

## York Planning Board Meeting Minutes

Meeting Date: June 25, 2008

Present: Dave Russo, Mark Vitale, Frank Rose Sr., George Worden

Others: Jerry Deming, Heather Ferrero, County Planning Board, Gary Wall, Regan Didas, Jamie Jaroszek, Richard Damico of James Henry Development, Dave Deuel, Mike Van Gelder, Frank Rose Jr., Brad & Jamie McClain

Chairman Worden called the meeting to order at 7:05 p.m.

Discussion regarding Dollar General's request to rezone the Giglio property on the southeast corner of Retsof Rd. and Rt. 63 from agriculture to commercial.

Gerald Giglio is concerned that Dollar General's plan might not be accepted after the zoning is changed. Would like the zoning changed contingent on the sale of the property.

Richard Damico said that per the board's request the driveway was moved back – the edge of the entrance is 65 feet from the edge of Rt. 63, the maximum Dollar General will go. It will be an in and out driveway. There will be white pines along the edge of Retsof Road and the 4x4 steel sign on posts will be bordered by shrubs. There will be a drip strip down both sides of the store into a drip edge and PVC will run to the back to a swail. There will be catch basins in front that will tie into the drip edge. The lighting plan is dark sky compliant with adjustable lens light. Yellow-tan sand colored brick.

Jamie Jaroszek concerned and wants a buffer zone between his property and the property in question. Damico said he could put a buffer line of trees on site plan.

Mark Vitale asked where the dumpsters would be and if they would be enclosed. Damico said because the dumpster would be in the back but normally don't enclose them in rural areas.

7:30 p.m. Public hearing was called to order.

Richard Damico, James Henry Development with possible relocation of Dollar General to the southeast corner of Retsof Road and Rt. 63 would like the present zoning of agriculture changed to commercial with the following

- Set back 65 feet from corner of 3 lane entrance, one in and two out
- Tractor trailer will pull in and back down to loading dock
- Two catch basins in parking lot with underground pipe to back of lot in southeast corner
- Landscape plan on Retsof Road and low bushes around pylon sign on Rt. 63

There was concern about rezoning the property.

David Deuel is opposed to the rezoning. Does not see anything attractive about Dollar General stores. Would like to see the present one refurbished instead of causing another eyesore of empty building. Rather see three houses than asphalt – likes open space.

Damico said that from Dollar General's viewpoint the existing building will not work and eventually will move, even if it's out of town.

Regan Didas said that the new Dollar Generals are nice buildings and decent looking. They will pull out if the lease is almost up. They are good people to work with and the building would outlast all of us. This one is the busiest one in Livingston County.

Damico – the lease is up the end of January

Brad & Jamie McClain thinks it's a terrible waste of open space and a horrible corner for traffic. Truck and car traffic noise would be bad, along with garbage blowing. Why can't they buy Bucci's corner at 36 & 63?

Frank Rose Jr. doesn't see anything wrong with both residential and commercial. Dollar General is willing to stay. If it goes where will local people shop, especially with the increasing gas prices. We'd lose more without commercial. Put in a buffer zone of trees for current residences.

Jamie Jaroszek's concerns

- Drainage issue, depending on time frame – would want ditch maintained
- Buffer zone minimum of 50 feet
- What happens to vacant remaining land
- Don't want to look at ugly building while sitting in his yard
- Like to see it remain residential but if not would like conditions listed

Gary Wall asked if there is a brick front – trying to get a visual

Chairman Worden stated that we were not discussing the plan but the rezoning and that was all.

Didas

- Asked where the water goes
- Dollar General will leave in January if no where else to go, who picks up the taxes when they leave

Jamie McClain is not opposed to Dollar General, just the location.

Mike Van Gelder thinks it's a good idea.

Giglio

- Either direction would be a benefit to the Town of York
- Mark Occhioni has no opposition to the store going there and he owns the land on the back side

Wall – doesn't think Dollar General would leave an area where profitable

Chairman Worden said that we would keep this hearing open for ten days for written comments and will decide at the next planning board meeting July 15, which would then go to the Town Board for a decision.

Chairman Worden closed the public hearing at 8 p.m.

Damico said that the lease runs out in January and can build if we have decision now. September might be too late. He has built 32 stores around the state. The store offers quality products at a cheaper price because they don't have fancy buildings but buildings that are simple to upkeep. A specific floor plan for stores – 10000 ft. store with wrong dimensions doesn't work.

8:10 p.m. Dave Russo moved to adjourn, Mark Vitale seconded, all in favor, carried.

Respectfully submitted,  
Donna K. Falkner