

Wales Town Board  
Public Hearing  
Tuesday September 12th, 2018 @ 7:00 pm  
**Public Hearing for The Broadway Group LLC,**  
**Dollar General**

Order:

The Public Hearing was called to order at 7:00pm at the Wales Community Center, 12345 Big Tree Road, Wales Center, NY.

Present      Supervisor Rickey Venditti  
                  Councilman Donald Butcher  
                  Councilman Dan Driver  
                  Councilman Michael Simon  
                  Councilman Gerald Klinck

Also Present: GHD Engineering, (55) Residents whose names are on file.

Reporter East Aurora Advertiser and Channel 2WGRZ

This Public Hearing is for the Town of Wales Residents to provide their input to the Town Board on the Broadway Group LLC to build a 9,100sqft building at 11184 Big Tree Rd to operate a retail Dollar General Store

Town Clerk, Melinda Eaton read Notice of Public Hearing as Published.

**Overview of the proposed the Plan**

David Stapleton, Attorney who Represents- The Broadway Group LLC

David Stapleton stated the process started in February or March, 2018. The Broadway Group has submitted documents to the Town of Wales. We started with Planning, Conservation, and Zoning board hearings. You should, for purposes of the minutes, have large civil plans dated July 24, 2018, Phase 1 Environmental Plan from the Ark Group, Luminosity Study, and various administrative board minutes. I would like to introduce to the Board tonight the experts we brought with us to aid the board and the public tonight to understand the issues surrounding in developing the site. Michelle Campbell from the Ark Environmental group. Mark Frye, Frye Well Drilling, Andrew Slater, CEI Engineering Associates, Inc. and Melissa Ballard from the Broadway Group. These are the folks that are available here tonight to answer any and all questions you may have.

We assume at this point that you have been through all the various reports and the plans. In order to move things along, if you have not reviewed the plans, Mr. Slater will go through the civil plans page by page.

At this point, the Planning Board has been through their hearing and have just had some issues regarding the nature of the soil at the time the civil plans were prepared. We have addressed those issues through the CEI Group. The S.E.Q.R. has been presented. The GHE Engineering Group has reviewed the S.E.Q.R. with Councilman Donald Butcher. The S.E.Q.R. is part of your activity tonight. I would like to go through the Civil Plans page by page. The color photographs are an aerial view of the site of the property and the various other buildings, and businesses surrounding that area which may be some part of the discussion tonight. In addition, you have a Luminosity Study. The Zoning Board of Appeals after a hearing granted a Use Variance for the purpose of parking. Parking under the code was 61-space parking area. They have agreed after going through the plans to preserve the green space surrounding the property, and with the limited amount of traffic that is expected for this particular site, that 36 parking spaces is adequate. The Zoning Board did request that the Broadway Group enlarge a certain area of the parking, as you come off of Big Tree Road, which would provide for trailers and campers coming into the site to back up without any issues regarding congestion in the parking area and on the road. As you can see, that little area out as you come on the right hand side.

Mr. Slater, who is a Professional Engineer, designed these plans. Let's start with C-1 give you the project site on Big Tree Road. The C-2 sheet is the Demolition Plan. Mr. Slater explained

what on the site will be removed or will remain. The stone pad will be removed along with the gravel piles. Mr. Stapleton asked Mr. Snyder to describe currently what is on the site. Mr. Slater replied it is vacant with no buildings. There is a stone pad which appears to be a parking area. The gravel piles that are piled up on the back side. Mr. Stapleton pointed out on the right hand side of C-2 overhead electric lines. Mr. Slater responded that there is existing overhead electric lines that run on the east side of the property. We will not be disturbing anything in that area. Supervisor Venditti requested they display the plans on the easel so the public can view them.

Mr. Stapleton hopes that the experts here tonight can address most of your questions. The photographs of the site plan reflects the nature of all the surrounding properties. Powerlines are on the right hand side. In the back which is the NW side, is a trucking company and to the south is Big Tree Road. On the south side of Big Tree Rd. is a large commercial development which is the Flea Market. The stone pad refers to the materials left on site.

Mr. Slater explained the site building plan as shown on C-3 post site building plan, making note of the entrance on Big Tree Rd., which has been accepted by NYSDOT. Mr. Slater also noted additional variant for a truck turn-around. Mr. Stapleton noted that the entrance area was reconfigured by DOT request which consists of two exits: a right turn lane and a left turn lane beside the entrance lane. The DOT examined the traffic on 20A and did not have any concerns that would require traffic lights at this entrance. Melissa Ballard explained that full site drawings were submitted to NYSDOT, and there was no requirement for any center turning lanes or deceleration lanes and was received as a written report. Mr. Slater explained that the RV/truck turn-around was not on the original plans but was added at the request of the town zoning board.

Mr. Slater explained the grade plan on C-4 shown when building has been completed. The plan shows storm quality and retention pond at the back of property, which will provide NYS drainage standards as well as water quality treatment for waters collected from the parking lot. The detention pond will have the capacity to hold the 100 year storm event and above. Current drainage at stone pad drains to the Northwest corner of the site, and the intention is to continue to have drainage follow that same direction at a reduced flow rate. There will be green space on the west and east sides that will absorb water as well. Melissa Ballard explained that the present septic system was approved by Erie Co. DOH and that projected water usage per day will be less than 200 gallons per day. Mr. Frye spoke about the well that would be drilled in the green space on the east side of the property. He explained that there should be little or no impact on other area wells, due to the nature of the rock formation of this area.

Melissa Ballard explained that the building will be equipped with a water retention tank.

Mr. Slater explained that the erosion control plan shown on C-5 is required by NYS and deals with erosion that happened during the construction phase. The Best Management Practices require a limited release of sediments on the building site. There is a silt fence in place to limit release of sediments.

C-6 details the contractor plan and NYS requires that contractors must adhere to those plans. C-7 is the landscape plan and depicts the landscape upon project completion. Mr. Slater explained that mixture of grasses selected for planting in the detention basin meet the NYS requirements and will help filter pollutants from detention pond. The maximum allowable time by NYS is 48 hours for drainage of the detention pond and this pond will drain as required. Mr. Slater answered a question asked about parking lot salt during winter months and he said that some treatment would occur in the detention pond area. Mr. Stapleton answered a question about parking lot snow removal which will be pushed to the grass areas. Melissa Ballard explained that an ungated dumpster would be located along the back or side to the property. Mr. Stapleton added that if fencing is required that would be addressed.

C- 8 through 12 are detail sheets that would be discussed with Building Inspector and any other town department necessary. Mr. Slater noted that NYSDOT details are included in these pages. A question arose involving C-11 Rural highway shoulder closure diagram, Councilman Dan Driver had concerns that the diagram depicted a shoulder at the Dollar General building site where there is none. Mr. Stapleton explained that this diagram is a DOT suggestion and that construction will be confined within the property and would not stop traffic. The Luminosity study was explained by Mr. Slater as the exterior lighting of the completed building, what type of light spillage there would be and that the light spillage is totally contained to the property.

Councilmen Driver and Butcher voiced concerns that the trailer/camper turnaround area did not have lighting.

Mr. Stapleton stated that if the board wants more lighting, they could request that. Melissa Ballard was asked to describe the lighting on the building plan. The front of the building will have threshold lighting and a double sided parking lot pole light directly across from the front doorway. The east side of the building will be equipped with wall packs and there will be a light over the employee entrance. There will be a lighted sign on the front of the building and one at the driveway entrance. All exterior lighting will shut down upon store closing at 10 pm.

Mr. Stapleton requested the minutes reflect that he submitted photographs of buildings around the area including a wide variety of commercial buildings including directly behind the property. Alan Campbell was asked to give a brief overview of his review of the property from an environmental standpoint. Mr. Campbell stated that he found no recognized environmental condition, past or present.

At this point, Supervisor Venditti asked Mr. Stapleton if he anything to add that the public should hear prior to them addressing the town board with their comments. Mr. Stapleton did not but stated that his group would be available to answer questions from residents. Supervisor Venditti opened the public forum to the town residents to address the town board with their comments.

#### COMMENTS:

Eve Ulrich 5745 East Creek Rd -NO- She wants to keep Wales rural, loves the rural atmosphere, feels several Dollar Generals are close in this area already, and afraid of increased litter.

Kathleen Jones 5079 Reiter Rd -NO- Feels no proper DOT study has been done on Rt. 20A, traffic has increased over the years and anyone coming from East Aurora turning left into Dollar General would back up traffic and make the conditions worst.

Lenny Engamer 5746 East Creek Rd -NO- Viability of the store, with so many stores in the area, and concerned about the increase of traffic.

Josh Assid Rt 78 -NO- The sign above your head's said it all "Rural Country Living" would like to see the town stay rural, that's why I moved here and also sell real estate in the area. Worried about property values, drinking water, and traffic. Is Dollar General worth giving that all up?

Dee Zeigel Woodchuck Rd -NO- Has lived in the town for over 40 years and would like to keep it rural. Concerned about the traffic, accidents waiting to happen. Not one life is worth all of that. If Wales's residents want to shop, we don't mind heading to East Aurora.

Catherine Agnello -NO- Feels that the market is saturated with Dollar Generals stores in this area, we have a store right in East Aurora. Concerned about increase traffic and pollution from that traffic. Dollar General offers minimum wage jobs which would not be an economic benefit to the town.

Dave Hartrich 4300 East Blood Rd -NO- Can we block this project legally? Concerned this will start a strip mall, this area has 20 Dollar Generals in a 20 mile radius of Wales. Traffic is a problem on 20A, I just realized google maps are sending cars this way to head east. Let's set a precedents and turn Dollar General away like East Aurora did to Walmart.

Cheryl George Big Tree Rd -NO- Submitted a petition from over 150 residents to stop Dollar General. Summary: We the community of Wales, value our Great Country Living and would like to maintain our small-town atmosphere and quality of life. We do not want to be bullied into letting a large unwanted corporation into our small rural community.

Randy George Big Tree Rd -NO- He pointed out that this area is residential area as well as business and questions that this parcel did not meet the 3acre minimum required for a building lot.

Merl Sly- 11042 Big Tree Rd -NO- All the same concerns everyone has already said. Concerned of the water supply for the area.

Linda Hardee 5388 East Creek Rd -NO- Traffic has already been affected by the Flea Market and Dollar General Traffic would only worsen the situation. Dollar General is not the right spot to build a store like that, we don't need any chain stores in Wales.

Dori Carlone 5189 Hunters Creek Rd -NO- Mrs. Carlone has a message for Dollar General that the residents of Wales will not patronize the store.

Lougene Bradley Reiter Rd NO Has a long time family history on Big Tree Rd and sees no need to have a Dollar General in our rural community. Wales does not want a Dollar General.

Brenna Gauronski 12732 Big Tree Rd -NO- Concerns that there will be large vehicles parking along 20A as it happens at Crosby's store. Idling vehicles causing pollution for neighboring residents. No need for another Dollar General as there is on 3.1 miles away

Mike Lina 13491 Schang Rd -NO- His property borders the proposed building site and has concerns that the drainage plan will negatively impact his property.

Alan Leicich 11101 Big Tree Rd-NO- Everything everyone already said. Congested traffic, dust and noise now I have to sit on my back porch.

Alan Dobrick 11251 Big Tree Rd-NO-More traffic in an already congested area and that tractor-trailer traffic will further impede 20A. Fears that there will be a negative effect on the water supply of the neighboring residents.

Lori Dobrick 11251 Big Tree Rd-NO-Concerned about traffic it's a bad location with blind hills in both directions. Water supply, we have no public water or sewer.

Maureen Ertl 11234 Big Tree Rd-NO-Traffic is main concern also her property value only being a few doors from Dollar General. The litter and dumpster that will bring rats.

David Ertl 11234 Big Tree Rd-NO- 20A always has traffic am/pm an accident will happen. We do not need a Dollar General in Wales.

Wayne Lynch 11101 Big Tree Rd -NO- Agrees with all points that have already been said. Would like to send a message to Dollar General that Wales needs to remain rural.

Jennifer Atkins 11524 Big Tree Rd -NO- Has seen dangerous traffic situations even crossing the road to retrieve her mail, believes another traffic study needs to be done. My family will not patronize the Dollar General.

Name not given Centerline Rd -NO- Returned to Wales because of the great country living. Hopes that Dollar General hears the residents, that we don't want it.

Mike Martzolf 4544 Hunters Creek Rd -NO- There is a major snowmobile trail at that site. Has concerns about the negative effect of commercial businesses on the Lake Erie watershed and believes that Dollar General does not care about the quality of Wales country living.

Bill Tugend 11120 Big Tree Rd -NO- Agree with everyone and feels the same way.

Cort Baker 13086 Centerline Rd - NO- Nobody in this room should be fooled that our property values will not be affected. Dollar General comes to town and brings zero value and only takes away value.

Rae Hoxsie 12028 Centerline Rd -NO- We are a bedroom community and Wales residents do not look to shop in Wales. Any needs that Dollar General can fill are easily met in East Aurora, while doing our other shopping. We want to enjoy our country living.

Heidi Listsky 119698 Centerline Rd -NO- We have heard great comments and hopes the Dollar General will take it to heart.

Supervisor Rickey Venditti said the town board will have a lot to digest from what they heard tonight and speak with the town's attorney.

#### **ADJOURNMENT:**

MOTION#\_\_\_\_\_by Supervisor Rickey Venditti and second by Councilman Michael Simon to adjourn the meeting at 8:45pm, with no further business at hand.

Respectfully submitted,  
Melinda Eaton  
Wales Town Clerk