the, the submitted traffic study ourselves and we still have to review these ourselves. They were just submitted, and I think that's, that's... I'm good with that.

Mrs. Sutphin - Okay?

Mrs. Tyler - And the public meeting is still open, right?

Mrs. Sutphin - The public meeting is going to remain open.

Mr. Schachner - Wouldn't you mean the public hearing?

Mrs. Sutphin - Public hearing.

Mrs. Tyler - Sorry. So questions and comments can still be made.

Make them to Patti; not to us. But you can call her, email her, write her a letter.

Mrs. Corlew - Stop in.

Mrs. Tyler - Stop in, tell her. She'll make a note of it, ya know. If you have questions, not just comments, questions, like anything, ask. We'll figure it out.

Mrs. Sutphin - Okay.

Mr. Gilgrist - If we have comments, we, we would give them to Patti and then she'll give them to you?

Mrs. Tyler - Yes.

Mrs. Sutphin - Yes.

Mr. Gilgrist - Between now and the next meeting?

Mrs. Tyler - Yes.

Mrs. Parisi - And to the applicant, I assume.

Mr. Gilgrist - Or questions?

Mrs. Sutphin - Yes. Okay. I guess that concludes our business this evening. Do you have any communications, any additional communications?

Mrs. Corlew - No.

Mrs. Sutphin - I think I did get a letter from a Campanelli and Associates about the 5G rollout. I have a copy of it, if anyone wants to look at it. It just has to do with the...

Mrs. Tyler - I'd like to read it.

Mrs. Supthin - ...(inaudible). Okay. Does anyone have any comments, on the board?

Mrs. Hull - I appreciate everybody showing up with all their comments.

Mrs. Sutphin - I want to thank you all for your comments and questions. If there's nothing else, can I have a motion to adjourn?

Mrs. Hull - I'll make a motion to adjourn.

Mrs. Parisi - Second.

Mrs. Sutphin - All those in favor.

All Members - Aye.

Mrs. Sutphin - Opposed? Alright. Thank you all for your (inaudible).

Motion by Susan Hull, second by Sandi Parisi and carried to adjourn the October 5, 2021 Planning Board meeting at 8:40 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb10052021

**RESOLUTION #2021-11**

Motion by: Susan Hull

Second by: Suzanne Tyler

**RESOLVED**, to accept the Planning Board minutes of September 7, 2021  
(without correction).

**DULY ADOPTED ON THIS 5<sup>TH</sup> DAY OF OCTOBER, 2021 BY THE FOLLOWING VOTE:**

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

Nays: None