



TOWN OF WILLSBORO
PLANNING BOARD

MINUTES
PLANNING BOARD MEETING
DATE: March 21, 2022 at 6:00 PM
LOCATION: Willsboro Central School Auditorium



DRAFT

Present: Chairman: Gregory Gordon Members: Tom Dwyer, Chauntel Gilliland, Brian King, Andre Klein, Gina Minessale, John Sucharzewski and Larry Charbonneau

Members of the Public: Drew Reithel, Alvin Reiner, Jim Abdallah, Mike Coon, Andrew Jeja, Rob Powell, Mary Hottet, Kasey Young, Scott Davison, Cathy Alden, Sarah Auch, Terry Pulsifer Jr. (CEO)

Chairman Gregory Gordon called the meeting to order at 6:00pm and welcomed the public. Gordon welcomed the public and reviewed the ground rules for the public hearing.

Public Hearing:

Seville Development, LLC – NYS Route 22 – 30.12-2-19.200 – HC-1 – Dollar General Retail Store

Gordon asked if Seville Development or AEDA would like to speak in regard to the project.

Jim Abdallah, AEDA, stated that Seville Development, LLC is looking to build a commercial facility to house the Dollar General. Abdallah stated that it would be a wood framed structure about 8800 square feet. Abdallah stated that AEDA and Seville Development, LLC have worked closely with the planning board and made adjustments to meet the requirements of the Town of Willsboro Zoning Law as well as the requests from the planning board. Abdallah stated that from the last meeting the planning board asked if they could place the propane tanks and ice chest on the side of the building instead of the front and also asked if they could ask Dollar General not to do any sidewalk sales or have any product outside in front of the building. Seville Development stated that they are able to widen the sidewalk on the side of the building for ample space for the ice chest and propane tanks and that they have stated that they will not allow Dollar General to have product in the front of the building. Abdallah stated that they have received a formal response from Department of Transportation (DOT) which was stage 1 and they are now moving into stage 2 review and approval. Abdallah stated that there were also questions in regard to the two species that may be present on that parcel, the Eastern Sand Darter and the Eastern Pearl Shell. Abdallah stated that the applicant hired a private environmental consultant to conduct a study and provided the board with the findings at the last meeting.

Scott Davison, Seville Development, stated that they would like to build a commercial building that will be about 8630 square feet across the road from where the Country Store is. Davison stated that

his initial tenant for the building he would like to build will be Dollar General but could potentially be someone different down the road. Davison stated that with this building being stick built, he would have the ability down the road to divide the building into different spaces if the Dollar General were not to stay. Davison stated that they are abiding by the Town of Willsboro Zoning Law and they do not need any variances. Davison also stated information in regard to the ice chest, sidewalk sales and propane tanks. Davison stated that the planning board is doing their job to make this an attractive building and site but Seville Development and the tenant have been accommodating to those requests.

Gordon stated that we will now move into public comment. Gordon asked if anyone that received a letter, being within 500' of the subject parcel, would like to speak. No one. Gordon asked if anyone from the public would like to speak.

Rob Powell stated that he wanted to commend the board for a job well done as he was delighted to see the size and architecture of the building and how it conforms to Willsboro. However, Powell stated that he is worried about the economics and the future of Willsboro. Powell went into detail in regard to when a group reviewed and completed the comprehensive plan and stated that they went into detail in the law about what you could and couldn't do for adult entertainment but didn't do a lot for letting larger commercial stores in the town. Powell stated that Dollar General is a life line to many small towns without infrastructure but could be very detrimental to small towns with infrastructure and could drive other businesses out. Powell stated that in terms of a visual – the building certainly fits in with Willsboro.

Gordon asked if anyone else from the public had any comments. No comments.

Gordon stated that the planning board received an email correspondence in regard to the project and that will be submitted into the record and be a part of the minutes. (See attached)

Gordon stated that the rules and regulations have been followed by the planning board. There were a lot of comments via social media and anticipated a larger crowd.

Gordon thanked the members of the town that were present and thanked the representatives from AEDA and Seville Development.

A motion was made by Charbonneau, seconded by King to keep the public hearing open until tomorrow's meeting. Roll call: Minessale, King, Klein, Gilliland, Charbonneau, Sucharzewski, Dwyer, Gordon. All in favor and motion carried.

A motion was made by Charbonneau to adjourn the meeting at 6:17pm, seconded by Klein. Roll call: Minessale, King, Klein, Gilliland, Charbonneau, Sucharzewski, Dwyer, Gordon. All in favor and motion carried.

Respectfully Submitted,

Morgan Denton
Secretary for Planning and Zoning Board

Public Hearing on Seville Dev., LLC, a.k.a. for Dollar General retail store coming to Willsboro

1 message

Barbara Paye <76bobbibrad@gmail.com>

Mon, Mar 21, 2022 at 1:49 PM

To: "Terry Pulsifer Jr." <codes@townofwillsborony.gov>, Morgan Denton <supvclerk@townofwillsborony.gov>, Shaun Gilliland <supervisor@townofwillsborony.gov>

At this point, we will keep my comments to be read into the record to:

1. **We are opposed to the Dollar General coming to Willsboro.** This Corporation Seville Dev., LLC that leases to Dollar General is not coming to Willsboro for the benefit of our business community. They could care less about Willsboro. We are dollars and cents to them, period. The giant business Corporations involved will do nothing to promote or protect our own small businesses owned by local families whose loyalty have provided us with fuel and groceries ever since a major grocery store left Willsboro, and gasoline and minimal groceries during the reign of the Grand Union. and a local hardware store has committed to providing us with not only hardware and building products but a line of dollar store type products. Dollar General will be in direct competition on most of the grocery items, cigarettes and beer and hardware as well as pharmacy type products. In spite of what story their lawyer feeds you, your current grocery, hardware and pharmacy stores will be impacted and thus the entire community. WE have no references to quote from zoning law to stop this from happening. We are not attorneys, but we know our town.

2.. **Why is this Public Hearing not being offered on media such as FB Live or Zoom.?** We know it is technologically possible in this day and age. Anything less certainly offers no transparency to this type of government activity that will impact every taxpayer in the Town of Willsboro, no matter which side you are on. **There are no laws that forbid this type of inclusion.**

3. **It is most unfortunate that prior to the current zoning law being enacted, the folks that were appointed and were working to write the new zoning law in conjunction with the firm the Town hired, had their responsibility removed prematurely from their oversight before their project was completed in order to have (a few unknown persons, a Town Board Member and the company hired) complete the review of the working copy, so the plan would be ready for a public hearing, again held during the winter, when a large number of our residents and taxpayers could not be present to offer input.** Perhaps if the original appointed committee and the public who was allowed to participate and comment at the open meetings, and not the closed door final meetings of the few chosen to complete this task) the would have been allowed to see the project through to the end, and it might have been obvious to them that there was a section of the zoning law that did not protect the business vision for our community. So here we are today, with the wolf knocking at the door of the local, small business owners. That responsibility is on the Town Board of that time which included all of the current board except Scott Christian. They rushed that process.

3. **Why did the Town Board not proceed to enact a Moratorium for six months?** That issue was tabled in February. Was it brought up at any future time?

4. **Willsboro, NY does not need a Dollar General.** We have three dollar-type stores located in a radius conducive to access by the majority of our citizens. They will bleed our small businesses out of business. And then there we will sit just like Westport. Oh, wait maybe we won't even be lucrative to Dollar General anymore, and even they will leave Willsboro. .

We are upset at the Town Board and the Planning Board from excluding me from tonight's meeting. We do not get to see the entire process. This is very disturbing particularly when technology allows it and there are no state laws that forbid it.

Barbara and Bradley Paye