

**TOWN OF POMPEY PLANNING BOARD MINUTES  
FEBRUARY 12, 2018**

The Town of Pompey Planning Board meeting was held on Monday, February 12, 2018. In attendance: Chairwoman Sue Smith. Members: Dan Bargabos, John Shaheen, Kevin Coursen and Robert Neufang. Attorney Jeff Brown and Town Engineer Steve Snell were also in attendance.

Chairwoman Smith called the meeting to order at 7 pm followed by the Pledge of Allegiance.

Motion by J. Shaheen, seconded by D. Bargabos to approve the minutes as corrected. All in favor.

Chairwoman Smith stated that the Pompey Hollow Meadows item that was listed on the agenda for tonight will not be here tonight. They will be back at a later time.

Chairwoman then introduced Jeff Cook as another part time Code Enforcement Officer.

**FABIUS DNYP, LLC C/O BOHLER ENGINEERING MAK, LLC:** Preliminary Site Plan Review for a retail store at 2606 Rt. 91. Bob Gage from GBT Realty Corporation was present.

Bob Gage stated that this is a very preliminary meeting for the Dollar General Store at the southeast corner of Rt. 91 & Rt. 20. The store will be 9100 square feet. He has already been through the zoning process. He plans to leave as many trees as possible. He also has had preliminary contact with the State DOT regarding the entrance to the store. He gave them both locations on Rt. 91 and Rt. 20. DOT went with the Rt. 20 entrance. They will also be doing new well and septic system. 30 parking spaces are being proposed. He will have all of the Site Plan information to the Board ahead of the next meeting.

John Shaheen wondered what the store would look like.

Bob Gage said that he hoped to get some input tonight from the Board for what they would like the store to be.

Attorney Jeff Brown wondered if Bob had any visuals to show the Board of what other Dollar General stores look like?

Bob Gage said that the color is usually a light tan. The store usually has no windows, but can do faux windows, but you can't see through them. The sign is 5' tall and 16' wide. It is 20 feet up off the ground. There is one other door at the back of the building by the loading dock.

Kevin Coursen asked if it was a tractor trailer that would be delivering and how often.

Bob Gage said that the tractor trailers have to do all the maneuvers on the property. Delivery will be once a week from our distribution center.

Dan Bargabos asked about the Rt. 91 driveway.

Bob Gage said that the feedback from residents was that the Rt. 20 entrance was preferred.

Attorney Jeff Brown stated that the Town Board rejected a zone change request which included a Rt. 91 entrance.

Kevin Coursen asked if there are typically 30 cars there at the same time?

Bob Gage said that it usually generates 10 cars per hour during operating hours. The cash register rings every 10 minutes. The projected hours of operation are 8 am – 10 pm Monday through Saturday. Sunday hours are 9 am – 9 pm, but the hours are not set in stone.

Kevin Coursen asked about snow removal?

Bob Gage said that usually the local management arranges the snow removal.

Bob Gage said there is a detention pond that detains the water as it runs off. It looks like a berm. The base is just grass. They test the soil and go on from there.

The detention pond is conceptual. When they have the information they will have drawings for the Board.

Kevin Coursen asked what they use for heating?

Bob Gage said they use propane. They will bury it if permitted or if not, place an above ground tank within a fenced area for trash at the back of the property. The fence is 6' tall privacy wood stock.

Chairwoman Smith said she had just a general comment. Cazenovia has a new Aldi's store. The entrance is a single in and single out for the vehicle traffic. There is a separate entrance for trucks. The entrance is not well lit. Make sure we have enough width.

Engineer Steve Snell said the State will make that decision. Applicant won't have any control over that.

Bob Gage stated that they usually try for 36 feet, but State DOT usually approves 30 feet.

Kevin Coursen asked if the lights stay on after hours?

Bob Gage said they remain on for one hour giving the employees time to leave.

Dan Bargabos asked about colors for the store?

Bob Gage said they have done brick, large awning, faux windows.

John Shaheen said something other than split rock.

Chairwoman Smith said more countryish. She would like to see some samples of other stores.

Kevin Coursen added to have the examples to the Board as far ahead of the next meeting as possible.

Don Neugebauer said he thought it was in Cobleskill area he saw a store with an awning. He though it looked pretty good.

Attorney Jeff Brown asked if the applicant had completed an Ag Data Sheet? It needs to be completed if the site is in a state certified Ag District.

Chairwoman Smith stated she wanted to discuss Hunter Springs (Scott Schall). She had a copy of a letter from State Ag & Markets.

Attorney Jeff Brown stated that only the nursery portion is under review. They will not consider hard scape/landscape business. That is the portion of the business that is our concern. Our option is to send a letter to the State. They need to understand that the hard scape/landscape part of the business is our focus with the applicant. It is our intent to continue with the Site Plan for hard scape/landscape. We would like the state's opinion on it. We have been consistent, we are not attempting to go after the nursery.

They are likely to have to move the driveway. There is a chance we will go to court to deal with it. We need to wait to hear back from Ag & Markets.

Chairwoman Smith asked does he grow anything at other locations? There are no greenhouses to grow products.

Attorney Jeff Brown stated he not aware of any other locations.

Chairwoman Smith said we see hard scape. Nothing growing, but can't see why physically moving to other sites. He is advertising pool decks, etc. She doesn't see proof of what he grows.

Motion by Dan Bargabos, seconded by J. Shaheen to adjourn the meeting at 8:10 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary  
Town of Pompey Planning Board