

DRAFT

TOWN OF CHAZY PLANNING BOARD REGULAR MEETING

P Board Regular/Public Meeting
WHERE HELD: Chazy Town Hall

DATE: December 21, 2015
PRESIDING CHAIRWOMAN: Gina Faoro Gratton

MEMBERS PRESENT:

Chairwoman: Gina Faoro Gratton
Member: Roger Giroux
Member: Adrian Dutil
Member: Rodger Bodine
Code Officer: Michael Tetreault

PRESENT:

(X)
(X)
(X)
(X)
(X)

ABSENT:

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OTHERS PRESENT: B. West, M. Henry, C. Mlodzianowski, C. Bouyea, Z. Hirsch, D. LaFountain, R. Carpentier, . Tetreault, D. Heath, B. Dumas, R. Neil

PUBLIC HEARING:

Chairwoman Gratton opened the public hearing at 7:00 PM for Planning Board Application No. 2015-010, Bohler Engineering to construct a 9200 sq. ft. Dollar General Store.

Representatives C. Mlodzianowski and C. Bouyea presented their site plan and elevations to The Board. The building would be zoning compliant, use municipal water and existing septic, and existing structures on lots.

B. Dumas spoke in favor of the proposal.

There was no further public comment.

Motion to close public hearing made by R. Bodine, seconded by G. Gratton.

Chairwoman Gratton closed the public hearing at 7:06 PM.

CALL REGULAR MEETING TO ORDER

Chairwoman Gratton called the 21 December 2015 **Regular Planning Board** meeting to order at 7:14 PM.

APPROVAL OF MINUTES:

Regular/Public Planning Board Meeting November 16, 2015.

R. Bodine motioned that the Regular/Public Meeting minutes of November 16, 2015 be approved, seconded by R. Giroux;
(4) Ayes, () Nays, () Abstain, () Absent

NEW BUSINESS:

- 1) Planning Board Application Review: Planning Board Application No. 2015-010, Bohler Engineering to construct a 9200 sq. ft. Dollar General Store.

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R. Bodine inquired about current and future building ownership. It was determined that Primax Properties is the landowner and developer, and has a long-term lease with Dollar General. R. Bodine asked what would happen to the building if Dollar General broke or failed to renew their 15-year lease. R. Neil assured The Board that Dollar General puts in a lot of research before moving in. They are committed to the community, and this proposed site is the third one considered. R. Neil further stated that there have been 30-40 Dollar Generals built by Primax Properties, not one has closed to date, but the size of the building makes it easy to convert to different types of businesses.

The Board went on to ask about different building designs, green space, and the estimated timeframe. Bohler representatives are estimating that the work will be complete in the spring.

It was previously determined that the application is complete and that Town of Chazy Planning Board would be the lead agency.

Motion made by R. Bodine for unlisted action, seconded by R. Giroux.
(3) Ayes, () Nays, (1) Abstain, () Absent

The Board discussed the application further and performed the SEQR.

Motion to deem negative declaration made by R. Bodine, seconded by R. Giroux.
(3) Ayes, () Nays, (1) Abstain, () Absent

Code Officer M. Tetreault read a letter from the northern neighbor, Carter Favro, asking Bohler Engineering to add drainage along boundary to reduce flooding on Primax property in the spring. R. Neil responded that he would allow Bohler to look into adding drainage.

R. Bodine asked R. Neil whether or not local contractors/painters would be hired, to which he replied that they hire as many as possible. C. Bouyea added that the majority, or 80% of the workers are local.

Motion to approve the application with no conditions made by R. Bodine, seconded by R. Giroux.
(3) Ayes, () Nays, (1) Abstain, () Absent

OLD BUSINESS:

MEMBER ISSUES:

CODE OFFICER ISSUES:

ADJOURNMENT OF MEETING: R. Giroux motioned for adjournment, seconded by R. Bodine.
4 ayes TIME: 7:50 PM

NEXT MEETING: February 15, 2016 at 7:00 PM