

SPECIAL MEETING OF THE
VILLAGE OF RICHMONDVILLE
BOARD OF TRUSTEES

March 28, 2016

The special board meeting was called to order by Mayor Kevin Neary, acting as Clerk-Treasurer in the absence of Clerk-Treasurer Joe Pizzo, at 6:30 p.m. Present were Trustees Dave Hotzler, Natasha Foote, Vivian Thurber, Superintendent of Public Works Jim Swartout, and Attorney Marvin Parshall, Jr.. Also present were Diana Spenello, Caryn Modzianowski, Todd Sperbeck, Harold Loder, Ken Helljas, Matt Loder, Paul Sawyer, Denise Sawyer, George Konta, Joan Sondergaard, Helen DeTiberus, Lisa Scott, and Linda Carpenter.

Mayor Neary opened the meeting for public comment-no public comment. Mayor Neary then opened for questions and comments regarding the proposed zoning change on the Loder property, parcel number 78-19-3-1.1 Diana Spenello mentioned that the Village Planning Board recommended the zoning change. She also mentioned that she was looking at the comprehensive plan. George Konta feels that the Village desperately needs business to improve the quality of life and keep taxes in line. He thinks the re-zone is a great idea. Mayor Neary asked the Board for comments. Trustee Hotzler asked if traffic control should be considered. Mayor Neary explained that the comprehensive plan is not an economic development plan but a plan for how we want our community to look in the future. The Loder property was zoned differently before the comprehensive plan was first adopted. The Richmondville Gateway began at the top of the hill when people first drove into the community. Mayor Neary feels that making it all Gateway would not make sense and that comprehensive plan would lose credibility if it had to be changed over and over. Mayor Neary feels that the history of businesses in the Village is not very good because they don't last and bringing business to the outskirts would not bring business downtown. People would get off I-88 go to the business on the outskirts and turn around without going down town. Trustee Foote agrees with that. Mayor Neary does not believe a Dollar General would bring many full-time jobs. He mentioned that Trustee Jackson felt that there was a positive reaction to the Dollar General at the Public Hearing in January. Three things concerned Trustee Jackson- Public access to make it easy for the elderly, lighting would be an issue for some residents, and landscaping. Superintendent of Public Works Swartout said water and sewer would need to be extended to that spot. Mayor Neary mentioned that originally a truck stop was proposed. Fuel tanks would have been put up which was not mentioned in the original proposal. His concern is what it's going to look like, how people will get there safely and the impact of the entire 19.5 acres. Trustee Thurber mentioned that the comprehensive plan is ten years old. Aesthetics is an important factor in the comp plan. She feels that people would love the fact that they wouldn't have to travel to get things. Mayor Neary responded that they should look at other property in the Village. George Konta believes that any business that comes into the Village would eventually create other businesses. Mayor Neary does not foresee any effect on downtown. Mayor Neary mentioned that he has reached out to Home Depot among other businesses to set up shop in the Village. He views the January Public Hearing as desperation and that's when mistakes are made in the zoning process. Mayor Neary said that Matt Loder can apply for a variance without making any changes. George Konta feels all this is Kevin Neary's fault. Attorney Marvin Parshall, Jr. mentioned that a SEQRA should be done because there is a change in zoning. Mayor Neary asked Caryn from Bohler Engineering to explain the Environmental Assessment Form. She read the long form. Afterwards, Mayor Neary asked if anybody had any questions. Mayor Neary mentioned that corrections will be made to sections C4A and C4B and that this section was just to change the zoning. Mayor Neary handed out the EAF form-Part I which was printed off the state website. He also handed out Part II. Part II was completed by the lead agency. Mayor Neary proceeded to read down the form question by

question. Trustee Foote feels there would be a small impact by the re-zone. Mayor Neary feels there would be a large impact. A discussion of Part II of the EAF form followed. Mayor Neary feels there would be more traffic with senior citizens walking across the street which would create a dangerous situation. Trustee Thurber explained that re-zoning was the issue, not a store. Mayor Neary responded that re-zoning would create traffic. A motion for the Mayor to sign as the lead representative for the Village of Richmondville that there are no significant impacts from re-zoning was made by Trustee Thurber and seconded by Trustee Foote. All members of the Board are in favor with the exception of Mayor Neary. Mayor Neary will sign the SEQRA. The next question on the floor was whether to re-zone. Trustee Foote makes a motion to re-zone, Trustee Hotzler seconds the motion. A voice vote followed with Trustee Thurber saying yes, Trustee Foote saying yes, Trustee Hotzler saying yes, and Mayor Neary saying yes with clarification that he respects what the comprehensive plan did and is hesitant to take work that people spent a lot of time doing and change it. The special meeting on the re-zone ended and the audience left. A regular session for the purpose of passing two resolutions immediately followed. First, Resolution #04-16 authorizing the Mayor and Clerk-Treasurer to sign the bond anticipation note for the 2016 Chevrolet Silverado: Offered by Trustee Thurber, seconded by Trustee Foote. Second, Resolution #05-16 authorizing a pay increase for Bret Ryder in accordance with the New York State Department of Labor's Apprenticeship Training Program Registration Agreement: Offered by Trustee Foote, seconded by Trustee Thurber.

Regular session adjourned at 8:05 pm.

Respectfully submitted,

Joe Pizzo
Clerk/Treasurer