

COLDEN TOWN BOARD
PUBLIC COMMENT MEETING – Dollar General
COLDEN FIRE HALL IN PERSON & VIA – Go To Meeting

THURSDAY, APRIL 22, 2021

SESSION ONE, 3:00pm to 6:00pm

SESSION TWO, 7:00pm to 10:00pm

PRESENT: Councilman David Arcara
Councilman Jesse Hrycik
Councilwoman Patricia Zurbrick
Councilman Gerald Pietraszek
Supervisor James DePasquale

ALSO

PRESENT: Tara Mathias from The Broadway Group
Town Clerk Christina Kerlin
Deputy Town Clerk Deborah Jusiak (Environmental Board Member)
ZBA Chairman Shawn Webster

Supervisor DePasquale started both sessions with an introduction of the panel along with a slide presentation explaining the timeline of events that have taken place so far with the Change of Use request from The Broadway Group for a Dollar General at 8680 State Road. (Slide show presentation attached)

The following residents voiced their concerns and comments on the Dollar General Store.

Session One

Butch Hudson
Debra Baker
Bob Pyne
Rob Rich
Patricia Hirtzel
Dennis Robinson
Pat Thoman
Terry Hale
Toni Bruni
Jay Toth
Joe Caldarelli
Julie Fronkowiak
21 Virtual Attendees

Session Two

Ronald Fraser
Mike Sendor
Skip Reed
Doc Crotty
Ron Hensel
Trish Young
Melissa Melnick
Peter Baker
James Baker
Janet & Joe Dillsworth
Lara Hrycik
Bob & June Pyne
Edward Kollatz
Kevin Kollatz
33 Virtual Attendees

The following are concerns and comments from residents from the Sessions:

1. The size and aesthetic of the building as well as Dollar Generals seem to have quite a bit of clutter at the front entrance and looks trashy.
2. The fact that there were 30 parking spaces approved at a ZBA meeting prior without seeing a drawing of the 52 required parking spots for that size building.
3. The increased traffic in the area would make it difficult to pull back out on the road, in that area due to the limited sight distance to the curve down towards the Post Office. Residents asked for a Traffic Study to be done independently from the one that The Broadway Group submitted.
4. What will happen to the building if the Dollar General abandons the space on that site. Property value will decrease with having a retail building of that size next to residential homes.
5. The building is inconsistent with other buildings in town. The town has seen movies made here because of the rural feel. Devastating to the neighbors to have such a building and company come into town.
6. The lot lines are very invasive to the neighbors with trucks coming in and out unloading at the docks, the garbage, snow removal and where to put the snow, increased noise from the traffic and people.
7. Change of water shed and the flooding from water on Supervisor Avenue with the change in the site plan being raised by 7 feet.
8. The safety of people walking to the store there is no sidewalks on that side of the road.
9. What benefit would the town gain from a store of that size when there is a store already in town that people can go to if they need something. If Dollar General were allowed, it would probably put the Colden Corner Store out of business.
10. In the future when rewriting the Master Plan include language not allowing businesses of this size and magnitude.
11. Look at the Zoning Laws in town to find something to stop the Dollar General from coming to town. The towns of Aurora and Boston were able to stop the Dollar Generals from coming into their towns.
12. There was a number of people who brought up town code 108-116.
13. The increased lighting in that area with the store front lights and parking area lights as well as the sign.
14. The size of the sign and how much the sign will luminate at nighttime.
15. Hiring of a professional to find reasons to stop the Dollar General from coming to town.
16. The emotional stress for the neighbors having such a store next door to their homes.

The audience stressed to the Town Board to consider Town Code 108-116.

108-116 Criteria for Planning Board Recommendations

The Planning Board shall review the site plan and supporting data before making its recommendations to the Town Board and take into consideration the following:

(1) Harmonious relationship between the proposed uses and existing adjacent uses.

Supervisor DePasquale stated that the Town Board will take into consideration all the comments and concerns while making a decision on this matter.

Respectfully submitted,

Christina M. Kerlin
Town Clerk