

Jeffery Schmitt, Planning Board Chair  
Michael Harris, Vice Chairman  
Dale Warner, Town Planner  
Melissa Deffer, Clerk  
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG  
SCHENECTADY COUNTY

Elizabeth Novak, Board Member  
Joshua Houghton, Board Member  
Michael Santulli, Board Member  
Matthew Hoffman, Board Member  
Michael Walpole, Board Member

Town of Duanesburg  
Planning Board Minutes  
September 15<sup>th</sup>, 2022  
**Final Copy**

RECEIVED  
OCT 21 2022  
TOWN OF DUANESBURG  
TOWN CLERK

**MEMBERS PRESENT:** Jeffery Schmitt- Chairperson, Michael Harris-Vice Chairperson, Elizabeth Novak (Via Zoom), Joshua Houghton, Michael Santulli, Matthew Hoffman, Planning Board Attorney Teresa Bakner, Town Planner Dale Warner, and Planning Board Clerk Melissa Deffer.

**INTRODUCTION:** Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting. Schmitt asked for the board to introduce themselves to the public: Jeff Schmitt- Chairman, Matt Hoffman- Planning Board Member, Teresa Bakner- Legal Counsel for the Planning Board, Josh Houghton- Planning Board, Michael Santulli- Planning Board Member, Mike Harris- Vice Chairperson, Elizabeth Novak- Planning Board Member, Dale Warner- Town Planner, Melissa Deffer- The Clerk.

**OPEN FORUM:**

**Schmitt/Hoffman** made a motion to open the open forum.

Schmitt yes, Hoffman yes, Novak yes, Houghton yes, Santulli yes, Harris yes. **Approved.**

Lynne Brunings located at 13388 Duanesburg Rd (**Please See Attachment**)

Jeanne Plauth located at 6265 Duanesburg Rd would like to know how many public hearings do you have to have for an application and is it to late to submit written comments to the Board?

**Hoffman/Santulli** made a motion to close the open forum.

Hoffman yes, Santulli yes, Schmitt yes, Houghton yes, Harris yes, Novak yes. **Approved.**

**PUBLIC HEARINGS:**

**#22-11 Primax Properties, LLC c/o Bohler:** SBL# 55.00-4-11.6, (C-2) located at Rt 7 are seeking a Special Use Permit under section 12.4(28) of the Town of Duanesburg Zoning Ordinance.

**Schmitt/Houghton** made a motion to open the public hearing for the **#22-11 Primax Properties, LLC c/o Bohler** application.

Schmitt yes, Houghton yes, Hoffman yes, Santulli yes, Harris yes, Novak yes. **Approved.**

Mr. Chris Boyea a representative from Bohler gave his presentation to the Public.

Board Member Hoffman explained that the Board has received multiple concerns that there will be an access road to Depot Rd and asked Mr. Boyea to confirm to the public that there will be no access point from Depot Rd. Also, to confirm that the facility will connect to the municipal Sewer. Hoffman confirmed with Town Planner that it is a Town requirement that when extending public utilities, the utilities have to be extended to the far property line.

Chairperson Schmitt explained to the public that this project has been in front of the Board for several months and the applicant has been very thorough and complied with all the Board's requests for information. Also, the Board has received from the Clerk all the letters with questions, comments, and concerns from the residents and will take everyone of them into consideration.

Stephanie Yauchler located at 1443 Mudge Rd explained that she feels everyone has just heard about this project, but it's been in front of the Board for months and it sounds like the Board already has it all figured out and their opinion doesn't matter. Mrs. Yauchler expressed that she feels the people who live in the Town should be notified of when a project like this comes in front of the Board, and she should not have to find out the day of the public hearing on Facebook. Mrs. Yauchler also expressed that she does not want to have Duanesburg look like Rotterdam and feels it will ruin the community's character. There is a Dollar General right now the road 9 minutes away, go to that one, Mrs. Yauchler is opposed to this project in a county community. The Town does not have a police department, or a paid fire department and the rift raft will come from the city and the Town doesn't need that.

Town Attorney explained that the Town Zoning Ordinance that was adopted by the Town Board there is a particular notice requirement for public hearings for special use permits for in the Town of Duanesburg. The notices went out and the information has been available on the Town website and in the Townhall for several months. The way that the law is written for both the State law and at the Town level is the notice goes out at least 10 days before the public hearing and the Town is just following the laws. It all depends on how close you are to the property in question.

Eric Lussier located at 6560 Duanesburg Rd is a 2-year resident in the Town. Mr. Lussier would like to see more regarding where this going to be in reference to his property, and what he will see from his land. Mr. Lussier explained that this is not a place for a Dollar General, if you go in any direction, you will hit at least 6 other stores that people can go to. If this goes thru there will be a for sale sign in front of his house.

Yvonne Keller-Baker Located at 6425 Duanesburg Rd has been a resident for 12 years with ties to the school community and the speed zone turns to 35 mph in front of her house. the cars do more like 55-60 and it is a blind hill. The school will not let children on/off the bus there because of the danger. The speed zone is also not enforced. The noise is another issue, tractor trailers will be on the road more often and more traffic not doing the speed limit. There is a NYS daycare right up the road that will be even closer to the Dollar General and the traffic. This project will decrease the property values. Adding another well will impact the other residences. Mrs. Keller-Baker also has a very big concern with the sewer that will be connecting to the district. She lives at the bottom of the hill and is afraid if there is a back up the waste will affect her property. A retail store in a residential area where the sewage will be pumped from a point above hers to the low point back up to a high point. Everyone knows the sewer was put in because of all the back ups that happen at the

intersection. Mrs. Keller-Baker will be devastated if the beautiful view and more of the pine trees were taken down too because those trees were major snow barriers.

Mr. Boyea explained that there will be 1-2 tractor trailer deliveries a week during business hours, and it will be a drive-in site. The tractor trailer will be able to pull in off of route 7. The parking lot has been designed to be able to accommodate this truck to be able to drive into the parking lot and back up to the loading dock on the side of the building. The tractor trailer will then be able to drive straight out of the lot without having to back out onto route 7.

Board Member Hoffman explained that it is a gravity fed sewer tying into another gravity fed sewer.

Jeanne Plauth located at 6265 Duanesburg Rd would like for Mr. Boyea to show her on the presentation how the trucks will pull in and out on the plan.

Kerry Murphy-Ulstein located at 3905 Schoharie Tpke and has been a resident for 4 years now with 3 little children. They moved to this area from a very congested area to get some peace and quiet in the country. We love Duanesburg but the one complaint that her family has is the lack of availability of a healthy lifestyle. **(Please See Attachment)**

Eric Lussier located at 6560 Duanesburg Rd would like to know what our communities' concerns and opinions means here tonight because what it sounds like to Mr. Lussier is that a ribbon will be cut soon.

Town Attorney explained that the Board reads and listens to all the comments that residents make or write and in fact many projects that have come in front of the Board have been changed because of public comments. So, when the Board asks the residents to comment on the project, the Board is sincerely asking for input. There are issues that the residents may be aware of on or by the site that the Board does not know about.

Richard Schlierer located 119 North Ave and commented on Mr. Boyea comment about the number of tractor trailers that could have is irrelevant to how many we could have cause right now we don't. the number is still going to increase and that is unacceptable. The traffic is already horrendous, and this community does not have enough people to support this type of business with one already being 5 minutes down the road and 8 others within a 10-mile radius. Mr. Schlierer state that he will not patronize this place.

Vicki Schlierer located at 119 North Ave **(Please See Attachment)**

Craig Tripp located at 6360 Duanesburg Rd would like to know who the TDE is for this project. Mr. Tripp would like to know if all the documents are located on the town website and explained that he has the same concerns as the rest of the residence. The traffic safety is his major concern. Since the time that they have moved into their home they have seen 5 major car accidents. The site distance for the proposed driveway is not acceptable. Mr. Tripp would like to know if coordination with DOT has been done and NYSDOT's findings, and why is this application not a long EAF. Mr. Tripp would like to review the SWPPP and make sure no flooding will occur on any of his land. The wind break was taken down and now there is no barrier which is a concern. At nighttime a big concern is the lighting not only on the building but with car head lights from pulling in and out of the parking lot.

Town Attorney explained that the applicant has started the process with DOT. DOT comments are part of the record if Mr. Tripp or anyone else would like to view them. Also explained was that this application is an Unlisted action for SEQRA, and there was a lighting and business plan submitted to the Town that can be viewed as well.

Linda Them located at 6632 Duanesburg Rd has a main concern with the traffic. Mrs. Them explained that she has had to beg and plea with the Local Sheriff's office and State Police to get the speed reduced lower, is there anything else that can be done about the speeding or reducing the speed limit. Also, if you are going to go to Hannaford to go shopping why can't people just swing into the Dollar General across the street.

Town Attorney explained that Sheriff Jeraci goes to the Town Board meetings and any questions or concerns can be brought up to him at the Town Board meeting.

Jeanne Plauth located at 6265 Duanesburg Rd Stated she is opposed. Mrs. Plauth has the same concerns as the other residents do. When Mrs. Plauth received her public hearing notice it was on the weekend, but once it was Monday Mrs. Plauth went to the Town and the Planning Clerk laid out all the plans and explained everything that she could. Dollar Tree and Dollar General are owned by the same company. There will be 600 new stores opened by Dollar General by early 2022. Those stores mainly sell junk food and will put the mom-and-pop business out of business in our community. Dollar General is made up of with cheap labor, cheap products, and cheap materials. Is there going to be outside storage, being Mrs. Plauth does not want to look out her front window and see ice machines, beach balls, pool noodles, clothing racks, and chairs.

Board Member Harris read into the record Rebecca Evans Comments on behalf of Pine Ridge Dental that was submitted on zoom. **(Please See Attachment)**

Richard Schlierer located 119 North Ave stated that the Town does not need another Dollar General, the company does, and Mr. Schlierer does not want it.

**Santulli/Harris** made a motion to close the public hearing and will accept all written comments, questions and concerns regarding the **#22-11 Primax Properties, LLC c/o Bohler** application until Tuesday October 11<sup>th</sup>, 2022.

Santulli yes, Harris yes, Schmitt yes, Novak yes, Hoffman yes, Walpole yes, Houghton yes.

Mr. Boyea explained to the Board that they have submitted a concept plan to DOT. The feedback from DOT was they wanted site distances for the project. Bohler sent a survey crew to the site and submitted the results to DOT, and before any permit is issued DOT has to approve the site plan. Mr. Boyea explained that DOT has not approved this driveway as of yet, but they are in the process of reviewing the plan. No approvals will be given by DOT until the Planning Board approves the project which is considered to be phase 1 in the process. The lighting for the facility will be robust lighting that are goose neck lights downcast. There will be one pole light. The lights will be on the building as well as being downcast. For security and safety 10 percent of lights will be kept on but the other 90 percent will but shut off at night. Mr. Boyea would like to put on the record that this store will be built in a light manufacturing zoning district, every property around the property that they would like to build on is also in the same zoning district, it is not on the zoning line and it is zoned for what is being purposed. A typical home uses about 300 gallons of water a day and the Dollar General will only uses less than 100 gallons of water a day.

For the next meeting the board would like to see the following:

1. The traffic study submitted to DOT
2. Revisions to the landscaping plan
3. A delivery/garage removal schedule (times, days, frequencies)
4. Lighting plan
5. Outside storage plan (if there is one)



**Harris/Schmitt** made a motion to table the **#22-11 Primax Properties, LLC c/o Bohler** application until the October 20<sup>th</sup>, 2022, meeting.

Harris yes, Schmitt yes, Hoffman yes, Houghton yes, Santulli yes, Novak yes. **Approved.**

**NEW BUSINESS:**

None

**OLD BUSINESS:**

**#22-10 Kagas, Spiro:** SBL# 53.00-1-29.21, (C-1) located at 9938 Western Turnpike is seeking an amendment to add an additional bay to the Ultimate Wishy Wash under section 14.6.2.5 of the Town of Duanesburg Zoning Ordinance. Also, seeking a site plan approval for accessory parking under section 5.2.2 of the Town of Duanesburg Zoning Ordinance. Doug Cole and Joe Bianchine, P.E was present during the meeting. The Board and Mr. Bianchine were not able to review the comment letter,

**Schmitt/Houghton** made a motion to table the **#22-10 Kagas, Spiro** application until the October 20, 2022, Meeting.

Schmitt yes, Houghton yes, Santulli yes, Harris yes, Hoffman yes, Novak yes. **Approved.**

**SKETCH PLAN REVIEW:**

**#22-16 Florio, Sam and Suzanne. M:** SBL# 64.00-1-4.3, (C-1/R-2) located at 11165 Western Turnpike is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mrs. Florio explained that her and her husband own 186 acres of land on route 20 across from the Hannaford in Esperance. Mrs. Florio's land goes from route 20 across route 30 and onto Youngs Rd. The land is too much for her and her husband now and would like to keep 16 acres of the land and see the rest of the 170 acres to Helidaburg Reality. The 16 acres will have her house, pond, and barns still. Mr. Henry Whipple the potential buyer is not present at the meeting, but the Board asked if Mr. Whipple would come to the next meeting and explain what his potential plans will be with the remaining land.

**Houghton/Hoffman** made a motion to table the **#22-16 Florio, Sam, and Suzanne. M** application until the October 20, 2022, Meeting.

Houghton yes, Hoffman yes, Schmitt yes, Santulli yes, Harris yes, Novak yes. **Approved.**

**#22-17 Wilcox, Reginald:** SBL#75.00-2-15.211, (R-2) located at 11579 Duanesburg Rd is seeking a Lot Line Adjustment under Local Law #2 of 2017 of the Town of Duanesburg Subdivision Ordinance. Mr. Wilcox the current landowner and Mr. Nichols the recipient of the land were both present. Mr. Wilcox explained to the Board that the land that he owns across the road is useless to him and he would like to give it to Mr. Nichols to eventually put a garage on it. The Board did advise that there is a 50ft setback from the bank of the Normanskill Creek to where Mr. Nichols can build his garage. Also, there is a NYS DOT right of way that is consider the side yard and a variance will be needed by the ZBA in the future to build the garage as well.

**Harris/Schmitt** made a motion that the Planning board determines the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels and no additional lots are being created as a result of the lot line adjustment. The Planning Board declares the proposed action to be further exempt from any

further subdivision review pursuant to this article 3.4 and refers the application to the Code Enforcement Officer to complete administration of the same.

Harris yes, Santulli yes, Schmitt yes, Hoffman yes, Houghton yes, Novak yes. **Approved.**

**#22-18 Carlson, Donald/Philip:** SBL# 32.00-1-6.3, (R-2) located at 1934 Braman Corners Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Phillip Carlson is the executor of estate and would like to subdivide 10 acres from the existing 97 acres that has a preexisting home and barn on it. Mr. Carlson plans to build a single-family home on the new parcel and would like to take the barn that's preexisting on property as well. The preexisting house will be part of the 87 acres. all buildings will meet the zoning setbacks.

**Harris/Santulli** made a motion that the Planning board determines that the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels. The Planning Board declares the proposed action to be further exempt from any further subdivision review pursuant to this article and refers the application to the Code Enforcement Officer to complete administration of the same.

Harris yes, Santulli yes, Houghton yes, Hoffman yes, Schmitt yes, Novak yes. **Approved.**

#### **OTHER:**

Board Member Houghton would like to have the Code Enforcement Officer to follow up with Pat Waltz who in 2019 received a special use permit, and it looks to be that he is not following his landscaping plan that was approved.

#### **MINUTES APPROVAL:**

**Houghton/ Hoffman** made the motion to approve August 19<sup>th</sup>, 2022, Planning Board minutes with minor corrections.

Houghton yes, Hoffman yes, Schmitt yes, Santulli yes, Harris yes, Novak yes. **Approved.**

#### **ADJOURNMENT:**

**Schmitt/Harris** made the motion to adjourn.

Schmitt yes, Harris yes, Santulli yes, Houghton yes, Hoffman yes, Novak yes. **Approved.**

**Melissa Deffer**

**From:** Kerry Murphy <murphy\_kb@hotmail.com>  
**Sent:** Thursday, September 15, 2022 6:50 AM  
**To:** Kerry Murphy; Melissa Deffer; Bill Wenzel  
**Subject:** No more Dollar Stores! Please and thank you!!

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I am a proud Duanesburg resident, mother of three young boys and a Physician Assistant. I am in constant awe of the beauty that surrounds us here and the serenity we are spoiled with on a daily basis. As a relatively new transplant in Duanesburg, I have lived many other places and here for just over four years, my biggest complaint is lack of access to healthy food and activities.

We have few to no side walks for safe walking or biking and a community center that has been closed for nearly three years. We have one grocery store that has no local competition for produce and already struggles to keep things fresh and priced appropriately. We have beautiful farm stands that, as we all know, are nailed up tight for most of the year for weather.

The introduction of Dollar Stores in rural America has been very clearly associated with deeper 'food deserts', worsening poverty and a severe decline in general health. These are things that will negatively impact our current community members but also keep away positive growth of future Duanesburg families and prospective residents. Not to mention making it increasingly difficult for our very valued small businesses to survive.

Please read the articles below for very clear analysis of the negative impact multiple dollar stores have on communities just like ours. There are currently 18 dollar stores within 16 miles of the proposed site - please keep our scenery clear of this mess.

Thank you kindly,  
Benjamin, Kerry, Noah, Spencer and Evan Utstein

<https://sites.lsa.umich.edu/mje/2020/11/13/the-paradox-of-economic-insecurity-caused-by-dollar-stores/>

<https://www.eater.com/23026173/dollar-store-general-food-deserts>

6:28



6:27



Cancel

Change Route

Route

From: Dollar



To: Pine Ridge Dental

**Dollar General**

9.8 mi · 2001 Broadway, Schenectady · Closed

**Dollar Tree**

13 mi · 3486 State St, Schenectady · Closed

**Dollar Tree**

13 mi · 2080 Western Ave, Guilderland · Closed

**Dollar Tree**

14 mi · 2309 Nott St E, Unit 305, Niskay... · Closed

**Dollar General**

10 mi · 1225 Main St, Rotterdam Junction · Closed

**Dollar General**

11 mi · 154 Sacandaga Rd, Scotia · Closed

**Dollar Tree**

14 mi · 290 Saratoga Rd, Schenectady · Closed

**Dollar Tree**

15 mi · 1892 Central Ave, Albany · Closed

**Dollar Tree**

16 mi · 4930 NY-30, Unit 210, Amsterdam · Closed

Cancel

Change Route

Route

From: Dollar



To: Pine Ridge Dental

**Dollar General**

5.6 mi · 3985 NY-30, Esperance · Closed

**Dollar General**

9.4 mi · 805 Helderberg Trail, East Berne · Closed

**Dollar Tree**

8.6 mi · 70 W Campbell Rd, Schenectady · Closed

**Dollar Tree**

10 mi · 1409 Altamont Ave, Rotterdam · Closed

**Dollar General**

9.8 mi · 2001 Broadway, Schenectady · Closed

**Dollar Tree**

13 mi · 3486 State St, Schenectady · Closed

**Dollar Tree**

13 mi · 2080 Western Ave, Guilderland · Closed

**Dollar Tree**

14 mi · 2309 Nott St E, Unit 305, Niskay... · Closed

**Dollar General**

10 mi · 1225 Main St, Rotterdam Junction · Closed

Richard and Vicki Schlierer  
119 North Ave.  
Duanesburg NY 12056  
September 15, 2022

**Comments to the Duanesburg Planning Board on Project #22-11 Primax Properties, LLC c/o Bohler**

Dear Duanesburg Planning Board:


Thank you for the opportunity to comment on the Proposed Dollar General on Rt 7. I was surprised by the assertion by the applicant in the Short Form Environmental Impact Statement ("SFEAF") that the project would be consistent with the predominant character of the area and that there would be no substantial increase in traffic (SFEAF Part 1, #6, 8a). I was further surprised that the Town as lead agency agreed with these statements (SFEAF Part 2 and 3).

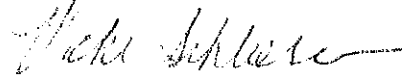
There is no data provided on the potential traffic increase. Since Dollar General sees a need for another store only 6.5 miles from an existing Dollar General, and in fact there are 10 of Dollar Generals within 10 miles; they must be expecting enough customers to support this new store and the existing ones. How does that not result in a traffic increase? Further, there is no discussion of truck deliveries and the route those trucks will take. Logistically, truck deliveries will service both stores. The obvious route for those trucks is down Rt 7 to Rt 20 by the Stewarts. Rt. 7 between I-88 and the Stewarts is already traveled by a large number of 18-wheeler trucks daily. I counted the trucks that passed North Avenue and Rt. 7 between noon and 5 on Monday Sept. 12 – there were 28, none of which appeared to be obeying the 35 mph speed limit. Add the car traffic, again traveling well over 35 mph, and you have a road that simply already has enough traffic through a residential area. Add to that young children just recently moved into the neighborhood, the 30-year-old autistic man that frequently goes into Rt 7 to retrieve a basketball, and his father with dementia that also wanders, and this area is already a recipe for disaster without adding additional traffic. For this reason alone this project should at the least be deemed Significant and require the preparation of a Full Environmental Impact Statement.

Regarding the community character, as one drives from Rt 88 past the Valero, the area becomes residential. The dentist office is tastefully constructed to perfectly match in, and once past that you have houses. The drawing of the Dollar General with its bright yellow sign and asphalt parking for 70 cars does not depict a building that will fit in. The Esperance store has carts all over the parking lot; seasonal bargains in front of the store, and is generally messy and unkept. How can we expect any different? The Town's own Zoning Ordinance states that a Special Use Permit should only be granted if "...the character of the neighborhood and values of surrounding property is reasonably safeguarded..." While I understand that the Town would benefit financially from the presence of the retail store, there must be other retail, such as a locally owned small business, that could occupy this property without the visual and traffic impacts.

We moved here just over 3 years ago. Since then, I recall five new families moving in between Rt. 88 and the Stewarts on Rt. 7. We all moved from larger more developed areas to Duanesburg knowing full well we'd need to drive 15 minutes to the grocery store. It was a decision we made to live in this beautiful rural neighborhood. I ask that you please consider the real impacts of this project on the residents of Duanesburg and deny this Special Use Permit.

Respectfully submitted,

  
Richard Schlierer

  
Vicki Schlierer

Rebecca Evans Comments on behalf of Pine Ridge Dental:

I have a concern regarding traffic and speed as there have been several accidents where our business has lost power. As the traffic increases, these accidents will increase. I also have a concern about how the store will obtain employees and the operations of the business to keep the store functional since the dollar general in Esperance has difficulty obtaining and maintaining sufficient staff. I further have concerns about the health of our community with type of food Dollar General sells and how this will affect small business and small farm stands. Lastly, I have a concern about supporting such a large corporate business and how this will negatively affect the small businesses in the area.

PO Box 160  
Quaker Street, NY 12141

Jeffery Schmitt, Chair  
Planning Board  
Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

September 15, 2022

Re: Privilege of the Floor Comment July 21, 2022

Dear Jeffery Schmitt and the Planning Board,

Lynne Bruning 13388 Duanesburg Road. Please include my Privilege of the Floor statement and supporting documents in tonight's board meeting minutes as found on the town website.

Thank you for posting the planning board zoom logon information on the town board homepage. Posting on the home page is consistent with how the town board meetings are posted. It's easier to directly click the hot link and log onto the zoom meeting. This provides clarity for all town meetings and it provides for the residents with a user-friendly experience.

I have one question about tonight's agenda. It was posted on September 13 at 8:36 AM with over 100 pages of supporting documents. The agenda was revised September 14 at 12:58 PM and this version only contains two pages for the agenda, none of the supporting documents were provided.

Does the New York State Open Meeting Law require supporting documents and public hearing documents to be provided 24 hours before the meeting? And are supporting documents required to be posted on the town website with the agenda?

Thank you for your time and consideration.

Respectfully,  
Lynne Bruning  
720-272-0956  
lynnebruning@gmail.com



Red Bird, LLC  
6296 Duanesburg Road  
PO Box 327  
Duanesburg, NY 12056  
518-895-5288  
Fax: 518-895-5290

October 14, 2022

To Whom It May Concern:

I am writing regarding the requested easement from Adam Sellnar of Primax Properties. At this time, we do not agree to an easement. There is a lack information provided in the request. Based on counsel from our attorney, we request the following information:

We require a detailed schematic map, indicating exactly where the lateral line would run and what portion of our property would be disturbed by this installation. How do you propose installation and maintenance? What would be the extent of the disruption? How often would you be requesting to come onto our property? What level of compensation will you provide?

Regards,

Rebecca Szymczak Evans, DDS

Red Bird, LLC



**Melissa Deffer**

**From:**  
**Sent:**  
**To:**  
**Subject:**

Linda Them <ljmt111@gmail.com>  
Thursday, October 27, 2022 2:25 PM  
Melissa Deffer  
Dollar General

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Please find attached a photo of a Dollar General that is far more pleasing to the eye and not so cheap looking. Please share with the planning Board members. If we must have this store it would be nice to have a better looking store. I am sending this on behalf of myself and several others. Thank you for your consideration.

Sincerely,  
Linda Them  
6632 Duanesburg Rd  
Duanesburg, NY 12056

**Melissa Deffer**

**From:** Linda Them <ljmt111@gmail.com>  
**Sent:** Thursday, October 27, 2022 2:32 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General Photo

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**BRAND NEW CONSTRUCTION**  
Single Tenant Investment Opportunity

**DOLLAR  
GENERAL**  
CS&P, B&B



I was unable to attach the photo to my previous

email. Please let me know if you received it. Thank you!

Linda Them

## Melissa Deffer

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**From:** Jeanne <jeannebev@gmail.com>  
**Sent:** Monday, October 24, 2022 5:44 PM  
**To:** Melissa Deffer  
**Subject:** RE: Primax Properties, LLC / co Bohler; for distribution to Board members

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

6265 Duanesburg Rd.  
Duanesburg, NY 12056  
October 24, 2022

Members of the Town of Duanesburg Zoning Board:  
RE: Primax Properties, LLC co Bohler application for Special Use Permit

At the recent meeting, Ms. Backner, Esq, made the point merchandise a business carries is beyond the jurisdiction of the Town of Duanesburg Zoning Board. It is pointless to discuss any subject which does not fall within the jurisdiction of the Zoning Board with the 2021 Comprehensive Plan intended to serve as a guide. I realize time has been spent on points of view and opinions which are irrelevant to this application. At this time I'd like to submit relevant statements for your consideration.

In 2011, the Comprehensive Plan suggested the formation of an Architectural Standards Board, a suggestion which has not come to fruition. Such a panel would have been helpful at this time. A valid proposal could be made for development to be postponed until an Architectural Standards Review Board exists since I'm unaware of acceptable reasons it does not; surely there's been ample time.

On the Short Assessment Form, Question 6 asks, "is the proposed action consistent with the predominant character of the existing built and natural landscape?" and Bohler checked YES. This is clearly an inaccurate reply as revealed in thirty photos in your possession. The built environment on both sides of Route 7 reveals natural construction materials such as brick, wood, stone, vinyl, real windows in proportion to the wall surface, and no loud colors.

Their inaccurate answer can only be corrected by significant architectural design/facade changes. The Planning Board cannot waive this requirement and grant the Special Use Permit since this would be outside of its jurisdiction.

I'd like to suggest if Bohler returns with a design such as the Dollar General in Willsboro, NY, such a design would be appropriate with the predominant existing built environment and would satisfy the criteria standing in the way for the legitimate granting of the Special Use Permit.

The Willsboro design using wood, windows, shutters, and including conditions stating there will never be any exterior display of merchandise, shopping carts, or newspaper vending machines would be welcome. In addition, the Willsboro store located both the ice machine and propane cabinet on a side elevation and Duanesburg deserves the same consideration. As the resident across the street, I also feel deserving of this.

Until architectural issues are met, the Bohler reply to Question 6 is inaccurate by reasonable person standards and the applicant cannot legally be granted the Special Use Permit.

RECEIVED

OCT 24 2022

TOWN OF DUANESBURG  
TOWN CLERK

Oct. 20, 2022

Salsburg Rd., Delanson

Town of Duanesburg

Planning Board

Dear Sirs,

I attempted to join the zoom meeting on Oct. 20<sup>th</sup>-but the audio was indecipherable-hence this letter. Re the Public Hearing of Primax Properties, LLC c/o Bohler; I too only recently heard of the proposal to build a Dollar General on Rt. 7. I believe the town should expand the framework of notification for these projects. I think everyone within a five mile radius of significant proposals should be notified. (If they were, we might not have had to deal with a 'Buddist Sanctuary' that looks like a circus warehouse and is overrun with people from downstate at every 'celebration' they have-and-aside-you regulate the size of signs, but there's no regulations for statues?-Not everyone wants a multi-handed 12 foot tall goddess-or elephant- or dragon on their neighbors front lawn.) In addition to the town hall and post office- notices should be posted in all local businesses- such as Stewart's, Hannaford, Rick's and Wolf's.

I was surprised to see that the planning board feels that this development "will be consistent with the existing community character with no aesthetic impacts anticipated" and that it will "have no impact or adverse change in the existing level of traffic" or that it will not have any significant adverse impacts on the environment." Really?? Do we want the entrance to our town to be a tacky retail store with "cheap products made with cheap materials" and poor quality and primarily junk food? It does not reflect the character of a community I want to live in. It sets a bad precedent for future development- and certainly makes the area less attractive to better quality businesses.

Their rubber stamp storefront proposal lacks charm or interest. Their store in Esperance- which is plenty close enough-is very poorly landscaped-if at all- and adds nothing to the beauty of its site- why do we need more of the same?

As far as traffic I feel it's a poor location for people turning into or exiting from the far lane with regards to limited visibility for stopping times for oncoming traffic.

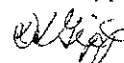
As for adverse effects on the environment- when has concrete and blacktop ever benefitted any plant or animal? It has been noted that this site harbors northern long eared bats-already endangered. Bats are the most significant predators of night-flying insects- including beetles, moths, mosquitoes and more. Does it make sense to eliminate more of their habitat- and them- and eventually end up using poisonous chemicals to control the insects they consume regularly?

I echo the concerns and beliefs of the neighbors at the Sept. 15<sup>th</sup> meeting-that this is not a place for a Dollar General- that it will be detrimental to the community's appearance and character and may very well decrease property values. I don't think this business would have enough support to be successful in this area-especially with the proximity of the same store just a few miles down the road. Traffic safety and lighting issues are also significant detrimental concerns.

If it's built, it lowers the standards for the town, the residents and future developments-Duanesburg deserves better. Please vote no for this permit.

Sincerely,

D.L.Gipp





## Melissa Deffer

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**From:** Contact form at Duanesburg NY <cmsmailer@civicplus.com>  
**Sent:** Thursday, October 13, 2022 7:28 PM  
**To:** Melissa Deffer  
**Subject:** [Duanesburg NY] Dollar tree (Sent by Melanie Merrick, Merrick.melanie@yahoo.com)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello mdeffer,

Melanie Merrick ([Merrick.melanie@yahoo.com](mailto:Merrick.melanie@yahoo.com)) has sent you a message via your contact form (<https://www.duanesburg.net/user/1613/contact>) at Duanesburg NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.duanesburg.net/user/1613/edit>.

Message:

My family has lived here for 2 years now and we moved from congested long island. We moved to get away from the congestion to this beautiful area. We do not need a dollar tree as we have a dollar general right down the road. This will bring unnecessary people and traffic to the area that is not needed. Please listen for the sake of our young children.

## Melissa Deffer

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**From:** Patti Plante <plantepatti@gmail.com>  
**Sent:** Wednesday, October 12, 2022 7:25 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General store

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Melissa, I missed the October 11 date to have my comments included in the meeting notes for the Planning Committee Meeting but I'd like to voice my feelings.

My husband and I feel that there is absolutely no need for a Dollar General in Duaneburg. There is a Dollar General 6.4 miles from here on route 20. You have residential homes being built within a half a mile and you're not doing any Environmental study. These homes have young children and just got the speed limit reduced to 45 mph because of that. The truck traffic has increased ten fold and no one is obeying the speed limit on route 7 or route 20. Additionally no one polices the speed at all. It's out of control.

If we could be at the meeting, we would. Please send me a copy of the minutes. I will be in touch.

Patti & David Plante  
4881 Western Turnpike  
Duaneburg (518)895-8996

**Melissa Deffer**

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**From:** Jeanne <jeannebev@gmail.com>  
**Sent:** Tuesday, October 11, 2022 5:06 PM  
**To:** Melissa Deffer  
**Subject:** RE: Primax Properties LLC c/o Bohler / Dollar Store

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Melissa,

Kindly forward the following correction to the Town of Duanesburg Planning Board members.

Existing sentence: Respectfully, I request the Town of Duanesburg to deny the Special Use Permit and protect the quality of life currently enjoyed.

Corrected sentence: Respectfully, I request the Town of Duanesburg Planning Board members to deny the Special Use Permit and protect the quality of life currently enjoyed.

Please confirm receipt of this email.

Yours truly,  
Jeanne B. Plauth  
6265 Duanesburg Rd.

## Melissa Deffer

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**From:** cmsmailer@civicplus.com on behalf of Contact form at Duanesburg NY  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, October 11, 2022 6:45 PM  
**To:** Melissa Deffer  
**Subject:** [Duanesburg NY] Comments Regarding Dollar General (Sent by Jared and Jill Dolatowski, jmd7190@gmail.com)  
**Attachments:** comments\_regarding\_dollar\_general.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello mdeffer,

Jared and Jill Dolatowski (jmd7190@gmail.com) has sent you a message via your contact form (<https://www.duanesburg.net/user/1613/contact>) at Duanesburg NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.duanesburg.net/user/1613/edit>.

Message:

Please find the attached .pdf file with comments regarding the Dollar General



October 11, 2022

Mr. and Mrs. Jared Dolatowski  
6308 Scotch Ridge Road  
Duanesburg, NY

RE: Comments on Project #22-11 Primax Property, LLC c/o Bohler

To the Duanesburg Town Planning Board,

We stand with our Duanesburg neighbors in opposition to the issuance of the special use permit to establish another Dollar General in our town. We oppose the issuance of this permit for the following reasons:

1) Character.

The Duanesburg Zoning Ordinance states that special use permits should only be granted if "the character of the neighborhood and values of surrounding property is reasonably safeguarded". In the project's Short Form Environmental Impact statement, it was stated that the building will be in line with the predominate character of the area, but a brief review of the project's sketches shows that this is just a standard Dollar General building. We don't agree that the appearance of Dollar Generals (i.e. their building, lights, signs, etc.) are aesthetically pleasing and in line with the predominate character of our rural and pretty area. The Duanesburg comprehensive plan shows a picture of the Pine Ridge Dental office on Rt. 7 as a prime example of "improved aesthetics through the use of appropriate architecture, site design, landscaping, control of signs, and general upkeep." If Pine Ridge Dental is the goal, Dollar General misses the mark.

2) Need.

The Duanesburg Zoning Ordinance states that a Special Use Permit should only be granted if "such use is reasonably necessary or convenient to the public health, welfare or the economic or social benefit of the community". We don't agree that a second Dollar General within the town, in addition to the Hannaford Supermarket, is "reasonably necessary".

What is the social and economic benefit? Duanesburg is not the typical customer base for a Dollar General. Todd Vasos, the company's CEO, has described his "core customers as struggling Americans. Dollar General's primary customers make \$40,000 a year or below per household." A review of the 2020 Census data for Census Tract 331.02 shows that the median household income for our area is \$80,637. We are more than capable of getting ourselves to Esperance or Rotterdam to do our shopping. Even so, the store does not appear to provide an economic advantage to the residents of Duanesburg. A review of the current pricing comparing the Esperance Dollar General to the Esperance Hannaford Supermarket shows that the Dollar General is often more expensive than its direct competitor. A few examples can be found below:

Item	Dollar General Price	Hannaford Price
Cheerios	\$5.00	\$4.39
Cheez-It Original Crackers	\$5.50	\$5.19
Lysol Wipes	\$5.75	\$4.49

What is the public health and welfare benefit? The Dollar General is not a business that promotes healthy living. The store typically does not provide any healthy food items (e.g. produce) only junk food and boxed meals.

Sources:

<https://www.cnn.com/2020/06/26/business/dollar-general-robberies/index.html>

<https://data.census.gov/cedsci/table?q=household%20income&g=1400000US36093033102>

### 3) Predators.

Dollar General exhibits predatory behavior in selecting locations to build its stores. The town of Olive Hill, KY has 1,500 residents and four Dollar Generals. According to a researcher at the Institute for Local Self-Reliance who advocates for small businesses: "Plenty of other towns are caught off guard and only later wish they'd blocked the company's expansion", said Kennedy Smith. "Communities just aren't prepared for this," Smith said. "The smaller the community, the more vulnerable it tends to be."

Enough is enough. We don't want to find ourselves on the losing side of this battle.

Source:

<https://www.forbes.com/sites/laurendebter/2022/05/20/dollar-general-opening-new-stores-across-small-town-america/?sh=37804e6bce5f>

### 4) Crime.

"We don't call them dollar stores. We call them stop and robs." Jimmy McDuffie, Sheriff, Effingham County, Georgia. Dollar Generals are prime targets for armed robberies. The location of the proposed stop and rob in Duanesburg is an ideal location for a robbery with easy-off and easy-on access to I-88. Brian Flannery, who oversaw security at around 2,000 Dollar General stores in the northeast as a divisional loss prevention director from 2011 to 2015, said: "Every night I was just waiting for there to be a phone call that said, 'Hey we've lost somebody.' It wasn't a matter there [of] if you were going to have a bad robbery. It was a matter of when." At least six Dollar General employees have died during robberies since 2016, according to a review of news and police reports.

New York cashless bail means that crime is likely to become more prevalent in our everyday lives as criminals become more emboldened. Why are we putting out the welcome mat?

Sources:

<https://www.cnn.com/2020/06/26/business/dollar-general-robberies/index.html>

[https://www.wktv.com/news/crime/little-falls-police-investigate-armed-robbery-at-dollar-general/article\\_9a81bad6-1e8d-562b-be11-1ae849013e11.html](https://www.wktv.com/news/crime/little-falls-police-investigate-armed-robbery-at-dollar-general/article_9a81bad6-1e8d-562b-be11-1ae849013e11.html)

<https://www.binghamtonhomepage.com/news/police-endicott-man-charged-with-dollar-general-robbery/>

[https://www.thedailystar.com/news/local\\_news/man-arrested-in-store-robbery/article\\_ea935579-2932-545c-9028-1a25578b943f.html](https://www.thedailystar.com/news/local_news/man-arrested-in-store-robbery/article_ea935579-2932-545c-9028-1a25578b943f.html)

<https://cbs6albany.com/news/local/sheriffs-office-investigating-schuylerville-dollar-general-robbery#>

<https://cbs6albany.com/news/local/police-investigating-armed-robbery-at-state-street-cvs#>

<https://cbs6albany.com/news/local/police-man-arrested-accused-of-robbing-state-street-store#>

We moved to Duanesburg five years ago because we appreciated the rural look and feel of this lovely area. New York State government is continuing to attack our rural way of life and we will see more of that in the coming years. We should stand together as a community with our local government and stand up to this destruction of our natural areas. The rural communities will always pay the price for the progressive move of our government to support city life. Please don't pave paradise and put up a Dollar General.

Respectfully,

Jared and Jill Dolatowski



## CENTURY 21 RURAL ESTATES

Rts 7 & 20, Box 22  
Duanesburg, NY 12056  
(518)895-2902 Fax 895-8622

323 Main Street, Box 609  
Schoharie, NY 12157  
(518)295-8547 Fax 295-8691

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October 11, 2022

To the planning board:

In my professional experience as a licensed realtor, it is my opinion the construction of a Dollar General store will negatively reflect the character of Duanesburg and will negatively affect property values in the immediate area.

  
Dean Nunamann



**Melissa Deffer**

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**From:** Jeanne <jeannebev@gmail.com>  
**Sent:** Tuesday, October 11, 2022 3:00 PM  
**To:** Melissa Deffer  
**Subject:** RE: Primax Properties, LLC co Bohler / Dollar General store



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

6265 Duanesburg Rd.  
Duanesburg, NY 12056  
October 10, 2022

Members of the Town of Duanesburg Planning Board:  
RE: Primax Properties, LLC c/o Bohler application for Special Use Permit

Thank you for the opportunity to submit data to be considered specifically concerning the above proposal. I request the following be entered into the minutes of the Town of Duanesburg Planning Board minutes.

Saying no to a Dollar General doesn't mean commercial development is opposed. I'd welcome development with a long term vision with high quality employment positions, low turnover, and jobs truly supporting the American dollar circulating within the economy rather than going to China since a Dollar General carries cheap staples not made in America. Unfair competition is at the heart of the Dollar General business strategy with cheap construction, low wages, and no benefit program for employees. We can do better with locally owned and operated businesses; good neighbors who will maintain their businesses as matter of civic pride. I don't want an absentee out of state landlord/owner who has little interest in our community and is not present to prevent the unkept, cluttered mess seen in numerous Dollar General stores.

A Dollar General store is an unattractive discount box store which will diminish the character of our town and allows the neighboring two parcels to be developed in an equally objectionable manner. Cheaply designed sites on the additional two parcels and a free standing Dollar General is not the welcome I want extended to those coming here.

The exterior storage of shopping carts and seasonal merchandise from Summer beach balls to Autumn bbq briquettes as well as rolling clothing racks further leaves a negative impression.

Commercially designed sites should have exteriors with attractive materials such as vinyl, brick, or stone with architectural style enhancements and a generous number of native New York species, including a landscape maintenance warranty of three years at least and a performance bond. On-site utilities should be underground and rooftop mechanicals should not be visible to neighboring properties.

To be acceptable, any sign should minimize impact with illumination carefully considered and twirling gadgets, balloon figures, banners, and signs other than the American flag are unacceptable.

The AASHTO WB 67 tractor trailers are approximately 73.5' and their wide turning radius will straddle both traffic lanes when entering and exiting while other trucks will deliver soft drinks and snack foods and apparel and I cannot look favorably on Primax who has not submitted the number of daily truck deliveries and cannot resolve how safety can be

assured when there will be times trucks are entering at the same time a customer is backing out of a parking space. The truck will be unable to move and therefore continue to block entry and exit lanes.

The unattractive Dollar Store design does not fit the character of our neighborhood and doesn't meet the intent of the Comprehensive Plan which is intended to be viewed as a guide. As a result my property value will be negatively impacted.

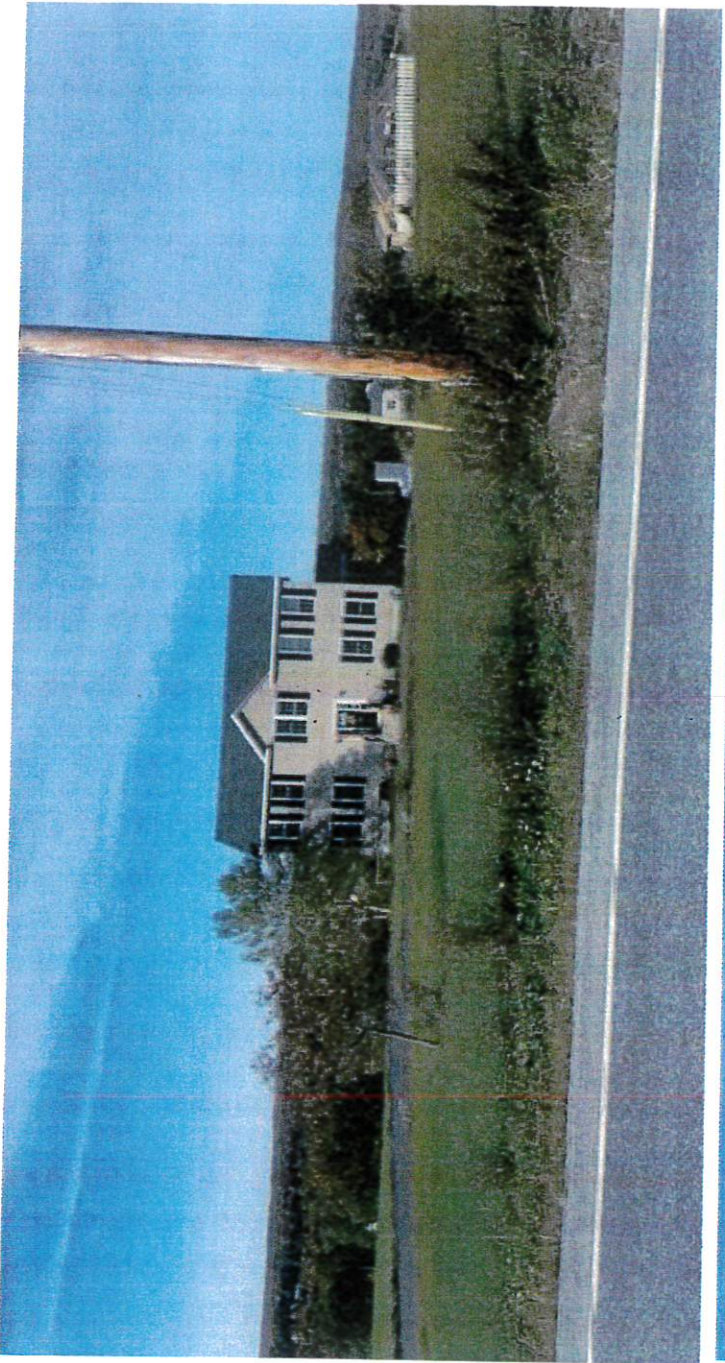
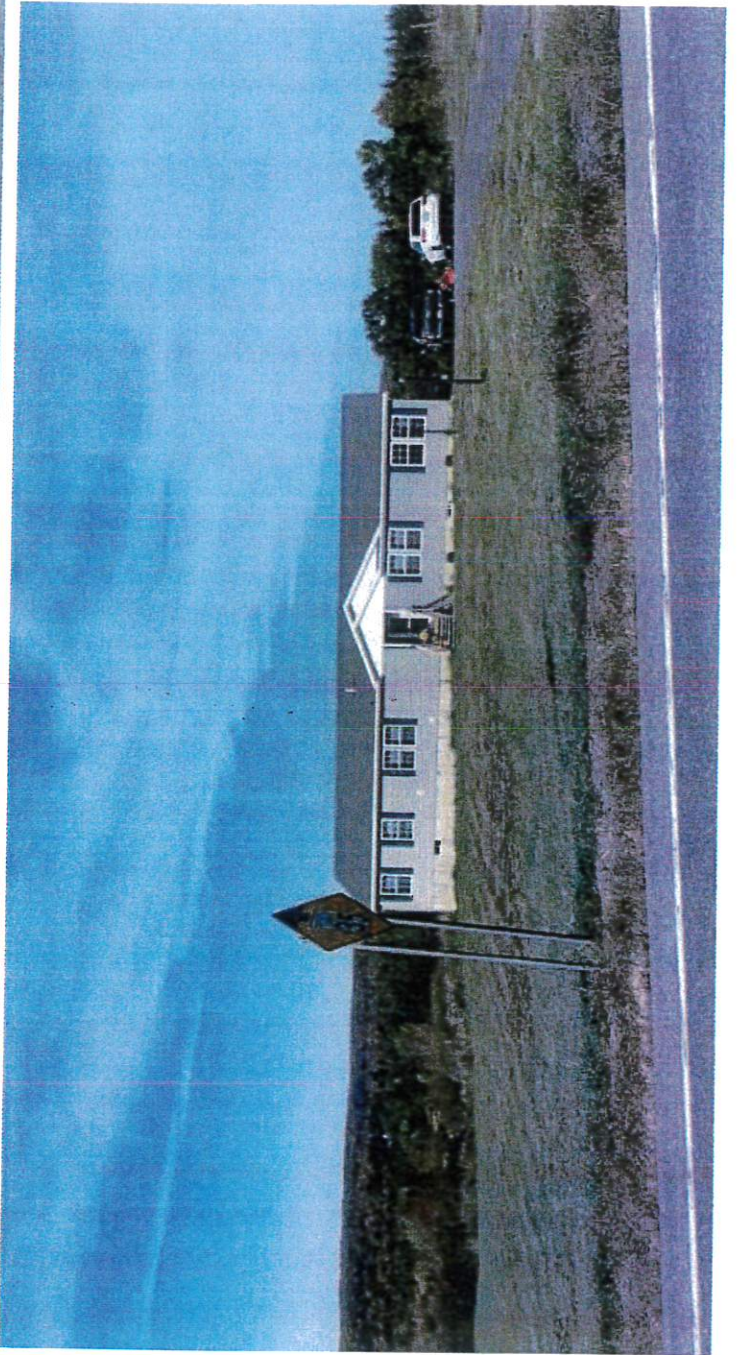
This proposal cannot meet the Special Use Permit requirement to not negatively affect the character of our neighborhood and the value of surrounding property and must therefore be denied. Failure of the Planning Board to act outside of compliance with the Performance Standards shall be in violation of the Town of Duanesburg Zoning Ordinance.

Attached is further documentation the proposed Dollar General is architecturally unfit. Respectfully, I request the Town of Duanesburg to deny the Special Use Permit and protect the quality of life currently enjoyed.

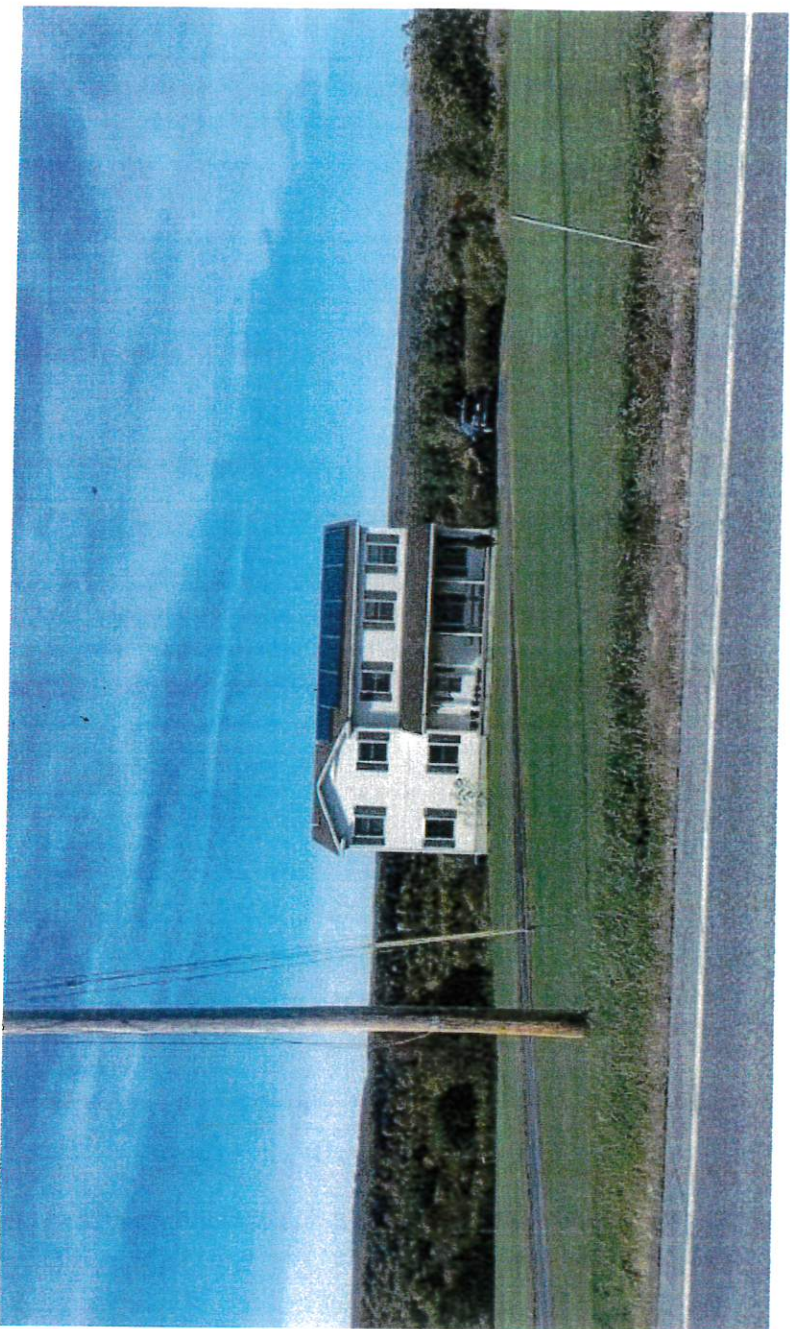
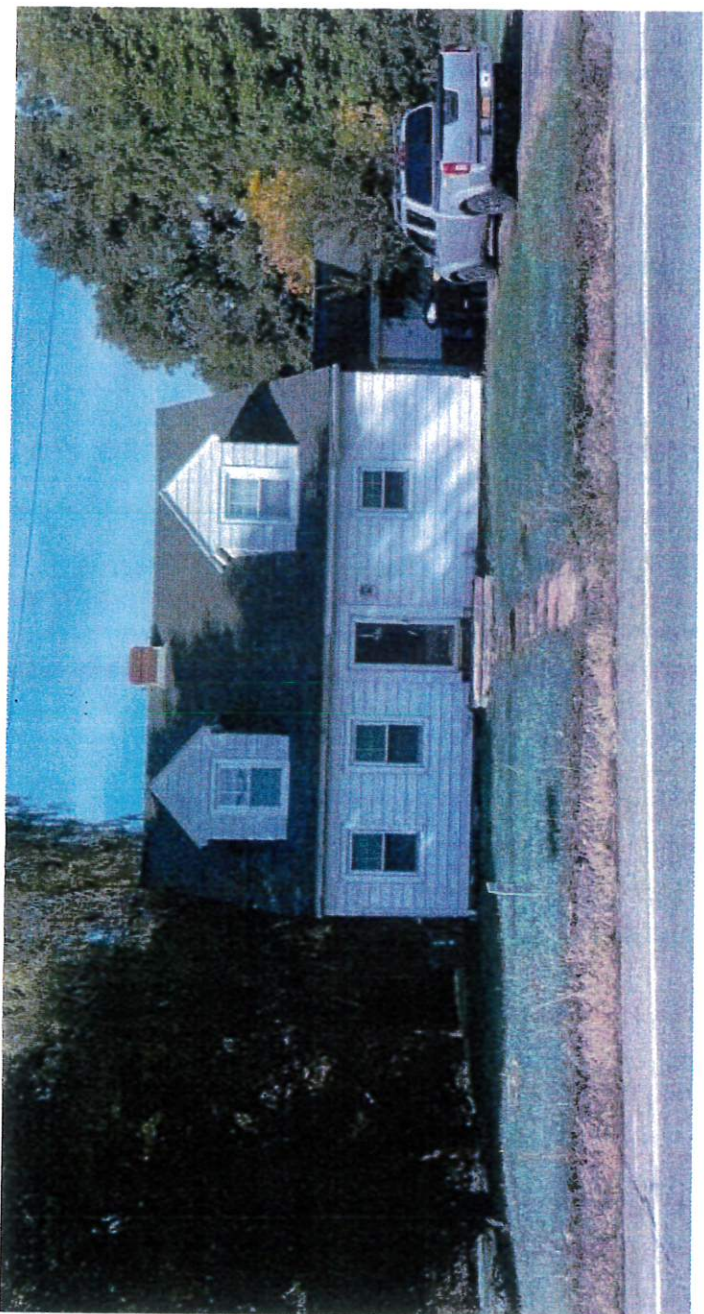
Yours truly,  
Jeanne B. Plauth  
6265 Duanesburg Rd.

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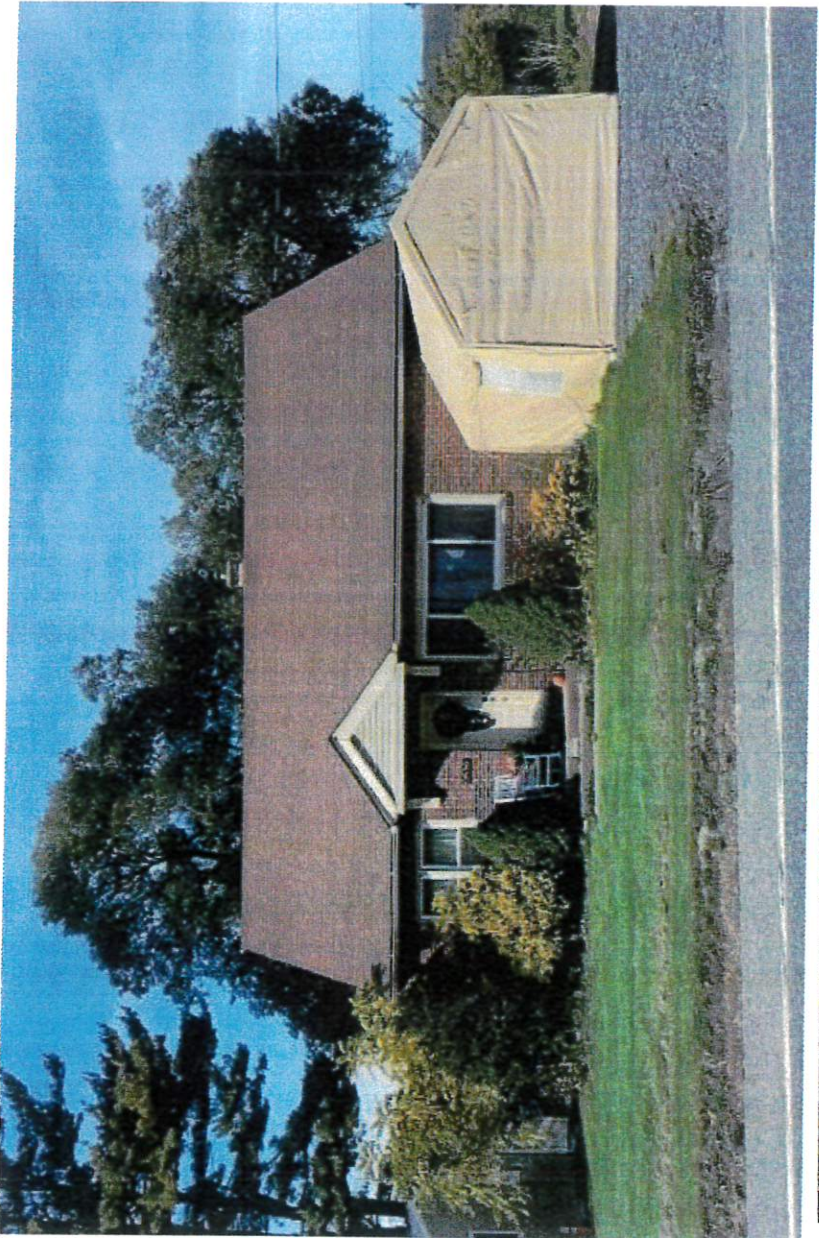
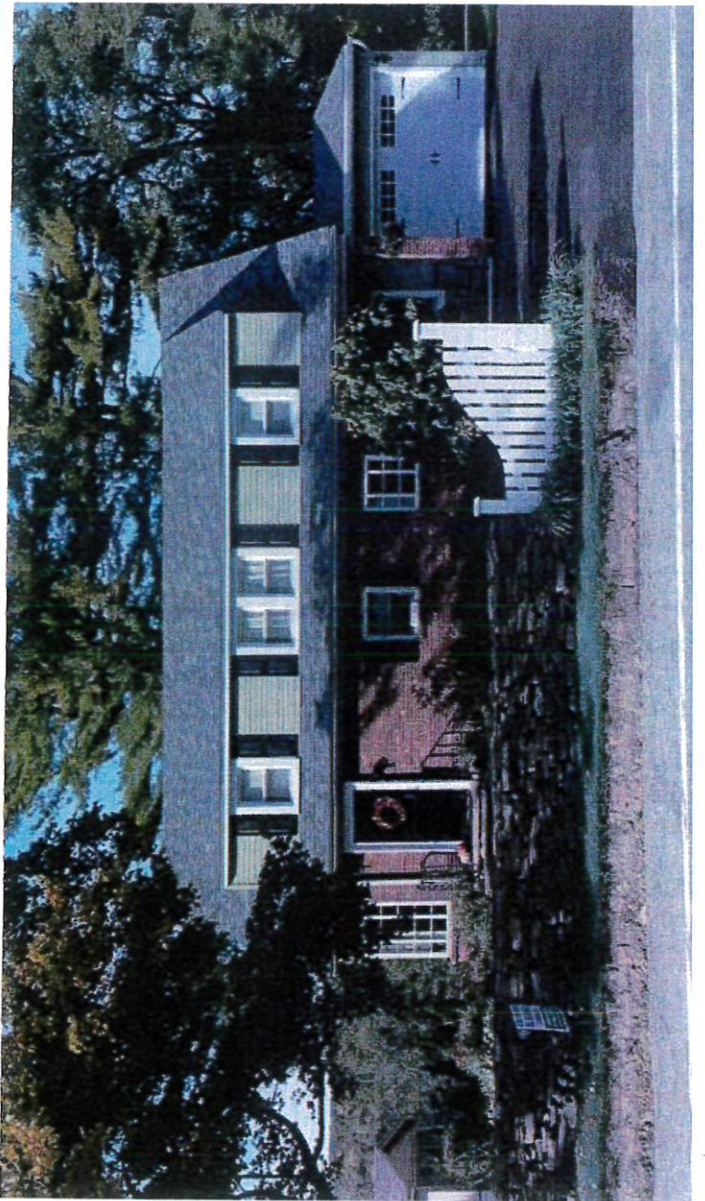




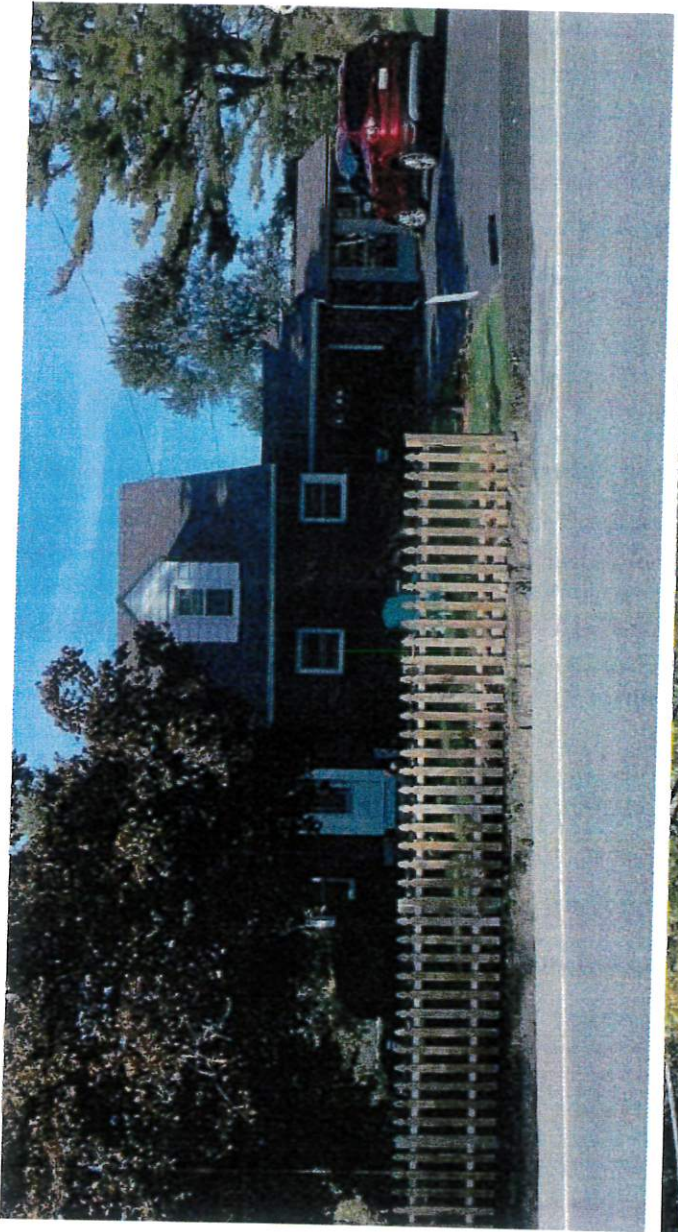
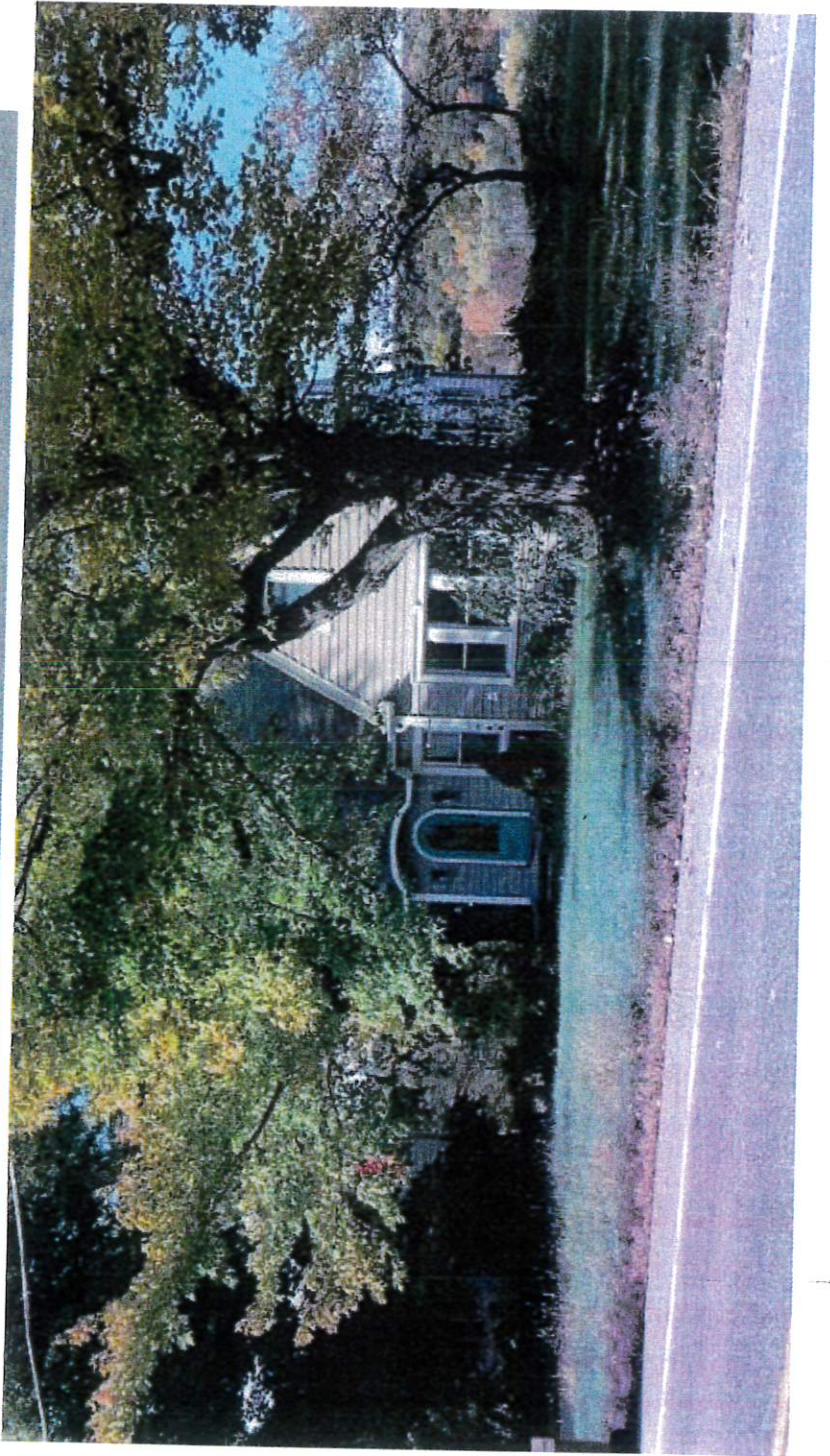




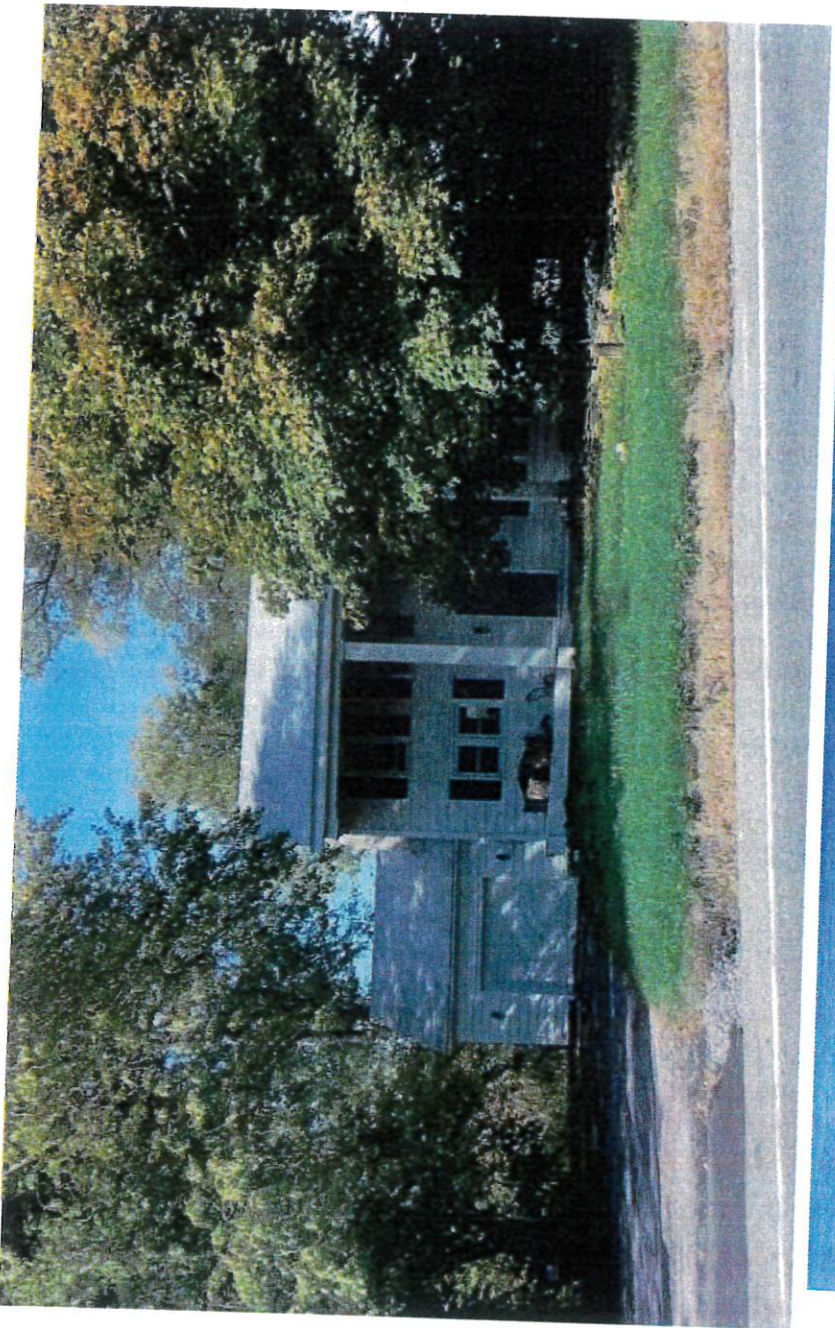




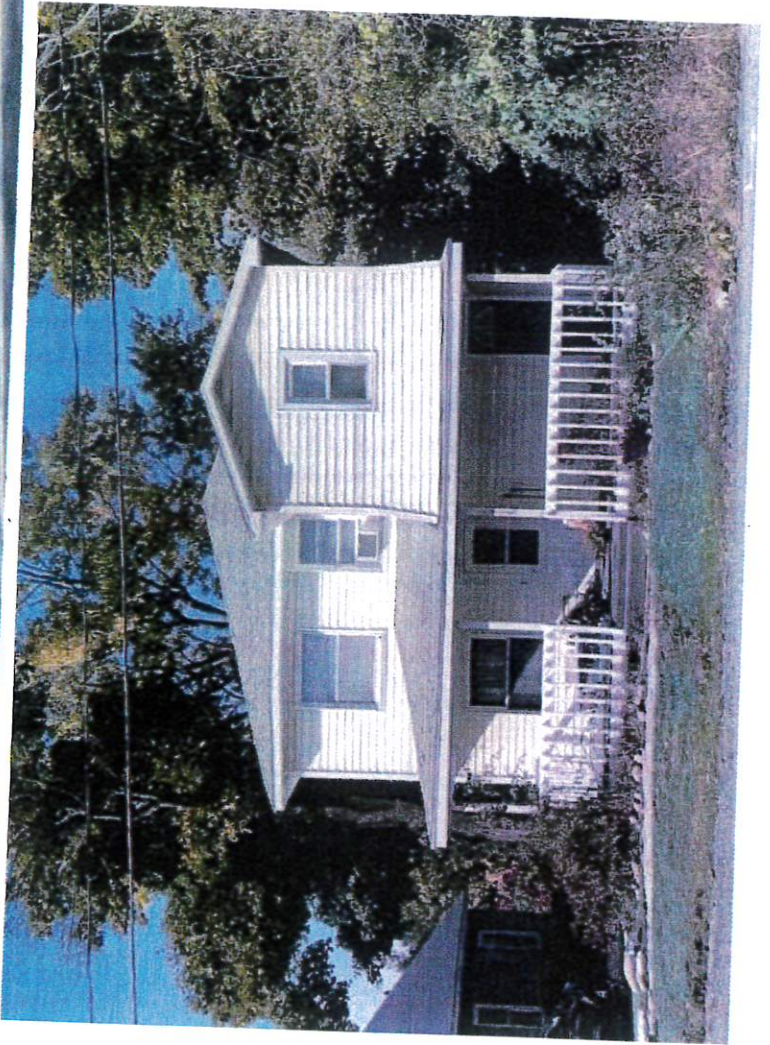




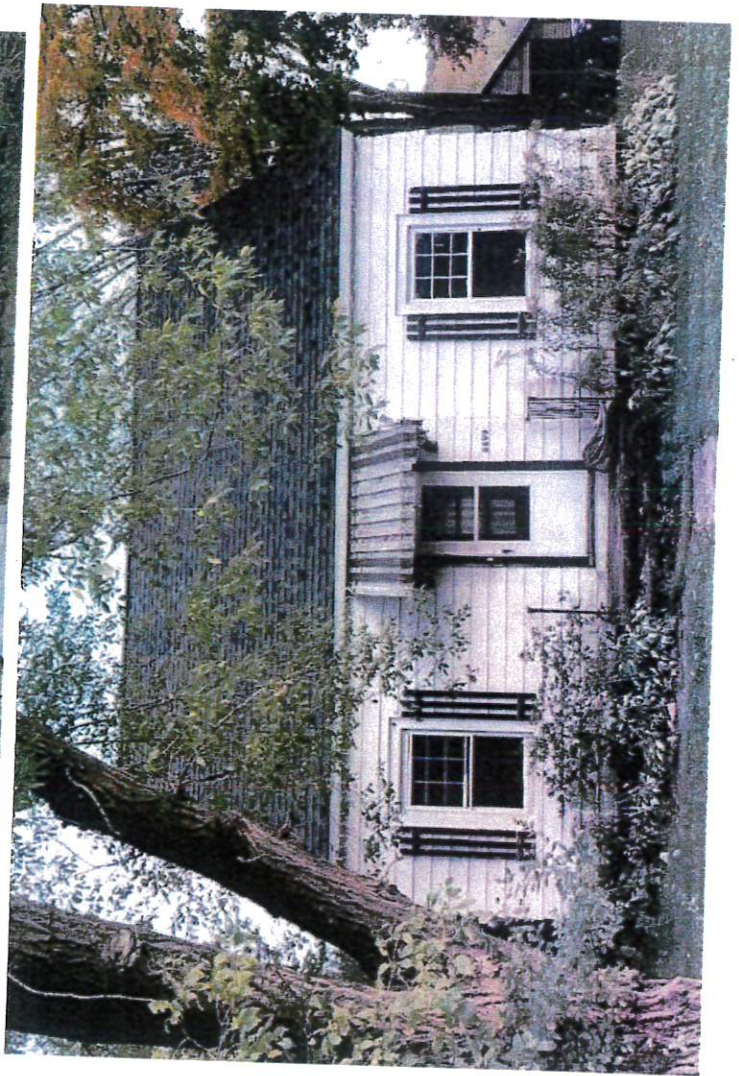




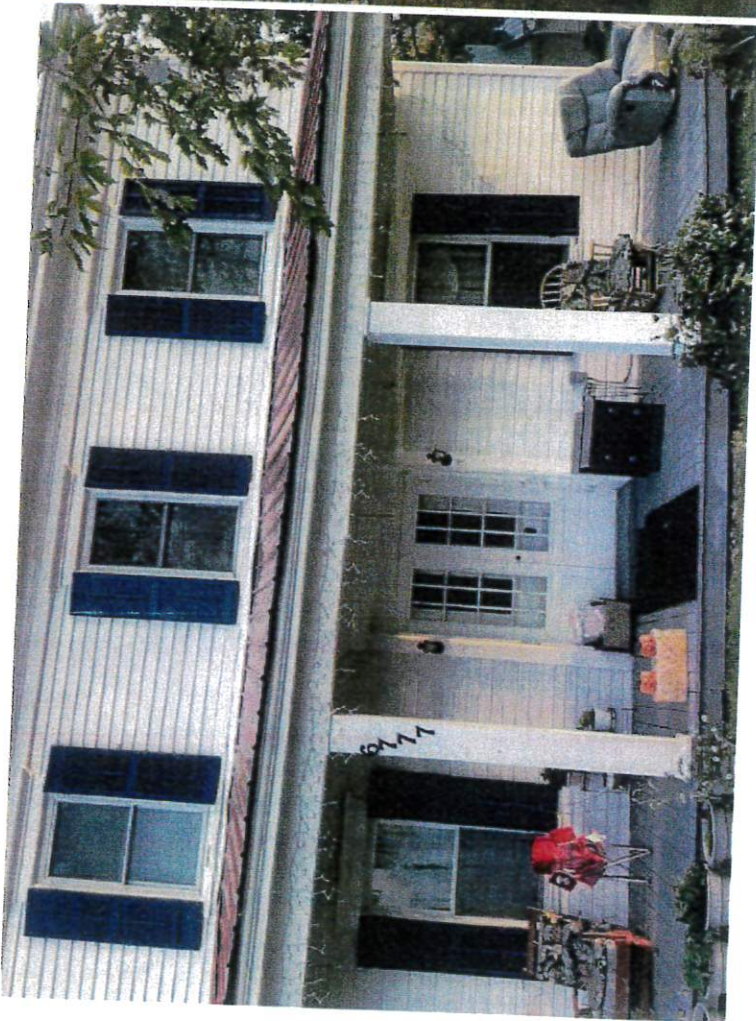
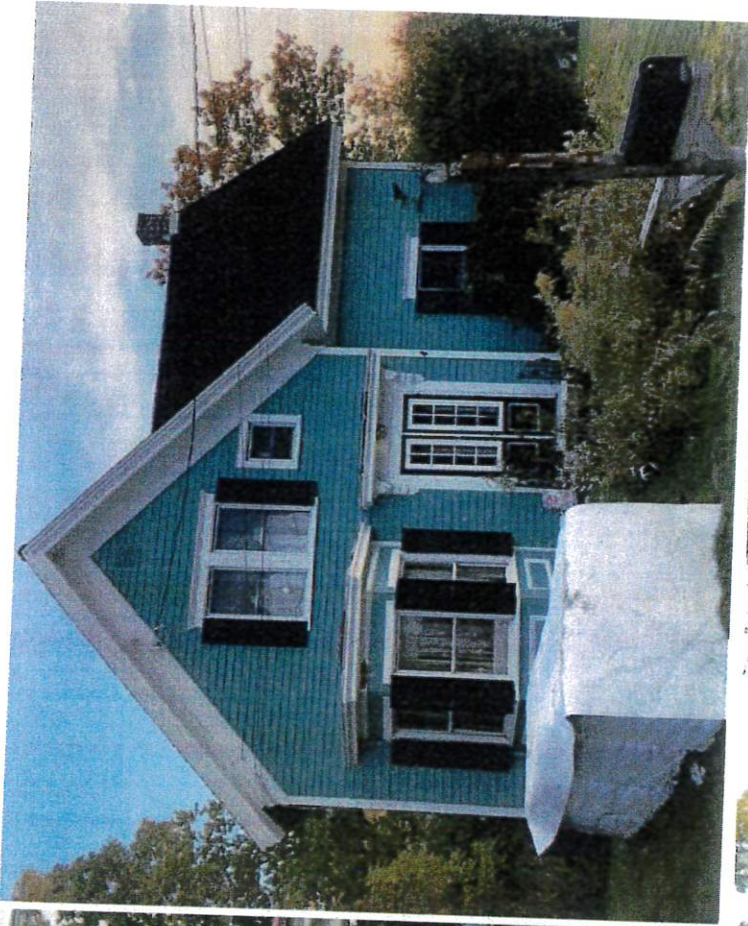




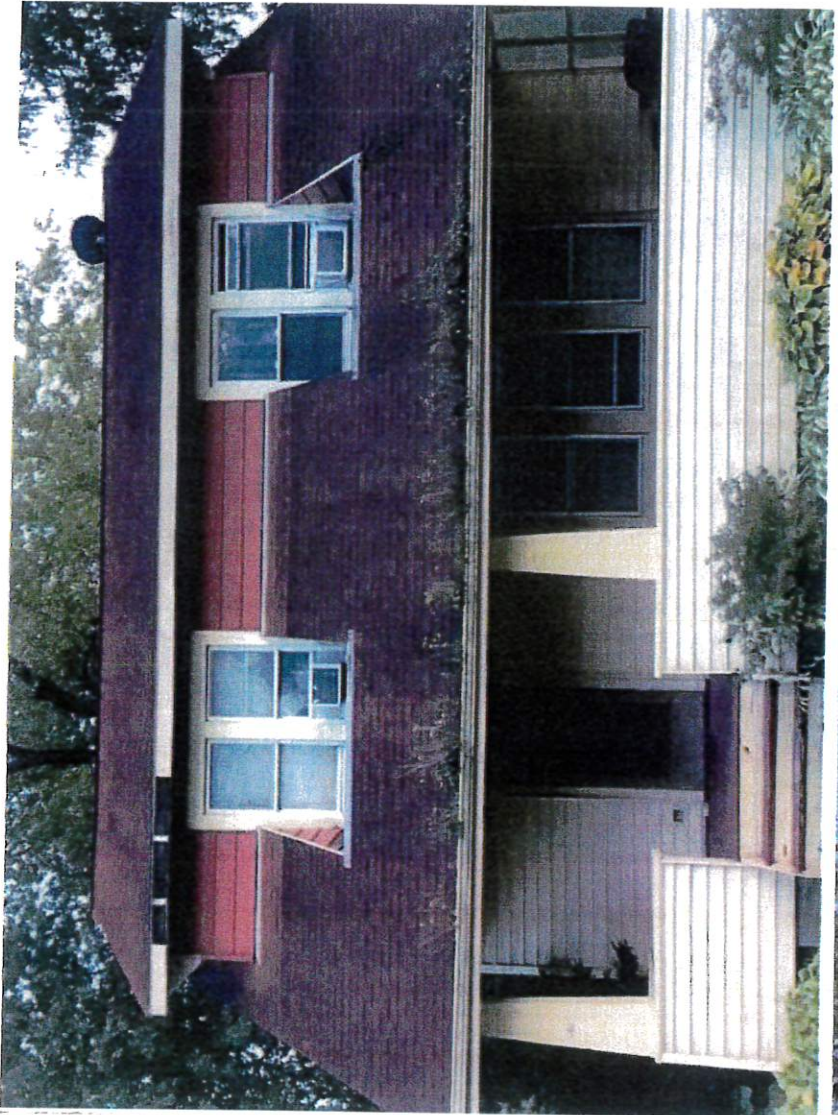
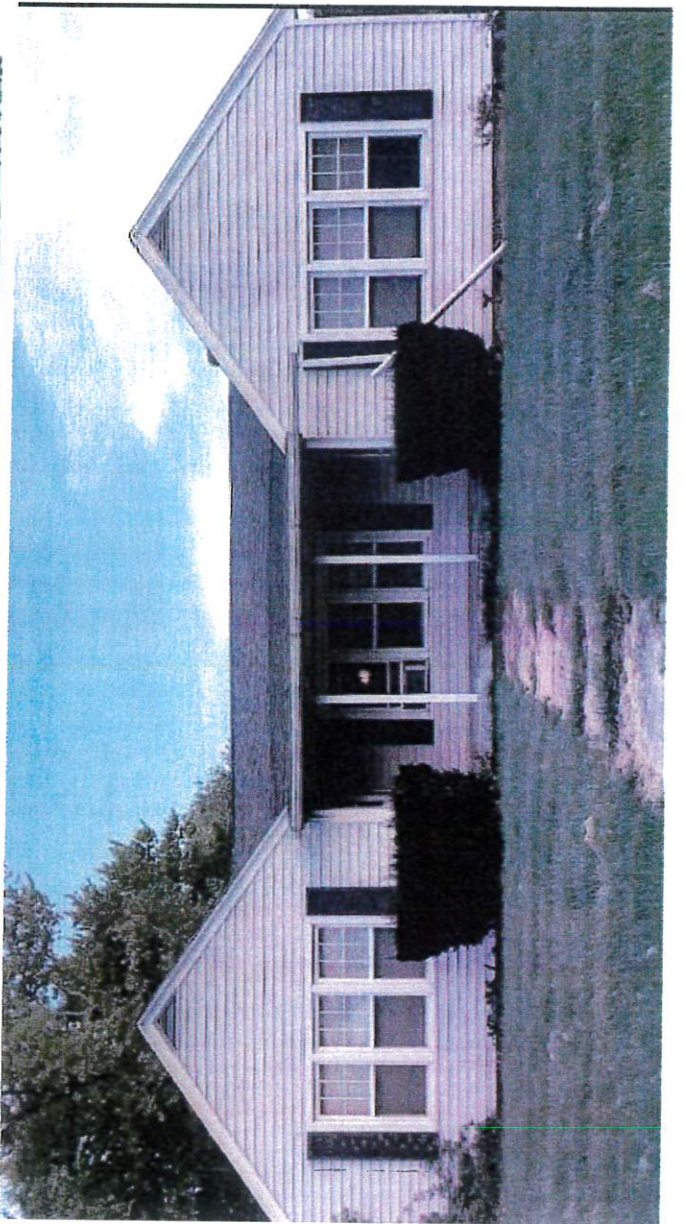




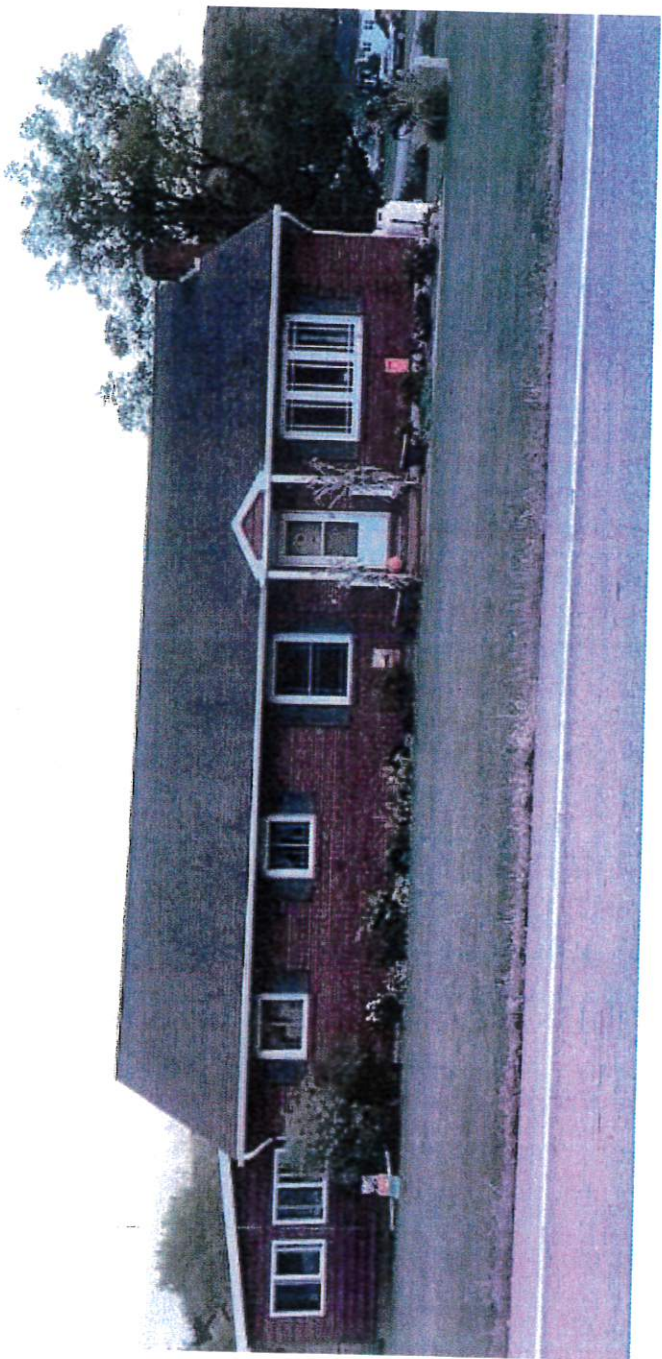




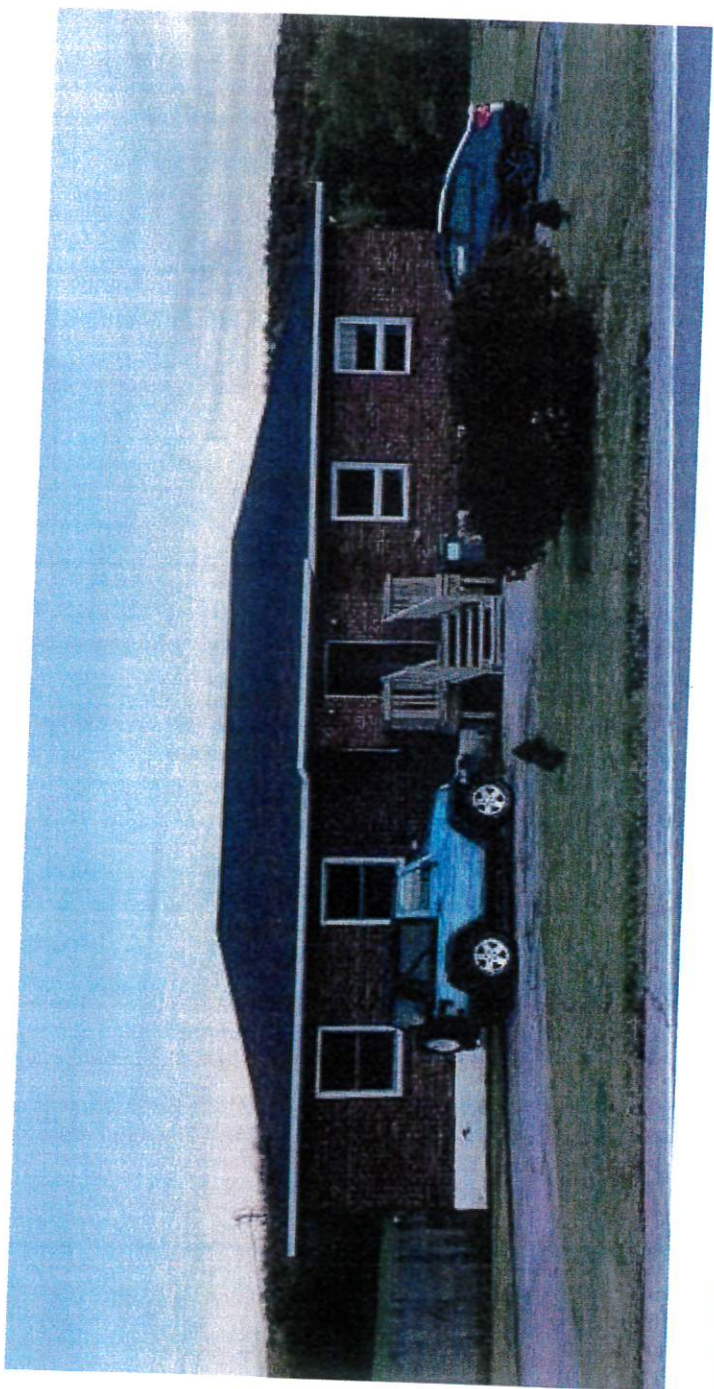
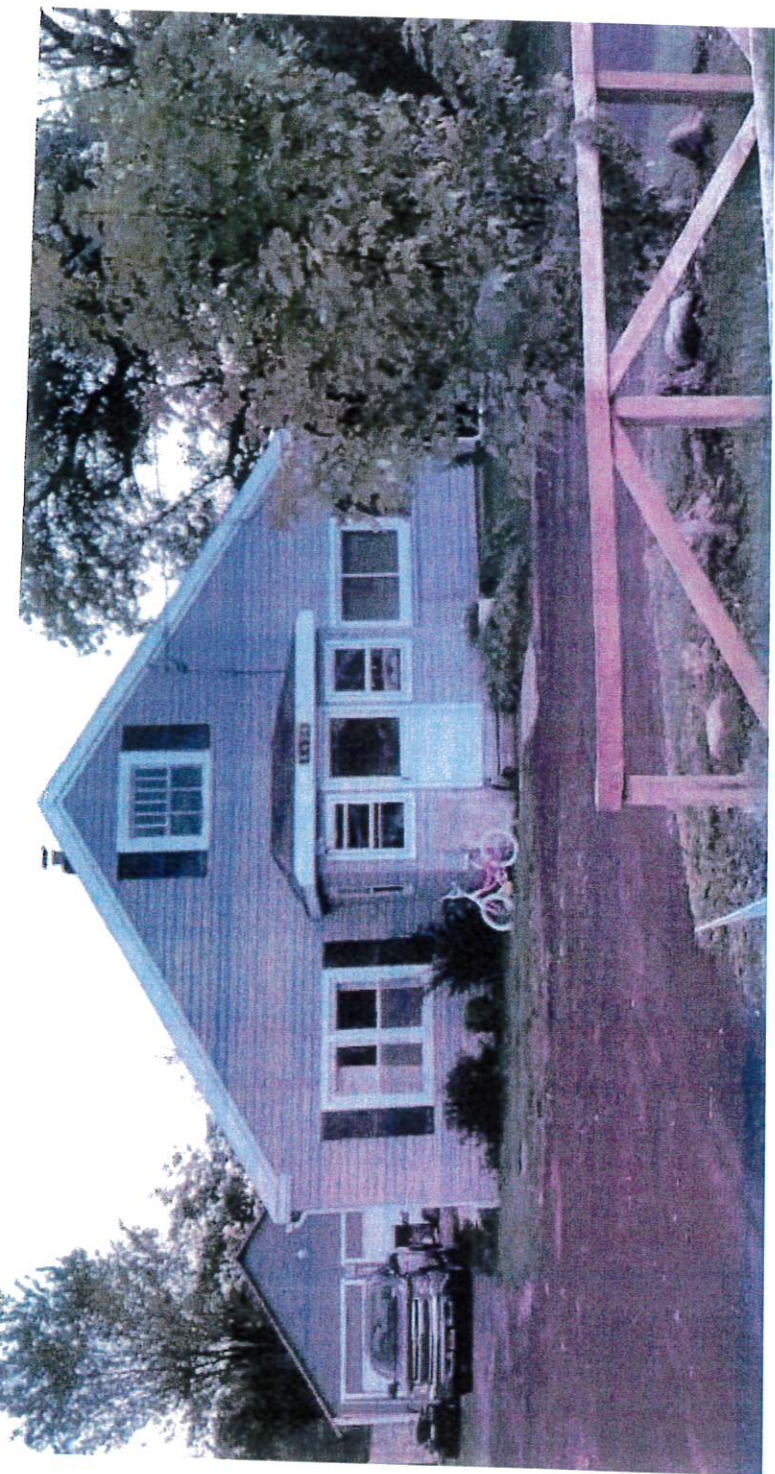




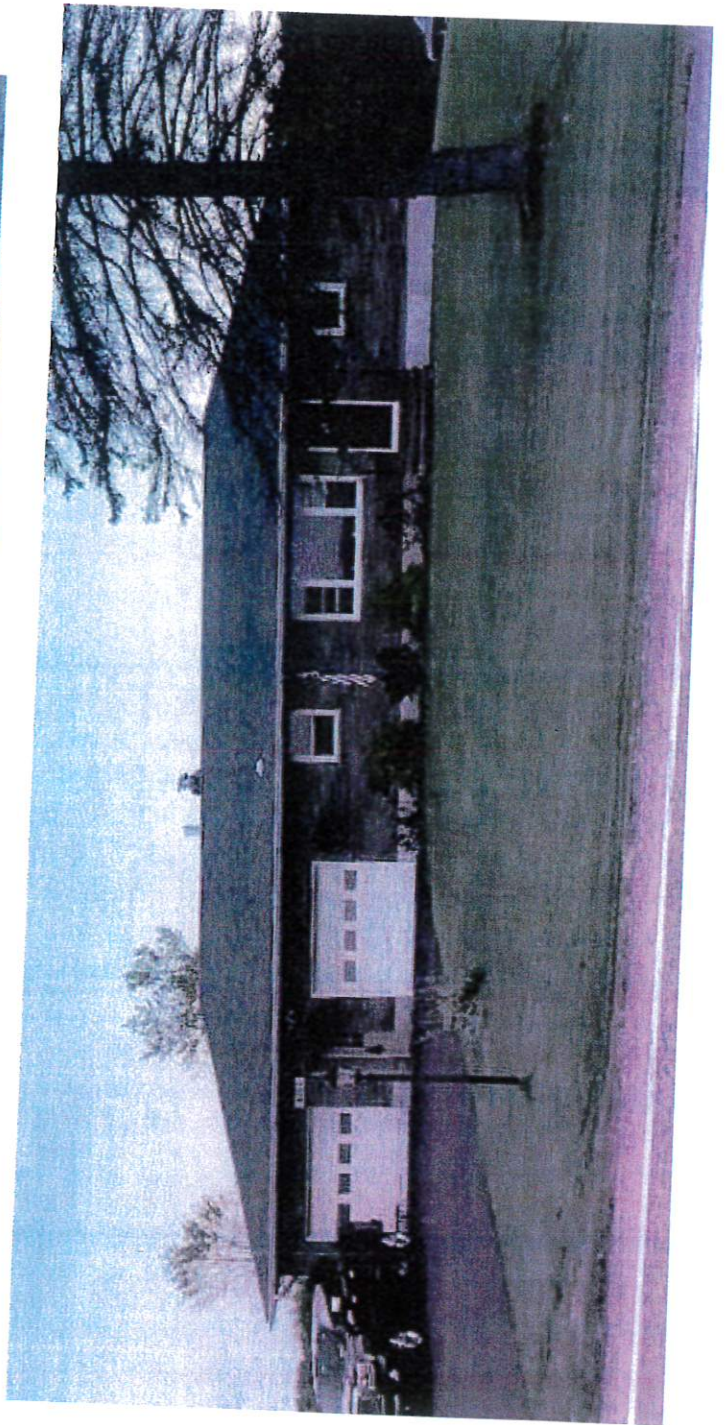




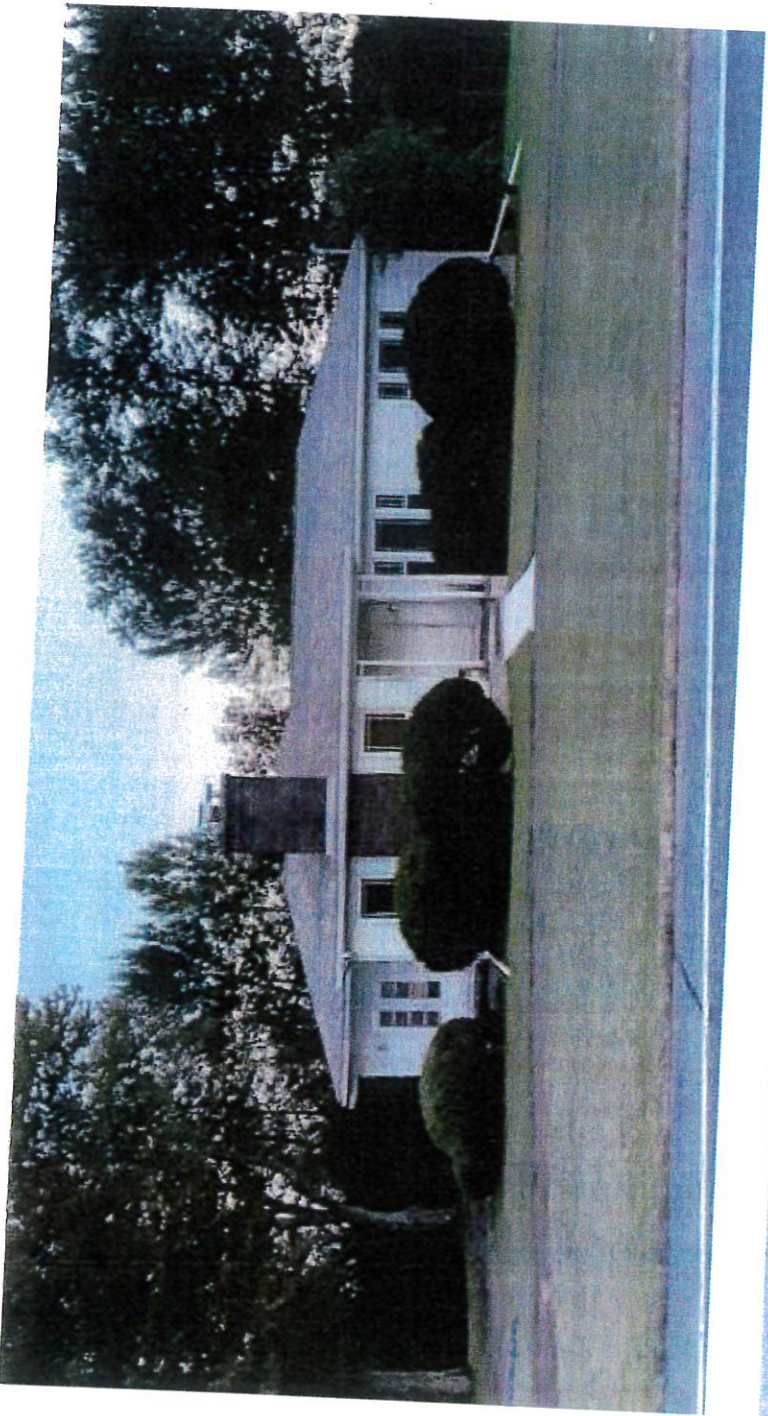
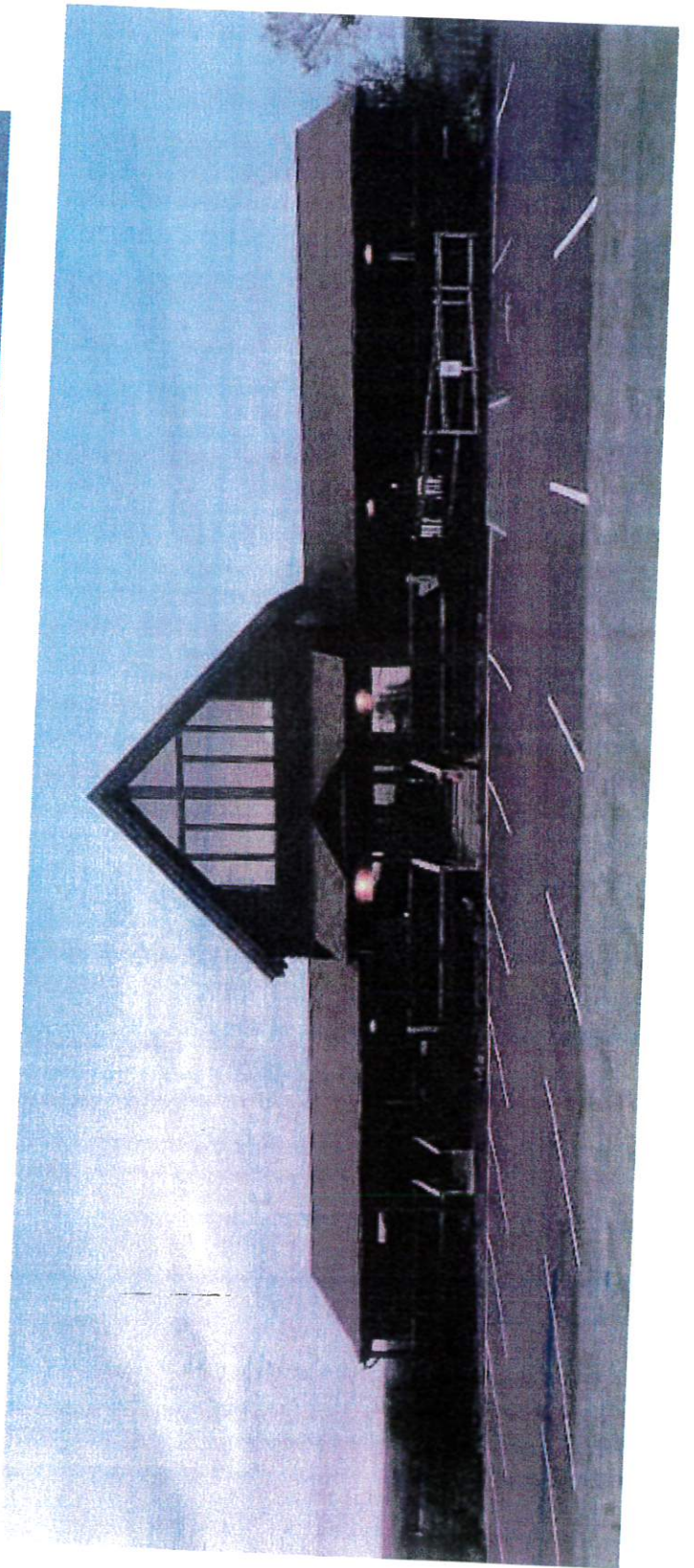












Richard and Vicki Schlierer  
119 North Ave.  
Duanesburg NY 12056  
October 11, 2022

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OCT 11 2022

**Comments to the Duanesburg Planning Board on Project #22-11 Primax Properties, LLC c/o Bohler**

Dear Duanesburg Planning Board:

We believe that this Project is in direct conflict with the goals set forth in the April 2021 revision of the Town's Comprehensive Plan ("Comprehensive Plan"): *To preserve the rural character of the Town by promoting a land use policy that strengthens existing hamlet centers, protects important natural resources, maintains an efficient transportation network, provides for economical services and facilities, and fosters an orderly pattern of growth and development.* Comprehensive Plan, pp. 38. This project will not preserve the rural character of the Town, has a negative impact on traffic flow, and will likely inhibit orderly growth given the history of Dollar General to abandon non-profitable stores and leave the building vacant. Thank you in advance for your consideration of our comments on the above project set forth below. Please include these comments in opposition to the public record.

**Timing of Deliveries:** We attended the public hearing in September and heard the Bohler representative's statement that delivery trucks would come during the week. We believe this will not be the case as the Dollar General in Esperance has their regular delivery on Sundays. Occasionally there is an extra truck during the week but the primary delivery is every Sunday (telephone conversation with staff at Dollar General in Esperance on Sept. 13, 2022). There is no reason to believe that the deliveries to the proposed store would not also be on Sunday.

**Trucks blocking both lanes while turning:** Further, regarding truck deliveries, on the night of the public hearing the Bohler representative discussed truck ingress and egress and showed drawings of the same. At no time did he mention the necessity for the truck to pull into the oncoming lane of traffic to make the turn into the driveway. However, if one has observed semi-trucks turning from a two-lane road into a driveway at approximately 90 degrees to their direction of travel, it is clear that these trucks always make wide turns and go out into the oncoming traffic lane in order to make the turn. This means that there is the potential for both travel lanes to be blocked in very close proximity to a blind hill (see Site Distance discussion below) and the potential for a catastrophic accident.

**Site Distance:** As traffic approaches the Project Site from the east, there is a blind hill. We did a rough measurement of the distance from the point where one could begin to see over the hill to the roadway beyond (approximately near the easternmost "For Sale" sign) to the planned driveway placement and it is about 320 feet. At 45 mph, the posted speed limit, a car could stop in 140 feet and at 55 mph, in 300 feet. A loaded semi truck traveling at 45 mph can stop in 240 feet and at 55 mph, it will take 512 feet. Those numbers are for a dry road with 0% grade. The road is going downhill at that point and these distances will increase. Further, the reality is that very few vehicles are obeying the speed limit in that area. Stopping distance also varies with the condition of the tires and brakes and with the driver's reaction time. It is clear that the planned driveway will create a traffic hazard and creates the potential for accidents. School busses travel Route 7 in both mornings and afternoons. We were unable to find stopping distance for school busses, but empty a full size bus weighs about 30,000 pounds, which is about half of the weight of a loaded semi truck so the stopping distance will only be slightly less than a truck and certainly more than a car. (Truck stopping distance estimates from

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<https://trucksmare.udot.utah.gov/stopping-distances>; car stopping distances from [www.theintelligentdriver.com](http://www.theintelligentdriver.com)).

**Actual traffic speed:** Several times during his presentation, the Bohler representative mentioned that the speed limit on Rt 7 at the proposed site location is 45 mph. While this is the posted limit, traffic approaching the proposed site location from either direction actually travels much faster than that. An operational speed study should be conducted on Rt 7 to determine the actual speed of traffic approaching the site, especially from the east heading west over the blind hill discussed above.

**Community Character:** "The Town of Duanesburg is a proud community of strong heritage and rural character. We encourage the preservation of our attractive and cultural landscape." Vision Statement, Comprehensive Plan p. 2. The proposed building, even with the "upgrades" discussed by the Bohler representative, is still a discount store selling substandard imported goods, with outside retail displays. These stores have a history of being understaffed which means the parking lot and landscaping go unmaintained. In short, these stores are an eyesore. It will have a negative impact on the appearance and character of our community and is not in keeping with the Town's Vision Statement.

**Tax Impact:** For all the negative impact of the Project, residents cannot even expect a small break in taxes. "Given that commercial property accounts for only 3.76% of the assessed value in town, a **significant increase** in commercial property would be required to have even a minimal impact on the taxes paid by residential property owners. (Duanesburg Comprehensive Plan, pp 29-30, emphasis added).

**Possible "Phased" Projects:** We recently learned through a realtor that the Primax purchase contract is for the entire parcel of land including the old barn and house. This leaves open the possibility of more commercial development on that parcel. These could all be sized as to fall under the threshold to require a full environmental impact statement. This "salami-slicing" is in fact a common practice – splitting a project into a number of separate ones that individually do not exceed the full environmental impact statement threshold but could have a significant impact if taken as a whole. (Taylor & Francis Online, "Project Splitting in Environmental Impact Assessment" Volume 34, 2016 Issue 2). "Measures to avoid this practice should include strengthening the strategic environmental assessment, a greater involvement of the approval authority, [and] specific prohibitions in regulations ..." (*id.*). At the very least, the Planning Board should require a full Environmental Impact Assessment for this project and as the Taylor & Francis article urges, increase its involvement and oversight of this project to protect our community, our safety, and our property values.

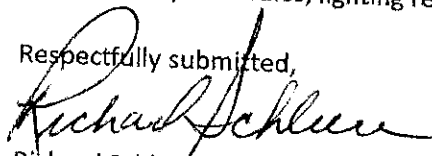
We understand that the Planning Board is constrained by the Town Zoning Law. However, this Project should not get a "rubber stamp" approval. It is not in the best interests of the Town and its residents and is contrary to the Comprehensive Plan. We urge the Planning Board to do put the burden of proof on Bohler and Primax, including requiring the submittal of a property value study, a complete traffic



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study including an operational speed study, and a full Environmental Impact Statement at a minimum, in addition to imposing special conditions and restrictions on this Project such as additional landscaping, truck delivery schedules, lighting restrictions and ban on outside retail sales.

Respectfully submitted,

  
Richard Schlierer



Vicki Schlierer

Richard Schlierer  
119 North Ave.  
Duanesburg NY 12056  
October 11, 2022

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OCT 11 2022

**Duanesburg Planning Board - Project #22-11 Primax Properties, LLC c/o Bohler**

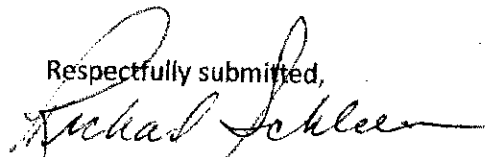
Dear Duanesburg Planning Board:

On September 15, 2022, I attended the Duanesburg Town Planning Board meeting at Town Hall. According to the Open Meetings Law, the minutes of that Planning Board meeting should have been posted within two weeks, no later than September 29.

On September 30, at approximately 11:30 am, I visited the Town Hall and found the latest minutes that were posted were for the August meeting. I requested a copy of the September minutes and was provided a "draft copy" of the minutes. I was told that the minutes had not been approved by the Town Attorney and that they would be posted after such approval. This leaves the Town in violation of the Open Meetings Law.

Please make this letter a part of the public record in connection with the above referenced project.

Respectfully submitted,

  
Richard Schlierer

RECEIVED  
OCT 11 2022

Vicki Schlierer  
119 North Ave.  
Duanesburg NY 12056  
October 11, 2022

**Duanesburg Planning Board - Project #22-11 Primax Properties, LLC c/o Bohler**

Dear Duanesburg Planning Board:

Included with this letter is a petition signed by 155 residents of the Town of Duanesburg in opposition to the above Project and requesting a full Environmental Impact Statement, Traffic Study, and a property value impact study on this project. We are submitting these pages by your deadline so that the request may be reviewed and considered. We expect to present additional signatures between now and the Planning Board meeting on October 20.

Please enter this letter and petition into the public record for the Project.

Respectfully submitted,

  
Vicki Schlierer

**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duanesburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

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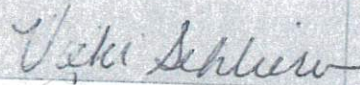
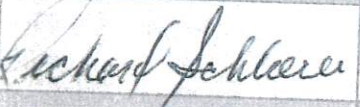
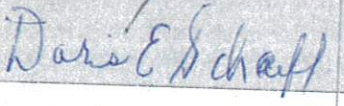
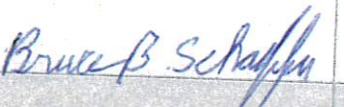
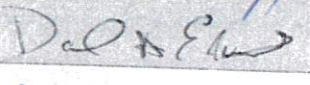

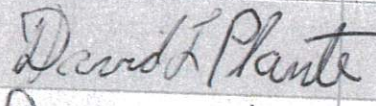
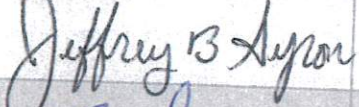
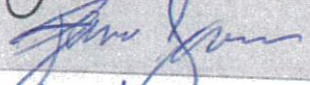


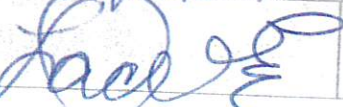
Signature	Printed Name	Address	Check if Property Owner
	Karen Benson	1003 Branches Corners Esperance, NY 12066	
	Dean M. Benson	1003 Branches Corners Esperance, NY 12066	8
	ADACOH	180 [unclear]	
	<del>LEONARD SMITH</del>	<del>1522 M. [unclear]</del>	
	J. L. Schian	1295 [unclear]	
	Shannon Cechnicki	299 Delevan Rd Delanson NY 12053	
	Mark Cechnicki	1418 [unclear]	
	Todd K. [unclear]	669 S. V. St Duanesburg, NY 12055	
	Christina [unclear]	[unclear]	
	Matthew [unclear]	5967 S. V. St Duanesburg, NY 12055	
	Barbara [unclear]	5967 S. V. St Duanesburg, NY 12055	
	Jessica Croate	7214 Western Turnpike Delanson NY 12053	

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OCT 1 2022

**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duanesburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

The Town of Duanesburg (Town), in its review of the above-referenced Project, has issued a negative declaration under the State Environmental Quality Review Act (SEQR). In so doing, the Town has stated that Primax Properties, LLC (the Applicant) has demonstrated that there will be no impairment of the character or quality of the existing community, and no hazard to human health (Impact Assessment, #3 and #11). We believe that the level of detail provided by the Applicant relating to traffic ingress and egress over a blind hill, particularly as it relates to truck deliveries to the proposed Dollar General, is NOT sufficient and in fact the project poses a danger to human health in the form of increased traffic accidents as traffic crests the blind hill to find travel lanes blocked. We further believe that the Applicant does not sufficiently address the negative impact to community character and property values posed by the Project.

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Signature	Printed Name	Address	Check If Property Owner
	Vicki Schlierer	119 North Ave	<input checked="" type="checkbox"/>
	RICHARD SCHLIERER	119 NORTH AVE	<input checked="" type="checkbox"/>
	DORIS SCHAEFFER	141 North Ave	<input checked="" type="checkbox"/>
	Bruce B. Schaeffer	141 North Ave	<input checked="" type="checkbox"/>
	DANIEL A EDWARDS	160 NORTH AVE	<input checked="" type="checkbox"/>
	Max Mandel	196 North Ave	<input checked="" type="checkbox"/>
	Dave Plante	4881 Western Ave	<input checked="" type="checkbox"/>
	Jeffrey B Syron	4919 Western Tpke	<input checked="" type="checkbox"/>
	Trevor Syron	4919 Western Tpke	<input type="checkbox"/>
	Stephen Syron	407 Ostrander Rd	<input type="checkbox"/>
	Andrew S. Nowinski	140 Duane Ave	<input type="checkbox"/>
	Louis Clark	120 Duane Ave	<input checked="" type="checkbox"/>



**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duaneburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

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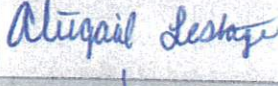
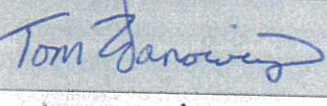
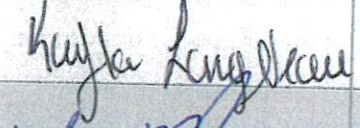

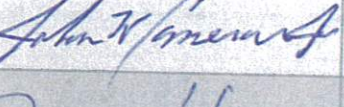
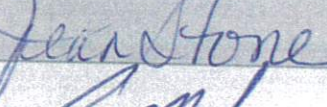
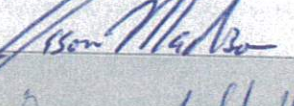

Signature	Printed Name	Address	Check If Property Owner
10/1/22 → Alice Elaine Duve'	Alice Elaine Duve'	6646 Duaneburg Rd. Duaneburg, NY 12056	✓
Linda M. Them	LINDA M. THEM	6632 Duaneburg Rd Duaneburg, NY 12056	✓
10/1/22 → Sylvia Sumner	Sylvia Sumner	6633 Duaneburg Rd Duaneburg, N.Y.	
Kayla Cany	Kayla Cany	143 Duane Ave Duaneburg NY 12056	✓
Grace F. Reucki	GRACE F. REUCKI	4904 Duaneburg Rd Duaneburg, N.Y.	
James H. Hannon	JAMES HANNON	6721 Duaneburg Rd	
John J. Menzies	JOHN J. MENZIES	6747 Duaneburg Rd	
Nina Menzies	Nina Menzies	6747 Duaneburg Rd 12056	
Charlene Quintana	Charlene Quintana	5186 Western Tpk Duaneburg 12056	
Glam Quintana	Glam Quintana	5186 Western Tpk 12056	
Hussain Abdalmagid	HUSSAIN ABDALMAGID	5380 Western Turnpike 12056	
Karen A. Cooper	KAREN A. COOPER	5409 WESTERN AVE 12056	✓

**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duanesburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

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JAN 11 2022

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Signature	Printed Name	Address	Check If Property Owner
	Stephanie McCay	885 School Dr. Delanson, NY 12053	✓
	Abigail Lestage	885 School Dr. Delanson, NY 12053	✓
	Tom Zdanowicz	854 Mt. View Ln. Duanesburg, NY 12058	✓
	Kaitla Langeleau	401 Dave Rd Delanson 12053	✓
	Frank Milia	SKYLINE DRIVE	✓
	John Fredericks	591 Dume Lake Rd Duanesburg NY	✓
	Milio DiCocco	3781 Scotch Ridge Rd	✓
	John W. Cameron Jr	Duanesburg NY 10482 ST Hwy 30 12010	✓
	JEAN STONE	2141 Duanesburg Church Rd. Delanson, N.Y. 12053	✓
	Jason Markson	5590 Western Turpike Duanesburg N.Y. 12058	✓
	George Schlottner	228 Cole Rd Delanson, NY 12053	✓
	Joseph A Tinning	11862 Duanesburg Rd Delanson NY 12053	✓









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Signature	Printed Name	Address	Check if Property Owner
	Jennifer Askew	2237 Western Pike Duanesburg, NY 12056	✓
	Isabelle Morando	441 E. Shore Rd Delanson, NY 12053	✓
	Nicole Orama	1701 Main St Delanson, NY 12053	✓
	Amy Walsh	384 Ash Lane Duanesburg, NY 12056	✓
	Joseph Killbuck	944 Eaton Corners Rd Delanson, NY 12053	
	Ryan Smith	333 Main Rd Duanesburg, NY 12056	✓

RECEIVED  
 Received - 2022

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	Melissa Gregory	805 Cole Road	✓
	David A. Hoyt	9231 Winstown TPKE	✓
	Elizabeth Demara	298 Suits Rd	
	Bob Beinkauf	9491 Barton Hill Rd	
	Dianne K. Acevedo	10417 Duaneburg Rd	✓
	Jeaneen DePiero	11209 Duaneburg Rd Delanson, NY 12053	

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<i>Noreen L. LaBreck</i>	Noreen L. LaBreck	7014 Western Turnpike Delanson NY 12053	✓
<i>Teresa Wood-Inn</i>	Teresa Wood-Inn	8892 Duanesburg Rd Duanesburg NY 12050	✓
<i>Robert H. H. H.</i>	Robert H. H. H.	1929 16th Ave Delanson NY 12053	✓
<i>Tasmin Murgu</i>	Tasmin Murgu	1950 Main St Delanson, NY 12053	✓
<i>Tessa Provost</i>	Tessa Provost	1114 Main St. Delanson NY 12053	
<i>Ben Yeuchler</i>	Ben Yeuchler	1443 Mudge Rd Delanson NY 12053	—



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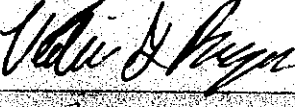
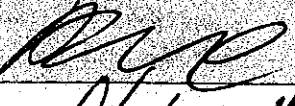
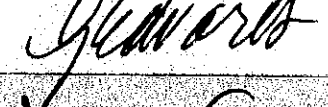
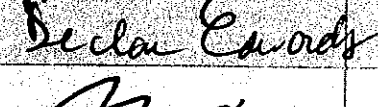
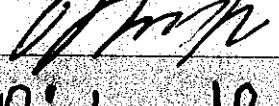
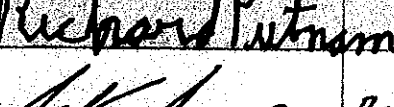
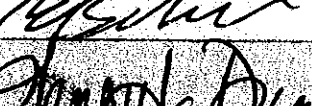
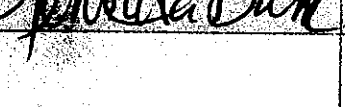
Signature	Printed Name	Address	Check If Property Owner
	Yvonne Keller-Baker	6425 Duaneburg Rd Duaneburg 12056	<input checked="" type="checkbox"/>
	Deanna N. Fox	475 Weaver Road Duaneburg, NY, 12053	<input checked="" type="checkbox"/>
	Sharlene Gencier	1683 Main St Delanson, NY, 12056	<input checked="" type="checkbox"/>
	MATT GRENIER	1683 Main St. DELANSON, NY 12053	<input checked="" type="checkbox"/>
	Chris Shoemaker	ROSA Villa <sup>NO Big Business</sup>	<input checked="" type="checkbox"/>
	Mikala Abdulmagid	353 old highway 30 Esperance, NY 12066	<input checked="" type="checkbox"/>
	Hussan Abdulmagid	353 Old highway 30 Esperance NY 12066	<input checked="" type="checkbox"/>
	Shawn Tamer	582 Van Patten Rd. Duaneburg, NY 12056	<input checked="" type="checkbox"/>
	JAMES FOLTMAN	619 VAN PATTEN DUANEBSBURG	<input checked="" type="checkbox"/>
	Helen Searo	660 Van patten Rd	<input checked="" type="checkbox"/>
	Elizabeth Piusz	875 Van Patten Rd	<input checked="" type="checkbox"/>
	Eileen Drescher	2987 sky line Dr Scheneectady 12306	<input checked="" type="checkbox"/>

**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duanesburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

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OCT 1 2012

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	Eric Neyman	6535 Duanesburg Rd Duanesburg NY 12056	✓
	Valerie Burger	6535 Duanesburg Rd Duanesburg, NY 12056	✓
	Brett Tanner	180 NORTH AVE DUANESBURG	✓
	Giselle Barmonde-Edwards	160 North Ave Duanesburg NY	✓
	Declan Edwards	160 North Ave Duanesburg	✓
	MICHAEL MURPHY	1077 NORTH AVE D'BURG	✓
	RICHARD PUTNAM	114 NORTH AVE	✓
	BRENDA SCHMITT	642 Liddedale Duanesburg NY 12052	✓
	Henrietta Dunn	115 Furbeck Rd Duanesburg NY 12056	✓

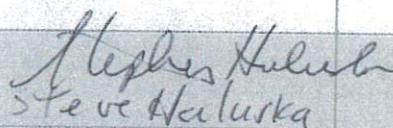
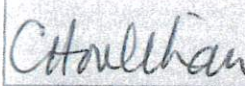
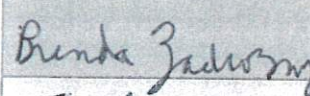
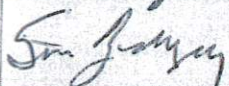
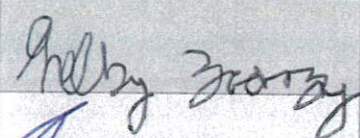
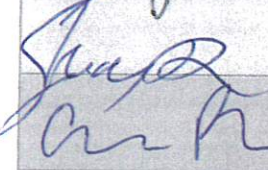
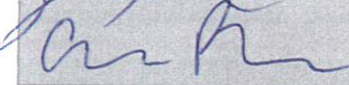
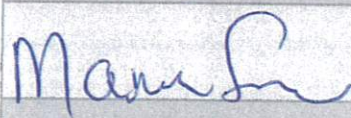


**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duanesburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

RECEIVED  
OCT 1 2022

The Town of Duanesburg (Town), in its review of the above-referenced Project, has issued a negative declaration under the State Environmental Quality Review Act (SEQR). In so doing, the Town has stated that Primax Properties, LLC (the Applicant) has demonstrated that there will be no impairment of the character or quality of the existing community, and no hazard to human health (Impact Assessment, #3 and #11). We believe that the level of detail provided by the Applicant relating to traffic ingress and egress over a blind hill, particularly as it relates to truck deliveries to the proposed Dollar General, is NOT sufficient and in fact the project poses a danger to human health in the form of increased traffic accidents as traffic crests the blind hill to find travel lanes blocked. We further believe that the Applicant does not sufficiently address the negative impact to community character and property values posed by the Project.

**By signing below, I certify that 1) I am over eighteen years of age; 2) I am a resident of the Town of Duanesburg; and 3) I am concerned about the potential traffic, community character and property value impacts of the Project and respectfully demand a comprehensive environmental impact statement for the Project, along with a Traffic Impact Study and an analysis of the impact on community character and property values.**

Signature	Printed Name	Address	Check If Property Owner
	Steve Haluska	6083 SCOTCHBORO DR Duanesburg, NY	X
	Cathleen Houlhan	Esperance NY	X
	Brenda Zadrozny	Duanesburg, NY	X
	Steve Zadrozny	Duanesburg NY	X
	Shelby Zadrozny	Duanesburg NY	X
	Stacy Dillenbeck	5954 Duanesburg NY	✓
	Cassandra Khatigan	5954 Duanesburg NY	
	Marie Frederick	3535 Schoharie TRPK Deland NY	✓

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Economic Impact Study and  
of Duaneburg

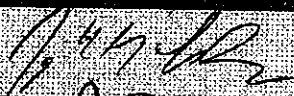


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Signature	Printed Name	Address	Check if Property Owner
	Jarred LaBreck Sr	7214 Weston Lake Darien, NY 12056	
	Mike Davis	Boonville 12053	
	Carol A. Hebert	487 Sheldon Rd Delanson 12053	



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Impact Study and  
of Duaneburg

*By signing below, I certify that 1) I am over eighteen years of age; 2) I am a resident of the Town of Duaneburg; and 3) I am concerned about the potential traffic, community character and property value impacts of the Project and respectfully demand a comprehensive environmental impact statement for the Project, along with a Traffic Impact Study and an analysis of the impact on community character and property values.*

[illegible]



**Traffic Impact Study and  
Town of Duquesburg**

*By signing below, I certify that 1) I am over eighteen years of age; 2) I am a resident of the Town of Duaneburg; and 3) I am concerned about the potential traffic, community character and property value impacts of the Project and respectfully demand a comprehensive environmental impact statement for the Project, along with a Traffic Impact Study and an analysis of the impact on community character and property values.*

[illegible]





# Impact Study and of Duquesburg

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[illegible]



**Petition Demanding a Comprehensive Environmental Impact Statement , Traffic Impact Study and Property Value Impact Study for the proposed Dollar General on Route 7, Town of Duaneburg (Project #22-11, Primax Properties, LLC c/o Bohler)**

The Town of Duaneburg (Town), in its review of the above-referenced Project, has issued a negative declaration under the State Environmental Quality Review Act (SEQR). In so doing, the Town has stated that Primax Properties, LLC (the Applicant) has demonstrated that there will be no impairment of the character or quality of the existing community, and no hazard to human health (Impact Assessment, #3 and #11). We believe that the level of detail provided by the Applicant relating to traffic ingress and egress over a blind hill, particularly as it relates to truck deliveries to the proposed Dollar General, is NOT sufficient and in fact the project poses a danger to human health in the form of increased traffic accidents as traffic crests the blind hill to find travel lanes blocked. We further believe that the Applicant does not sufficiently address the negative impact to community character and property values posed by the Project.

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Signature	Printed Name	Address	Check If Property Owner
	Denise Walters	284 Mudge Rd. Delanson NY 12053	✓
	Carol Sommers	7416 Western Trl Delanson NY 12053	✓
	Ernest Rafter	6010 Western Duaneburg	✓
	Shane Campbell	6616 Duaneburg Rd. Duaneburg NY	✓
	Kristine Campbell	6616 Duaneburg Rd Duaneburg, NY 12056	✓

RECEIVED  
OCT 1 2002

***By signing below, I certify that 1) I am over eighteen years of age; 2) I am a resident of the Town of Duaneburg; and 3) I am concerned about the potential traffic, community character and property value impacts of the Project and respectfully demand a comprehensive environmental impact statement for the Project, along with a Traffic Impact Study and an analysis of the impact on community character and property values.***

[illegible]

**Melissa Deffer**

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**From:** Sherry Schrade <sschrade@outlook.com>  
**Sent:** Tuesday, October 11, 2022 1:52 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. I am writing to voice my disapproval for the proposed Dollar General in Duanesburg. The store, as evidenced by the Esperance store, runs on a shoestring. The store seems to only employ two or three people per shift. So there is no major gain in employment for the town. When I pass the Esperance location, there are only a few cars. I fear that by adding another location near to the other, we will end up with an empty storefront. With one Dollar General already along with Hannaford, Syron's and Stewart's, why do we need a second Dollar General? Thank you for your consideration.

Sherry Schrade

Sent from my iPhone



## Melissa Deffer

---

**From:** Benjamin Yauchler <schdyfire113@yahoo.com>  
**Sent:** Tuesday, October 11, 2022 1:54 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Benjamin Yauchler and I reside at 1443 Mudge Rd. I am writing this email in strong opposition to the application for a second Dollar General and am asking to make this part of public record.

The idea of adding this duplicate business causes myself great concern. I am not completely against adding business to Duanesburg, but it has to be thought out and part of a global plan for the town. The business model from Dollar General I'm sure will show a need and profit to adding this store, but is that the need of the town? If you look to other communities that have plans, you can see one's that are thought out and make sense and one's that are not.

If you look to Schoharie, they build their community around businesses that they can support and within the existing feel of the town. To pass through Main Street is the feel of a small town. While I may not agree with all of their additions, one can make the argument that there was a need for them.

Now if you look to Rotterdam, they add places without need and without a plan. To drive through Rotterdam is now a hassle and no easy task. The constant duplication of banks, convenient shops, grocery stores and auto part stores is astounding. When you add in the traffic with the issues of not having a plan, the town itself struggles to find identity and struggles with politics.

The idea of living in a country that you have the freedom to start a business is a beautiful thing. But also to be able to live in a town that is small and has a plan to keep up with the times but not turn into a over saturated suburbia is an even rarer and more beautiful thing. By saying no to this Dollar General, we would be keeping Duanesburg a place that's enjoyable to live in and drive through, and not one that makes people wonder what the plan was behind all the unneeded growth.

Please keep Duanesburg a small town and stop this Dollar General.

Sincerely,  
Benjamin Yauchler

[Sent from Yahoo Mail for iPhone](#)

## Melissa Deffer

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**From:** Lisa Colamarino <lisacola11@gmail.com>  
**Sent:** Tuesday, October 11, 2022 12:16 PM  
**To:** Joseph Cusano; Lisa Colamarino; Melissa Deffer  
**Subject:** Dollar general

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

475 main, delanson, ny, 12053

## Melissa Deffer

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**From:** Joseph Cusano <josephcusano@yahoo.com>  
**Sent:** Tuesday, October 11, 2022 11:59 AM  
**To:** Melissa Deffer; Joseph Cusano  
**Subject:** Dollar general

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

475 main, delanson, ny, 12053

DATE 10-11-22

### **Comments to the Duanesburg Planning Board on Project#22-11 Primax Properties, LLC c/o Bohler**

Dear Duanesburg Planning Board:

Thank you for the opportunity to comment on the Proposed Dollar General on Rt 7. I am a resident and property owner and wish to set forth my strong opposition to the Project.

**Body of letter** - Add paragraphs here explaining your opposition. Some ideas are: traffic, impact to property values, impact on local businesses, taking away our rural character, etc.

**Conclusion** – summarize what you said and ask for action. This is the conclusion from the letter I submitted on Sept. 15. Feel free to borrow from it if you want but make it personal to your situation.

*My family and I have been in duanesburg area since 2014. We moved here for it's Beauty, and privacy. We believe a Dollar General makes the town look tacky, and sad to say scummy/cheap. Hope this will shed a light on the appearance you would like our town to have. Also there is already a general dollar 6-8 miles up the road, why would you like another one. Thank you for time Joseph Cusano.*

Respectfully submitted,

[Sent from Yahoo Mail for iPhone](#)



## Melissa Deffer

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**From:** Paula Marshman <psmarshman15@gmail.com>  
**Sent:** Tuesday, October 11, 2022 11:34 AM  
**To:** Melissa Deffer  
**Subject:** Comment on Primax Properties/Dollar General

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melissa Deffer -

My family have been generational residents of the Town of Duanesburg, and now I own the family farm. As a professional planner myself, my reaction to the proposal by Primax follows:

The question 'does this proposal advance the 2021 updated Town of Duanesburg vision in the Comprehensive Plan?' needs to be addressed. My opinion is that it does not. Dollar stores seem to target communities where the corporate powers believe the community is grasping at straws to survive. One only needs to see this proliferation of Dollar General stores in communities all along U.S. Route 20 from our Town to Syracuse.

What the Town needs is an enhance strategy to enable the Town to better target hamlet redevelopment which fits the rural character of our community. With this document in hand, we can be in front and attract what we do want in our community.

I submit my opposition to this proposal. These comments may be part of the public record.

Thank you for this opportunity to comment.

Sincerely,

Paula Schworm Marshman

## Melissa Deffer

---

**From:** Stephanie Yauchler <syauchler@gmail.com>  
**Sent:** Tuesday, October 11, 2022 8:28 AM  
**To:** Melissa Deffer  
**Subject:** No to another dollar general

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like my comments to become part of the public record and let it be known that I oppose another totally UNNECESSARY dollar general in Duanesburg.

Thank you

Stephanie Yauchler

## Melissa Deffer

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**From:** Amy Walsh <schradea@hotmail.com>  
**Sent:** Monday, October 10, 2022 10:49 PM  
**To:** Melissa Deffer  
**Cc:** Bill Wenzel  
**Subject:** For Public Comment re: Special Use Permit

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening and thank you for accepting and recording my comments as public record regarding the request for a special use permit by Primax Properties, LLC c/o Boehler.

I understand the aforementioned entity is seeking a special use permit as part of a plan to build a Dollar General store within the town limits. As a long-time resident and property owner within the town of Duanesburg, I am opposed to the issuance of this special use permit for the following reasons:

- There is an existing Dollar General within the town confines. The town does not need two Dollar General stores within 6.5 miles.
- The very few times I have shopped at the Dollar General on Rt. 20 near Esperance, the store has been closed during their published open times or understaffed. Inside the store is disorganized and dirty. There are numerous accounts of how the company is neglectful of employees, and overworks/underpays for their work. All of these factors are unappealing both as a consumer and an employee.
- Should the permit be allowed and a second Dollar General is built, what happens when the national chain can no longer support both stores? Will we have one or possibly two large abandoned eye-sores remaining in high traffic locations? Like so many other residents, my family loves this town and chose to live here to enjoy the rural, small-town aesthetic that Duanesburg offers. Dollar General buildings, whether they are in operation or not, detract from the rural character of our town.
- Dollar stores drive out small, locally-owned businesses. I anticipate that Duanesburg's existing small businesses like Syrons, Rick's Feed & Fuel, Stewarts, and Wolfe's Market would suffer should another Dollar General open. These local businesses are so critical to the fabric of our community - they donate time and resources back to our local organizations. As a member of the DCPTA and involved with the Duanesburg Little League, Dollar General has never donated money or goods to these organizations.

I strongly urge the Town and Town Planning Board to consider the impacts of this project to the residents and locally-owned businesses in Duanesburg and deny this special use permit for the reasons stated above.

Respectfully,  
Amy Schrade Walsh  
384 Ash Lane  
Duanesburg



## Melissa Deffer

---

**From:** Linda Them <ljmt111@gmail.com>  
**Sent:** Monday, October 10, 2022 4:52 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am Linda Them living at 6632 Duanesburg Rd. I am writing to oppose the application for the Dollar General.

I have been part of the group of citizens getting signatures on a petition. It is only fair that the Town require the long form of the Comprehensive Environmental Impact Statement . The short form does not address the dangers of location, financial impact of surrounding property values or the negative impact to the character of this lovely area.

Add to this the fact that we already have one of these stores within the town and this becomes the poorest example of a business that would enhance this town.

In talking with residents I was impressed to find so many people adamantly against this store. In some cases People who wanted to sign were fearful of transmitting Covid but offered to put a sign in their yard. If we had more time there would be a lot more signatures to be had.

I know of a town in the ADKS that required the long form for this store and there were so many items of concern that the company walked away. That tells me they care ONLY about the almighty dollar and not the residents of these small towns. They come in, build a monstrosity of a building, rent to Dollar General and move on. That business plan is despicable.

Please demand the long form for this applicant and make this letter part of the PUBLIC RECORD.

Thank you.

## Melissa Deffer

---

**From:** Jane Wasniewski <jwasniewski@nycap.rr.com>  
**Sent:** Monday, October 10, 2022 7:48 AM  
**To:** Melissa Deffer  
**Subject:** Dollar General

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Board:

I am writing to express my concerns about the Dollar General planned for Duaneburg. I was at the Planning Board meeting and there were many valid arguments brought up against it being built at that location. One thing that wasn't addressed was that no one mentioned the blinding sun in the am and in the pm, particularly in the winter, the worse time of the year because of the lower angle of the sun. It is directly in your eyes and it is nearly impossible to drive safely into it. I can't imagine if a delivery truck is pulling in or out and taking up 2 lanes and at the crest of the hill. This also means drivers pulling in or out of their parking lot are at risk, especially if the drivers have to enter or leave the store by an outer lane. I do not know the truck delivery schedules but they are still a danger as schedules are not always able to be kept.

If this Dollar General is built, I will use Rt. 20 as a safe alternative. It's just a matter of time til there is an accident. It's inevitable especially with the distracted drivers today, speeding cars/pickup trucks, senior citizens, etc. Accidents have been statistically on the rise. Please pay close attention to all the small details before approving this. Someone's life could depend on it.

Thank you for the close review of my letter.

Jane Wasniewski  
140 Duane Avenue  
Duaneburg, NY 12056

Sent from my iPhone

## Melissa Deffer

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**From:** Todd Monahan <toddgmonahan@live.com>  
**Sent:** Thursday, October 6, 2022 10:57 AM  
**To:** Melissa Deffer  
**Subject:** development on land adjacent to property (1347 Van Patten Road)  
  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Deffer:

It has come to my attention that a developer has purchased the large tract of land fronting on Route 7 and extending back to where it is near-adjacent to, and visible from, my property, with plans to develop that parcel. I would like to respectfully express, in the strongest possible terms, that if this project moves forward, I would expect that this developer, at the town's behest, will ensure that the rural character of my property remains intact. For me, this means that the developer would 1) not disturb the present growth of deciduous trees between the old barn and the plot sited for Dollar General, which forms the backdrop of the view from my backyard; and 2) will ensure that tall, native-growth trees and shrubs are installed along the border of my property and the developed parcel. The purpose of this is to screen light and noise pollution, and to maintain the character of my property. In short, nothing less than a newly-planted forest, at the town's or developer's expense, between my property and the development, to my satisfaction, will suffice. I hate to be blunt and confrontational, but I purchased my home for a reason, and the town is permitting the peaceful, rural character of this land to be defiled by Superior Housing and now Dollar General.

Additionally, it has come to my attention that the town has included my driveway (the old Pine Grove Drive) in the development plan. I wish to point out that I purchased my property with the specific representation that this was no longer a public road but a private driveway, owned by my neighbors, with an easement to me. I respectfully demand that the driveway remain in private hands and not be permitted to become a public access road, as it is neither wide enough nor improved enough to handle such traffic, and would result in near-constant trespass on my own property.

Please e-mail me back to ensure receipt of this e-mail. I wish for it to be included in public comments on the development project.

Thank you,

**Todd G. Monahan, Esq.**

Attorney at Law  
(518) 526-4593  
toddgmonahan@live.com

*Schenectady County Location:*  
29 Jay Street  
P.O. Box 157  
Schenectady, New York 12301

*Herkimer County Location:*  
25 West Main Street  
P.O. Box 838  
Little Falls, New York 13365



## Melissa Deffer

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**From:** Jeanne <jeannebev@gmail.com>  
**Sent:** Wednesday, October 5, 2022 1:47 PM  
**To:** Melissa Deffer  
**Subject:** Inquiry  
**Attachments:** IMG-0627.PNG

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa,

The Town of Duaneburg Comprehensive Plan called for an Architectural Standards Board; please see the attached.

Why isn't one in existence as specifically called for?

Thank you for your attention to this and I look forward to your reply. You continue to be very helpful.

Yours truly,  
Jeanne  
(B. Plauth)

limitations to downcast lighting and limits to the brightness of signs. Consider changes to the Zoning Ordinance to define the regulations.

- The town supports the growth of agritourism business development and expansions that follow local law and Section 305 Ag & Markets law

**Redevelopment and Expansion Objective: Encourage redevelopment of the hamlet areas and expansion of local service and retail uses.**

- Consider modifying the Town's Zoning Law to specifically allow senior housing in the High Density Residential (R-1) and Hamlet (H) Districts where there is access to public sewer.
- Consider modifying the town's zoning law to include a new 'C3' zone for specific and limited areas of the town to locate and develop 'last mile' warehousing type opportunities that neighboring towns continue to take advantage of and Duanesburg continues to lose out on. The best location for a 'C3' zoning district has been identified on or parallel to the routes 7 / I-88 corridor. Recommend a maximum 700,000 sq. ft. building to be allowable and 100 acres for development. Trucks could enter or exit the Interstate directly without traveling through town and impacting local roads
- Address the decline of retail space needs and the increase of other types of non-disruptive businesses that support commercial growth and maintain rural character. The 2020 COVID-19 pandemic increased this need for assessing the decline of retail spaces.

**Sewer District Objective: Continue to investigate the feasibility of additional municipal sewage systems and/or the extension of sewer districts one, two and three.**

- Apply for grants as appropriate to help fund the extension of existing sewer districts. Incremental sewer district extensions should generally be paid for by developers, Homeowners Associations (HOA) or individual residents requesting them.

**Aesthetics and Architecture Objective: Support improved aesthetics through the use of appropriate architecture, site design, landscaping, control of signs, and general upkeep.**

New commercial buildings should be compatible with their surroundings. Often "stock" buildings, designed for business use without regard for the site, tend to be imposed on a site, rather than tailored to the site's strengths and weaknesses. The use of trees and shrubs not only improves the appearance of commercial buildings, but their use also moderates the influence of wind sun, and precipitation. Signs affect the roadside landscape and traffic safety in profound ways



- The Town's zoning law should provide clear guidance regarding components to be included in site plans, review procedures and site design standards.

An Architectural Standards Board should be created. This Board would define a set of voluntary standards and guidelines for our hamlets. Making the hamlets more aesthetically pleasing could attract more small businesses and business patronage. The Town's site plan approval and

Commercial Building Well-Suited to Rural Environment

zoning law should clearly grant authority to enforce conditions of general property maintenance of commercial developments.

**Mixed Use Commercial Park Objective: Consider permitting mixed-use commercial / retail / small warehousing park development.**

Opportunities to consider include:

- Commercially zoned properties within sewer districts
- Routes 88 / 7 / 20 Intersection
- Rt. 7 / 88 intersection on Schoharie side of town

October 4, 2022

Town of Duanesburg  
Attn. Melissa Deffer, Planning Board Clerk

Dear Melissa,

I offer the following comments for consideration on the plan for the Dollar General store that is proposed on Route 7.

The developer should offer the Planning Board a design for the new store that is more compatible with the nearby commercial and residential buildings. Once the structure for the proposed store is finished, it will be around for many years, so it's important to get it right from the start. Dollar General can and should do a better job for the following reasons:

- Dollar General has built more attractive stores in other communities. Why not for Duanesburg?
- The cost of suggested changes would be small relative to the total cost of the project.
- A better design would be more consistent with the vision statement in the 2021 Comprehensive Plan which states: "We support thoughtful growth and development that .... enhances the character of commercial and residential zones."

The photograph below shows some of the existing commercial and residential structures adjacent to the Dollar General site. Note the gable roofs, the use of windows, numerous architectural details, and building orientations.



The Duanesburg Dollar General store as currently proposed:

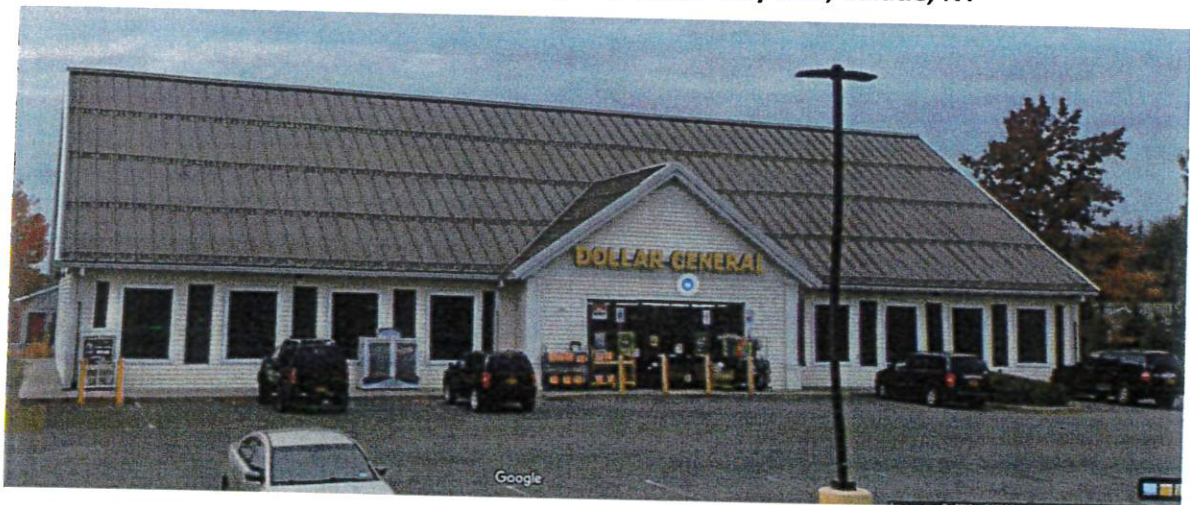




The proposed building is essentially a plain rectangular box with no windows and a flat roof. It has a flat façade with no architectural detail. This gives the appearance of using the cheapest possible design just to get a structure on-site. The design is not compatible with nearby homes and commercial buildings. There is no gable roof. There are no windows. The building is oriented with the short side facing the road while nearby residences and pine ridge plaza are oriented with the long side facing the road. This building does not “enhance the character of commercial and residential zones” in Duanesburg. It cheapens them.

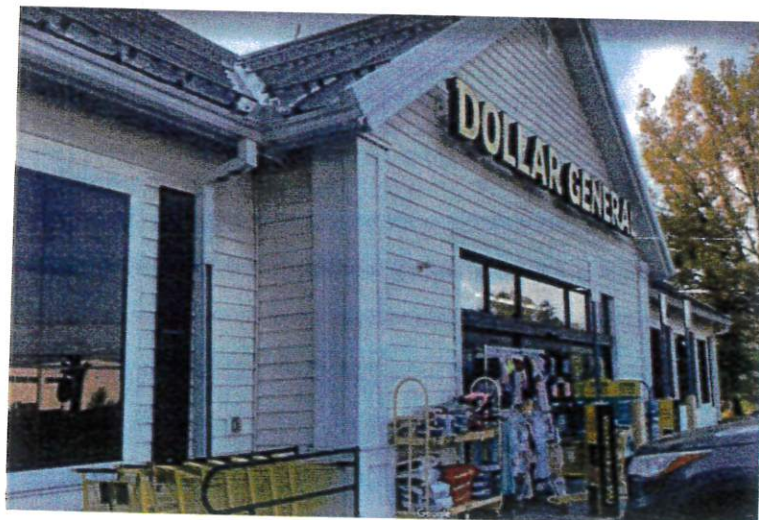
Dollar General is quite capable of designing a attractive building that would be a much better fit for the neighborhood character. Consider the store in Valatie -Town of Kinderhook.

**The Dollar General Store, 3067 State Hwy S #9, Valatie, NY**



Note that the Valatie Dollar General is oriented with the long side facing Route 9. There is a gable roof. The Valatie store has a small bump-out at the entrance. And finally, the store has eight windows! This is what the store proposed for Duanesburg could look like.

**The Valatie NY Dollar General Store Entrance**



Four design changes would significantly improve the Dollar General proposal:

- Orienting the building with the long axis facing route 7.
- Replacing the flat roof with a gable roof to match nearby structures.
- Adding windows.
- Adding a small bump-out for the front entrance

Dollar General can, and should, offer a better design for the proposed Duanesburg store. If they built it in Valatie, they can do the same in Duanesburg - with the encouragement of the Planning Board.

Carl P. Wiedemann  
697 West Duane Lake Road  
Duanesburg, N.Y. 12056

**Melissa Deffer**

---

**From:** Samantha Himes <ooxsamanthaaa@yahoo.com>  
**Sent:** Saturday, October 1, 2022 11:20 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have a Dollar General 5 minutes away. We don't need two dollar general's that close together! That space could be used for something better!!! It is absolutely ridiculous to have two dollar generals in such a small town! It's unnecessary!!!

Thank you.

A concerned citizen.

Sent from my iPhone



## Melissa Deffer

---

**From:** Kerry Murphy <murphy\_kb@hotmail.com>  
**Sent:** Thursday, September 15, 2022 6:50 AM  
**To:** Kerry Murphy; Melissa Deffer; Bill Wenzel  
**Subject:** No more Dollar Stores! Please and thank you!!

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I am a proud Duaneburg resident, mother of three young boys and a Physician Assistant. I am in constant awe of the beauty that surrounds us here and the serenity we are spoiled with on a daily basis. As a relatively new transplant in Duaneburg, I have lived many other places and here for just over four years, my biggest complaint is lack of access to healthy food and activities.

We have few to no side walks for safe walking or biking and a community center that has been closed for nearly three years. We have one grocery store that has no local competition for produce and already struggles to keep things fresh and priced appropriately. We have beautiful farm stands that, as we all know, are nailed up tight for most of the year for weather.

The introduction of Dollar Stores in rural America has been very clearly associated with deeper 'food deserts', worsening poverty and a severe decline in general health. These are things that will negatively impact our current community members but also keep away positive growth of future Duaneburg families and prospective residents. Not to mention making it increasingly difficult for our very valued small businesses to survive.

Please read the articles below for very clear analysis of the negative impact multiple dollar stores have on communities just like ours. There are currently 18 dollar stores within 16 miles of the proposed site - please keep our scenery clear of this mess.

Thank you kindly,  
Benjamin, Kerry, Noah, Spencer and Evan Utstein

<https://sites.lsa.umich.edu/mje/2020/11/18/the-paradox-of-economic-insecurity-caused-by-dollar-stores/>

<https://www.eater.com/23026173/dollar-store-general-food-deserts>

Melissa Deffer



ORIGINAL

**From:** Brandy Kearns <brandykearns@gmail.com>  
**Sent:** Monday, September 26, 2022 3:22 PM  
**To:** Melissa Deffer  
**Subject:** Dollar General

RECEIVED  
SEP 26 2022

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Why must we continue to duplicate services in the community. We already have a Dollar store and to be honest, I have certainly been in better ones than the one we currently have now. I would prefer not filling the community with duplicate services. We prefer not to fill up our community with a surplus of shopping centers that increases traffic etc. This drives people to then look for those more quiet communities elsewhere. Are you prepared for the potential of increased traffic off the interstate or are you wishing for Duaneburg to become like Amsterdam filled with strip malls etc. Please think about this. We are living here for a reason. If we wanted more convenience and wanted to be very close to shopping centers, we would live in Amsterdam.

Thanks,  
Brandy Kearns

ORIGINAL

Melissa Deffer

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**From:** Lyssa Craig <lyssarawks@gmail.com>  
**Sent:** Sunday, September 25, 2022 9:06 PM  
**To:** Melissa Deffer  
**Subject:** Public Comment regarding proposed Dollar General

RECEIVED  
SEP 25 2022

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing regarding the proposed Dollar General that would be located next to Pine Ridge Dental. As a resident I am strongly opposed to this. Duanesburg has a Dollar General less than 10 minutes away in either direction. Dollar General would put undue stress on other local "mom and pop" businesses, they sell generally low quality products, do little to support local communities, plus they are an eye sore. Please include my thoughts as part of the public record. I do not want this in our community.

Thank you for your time.

Sincerely,  
Alyssa Craig





ORIGINAL



5778 Western Turnpike  
Duanesburg, NY 12056  
September 21, 2022

Planning Board  
Duanesburg Town Hall  
5853 Western Turnpike  
Duanesburg, NY 12056

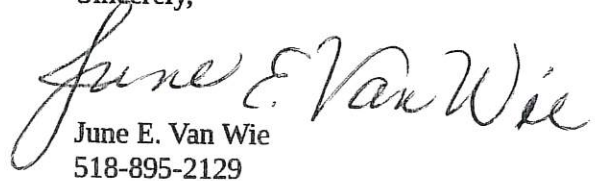
Re: #22-11 Primax Properties, LLC c/o Bohler: SBL# 55.00-4-11.6, (C-2) located  
at Route 7 are seeking a Special Use Permit under Section 12.4(28) of the  
Town of Duanesburg Zoning Ordinance

Dear Planning Board:

I am opposed to allowing a Dollar General to be built in the Village of Duanesburg as I believe it will devalue the other property owners' land.

Additionally, I feel that putting a store so close to the blind hill on Route 7 would be very unsafe.

Sincerely,

  
June E. Van Wie  
518-895-2129

## Melissa Deffer

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**From:** Avis Sanchez <avisasanchez@gmail.com>  
**Sent:** Friday, September 16, 2022 1:00 PM  
**To:** Melissa Deffer  
**Cc:** Bill Wenzel  
**Subject:** Dollar General on Rte 7 - Not in Favor

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I just recently found out about the Dollar General that the town wants to place down the road from my house. I am not in favor of this due to the following reasons:

1. There is already too much traffic on my road. The traffic congestion will be even worse if a store is placed there.
2. There is already a Dollar General about 9 to 10 minutes from my house, why do we need another one?

If this gets approved, what's the plan for the traffic issue and people who already speed on my road?

For the septic system, will they be connected to our system? If so, will my septic system payments be reduced? Additionally, if the septic system backs up due to the store, who will be paying for the damages (my house is the connection for the entire septic system)?

Please advise. Thank you.

V/R  
Avis Sanchez

## Melissa Deffer

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**From:** Walter Hladchuk <hladchukwm@gmail.com>  
**Sent:** Thursday, September 15, 2022 4:59 PM  
**To:** Melissa Deffer  
**Cc:** Bill Wenzel  
**Subject:** Public Hearing: Dollar Store lot 55.00-4-11.6

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Walter Hladchuk, I live at 6293 Duaneburg Rd. I strongly oppose the building of yet another Dollar Store. Duaneburg already has one, a simple google search finds there are 6 within approximately 10 miles of my address, do I or anyone else really need 7? If they want to build something on that site, fine, just don't let it be yet another Dollar Store for no reason at all.

Thanks,  
Walter Hladchuk



## Melissa Deffer

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**From:** Melissa Them <melissa.a.them@gmail.com>  
**Sent:** Thursday, September 15, 2022 4:35 PM  
**To:** Melissa Deffer  
**Cc:** Bill Wenzel  
**Subject:** Comment regarding Proposed Dollar Store

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon.

We are writing to offer comments on the proposed Dollar Store in Duanesburg. We support Duanesburg businesses and welcome efforts to provide needed goods and services to our small community. We feel strongly, however, that the addition of another dollar store (of any type) is not the way to do so.

Food deserts - areas where nutritious and fresh foods are often expensive or unavailable - are a growing concern for rural communities. It is widely recognized by researchers that the placement of dollar stores in areas with high rates of food insecurity and socioeconomic disadvantage contributes to food deserts by offering only highly processed and less nutritious foods. Moreover, large chain stores harm small businesses, such as our own Syron's and Wolfe's Markets, robbing them of employees and taking away patrons. The following article, published in Eater this spring, describes the problems associated with the proliferation of dollar stores in communities like our own (see <https://www.eater.com/23026173/dollar-store-general-food-deserts>).

In addition to the negative impact on our residents and their access to quality food and grocery products, we feel that a dollar store (particularly one located at a main entrance to our town) goes against the aesthetic and heritage we hope to preserve for our historic community. Do we really want potential visitors to our beautiful little town to be met with a box-store facade behind a littered parking lot? Do you really believe our residents want to invite corporations known for exploiting the poor, with no ties or roots in this area, into our farmlands to make money that will never be reinvested in this community?

We believe that the majority of our friends and neighbors in the Town of Duanesburg take pride in their homes, their land, and their community. The businesses in our town, including Hannaford, Stewart's Shops, Turnpike Tresses, Syron's Market, Wolfe's Market and many others regularly invest in the citizens of this community, with long histories of making donations to school and community organizations. We can be sure that another dollar store, much like the Dollar General we already have, will not be so generous.

We implore you to consider these and all other comments made by the members of this community, and to refuse the permits that would allow a dollar store of any type to be built in Duanesburg. Thank you for your consideration.

Respectfully,  
Melissa & Myles Peterson

## Melissa Deffer

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**From:** info@pressplayhome.com  
**Sent:** Thursday, September 15, 2022 4:18 PM  
**To:** Melissa Deffer  
**Cc:** Bill Wenzel  
**Subject:** Dollar General in Duanesburg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

Unfortunately I will not be able to attend the town meeting this evening, so I thank you for accepting my comment on the proposed new Dollar Store in Duanesburg.

I am all for Duanesburg being business friendly with locally owned businesses. However, I am thoroughly opposed to adding a Dollar Store to our rural community of Duanesburg.

I live off of Van Patten. The access road that will connect to Van Patten will create traffic congestion coming down Depot Rd and onto Van Patten. It is unacceptable that you want a commercial property to empty onto a residential road such as Van Patten. I am fully opposed to the extra traffic this will bring to our relatively quiet road. Van Patten runs from the Town of Princetown into the Town of Duanesburg. Is it even legal to do this to residents of another town? This would affect them just as much as it would the residents of Duanesburg on the same road. Van Patten is left full of ice in the winter months. I was told that it is always icy because the road is not in the sun which would melt the ice. Now, you want to add tractor trailers to this mess?? This puts all the residents of Van Patten Rd, Feuz Lane, and Depot Rd in harms way with the extra traffic it will create.

Although I am not originally from Duanesburg, I have been a resident for well over a decade. I have a lot of pride for Duanesburg. I definitely don't want the first thing for visitors to be greeted with is a Dollar Store as they get off I-88.

Dollar Stores do not give back to the community. The Dollar Stores instead take dollars that could be spent locally and do not give back to the local community. We have another "Dollar General" a few miles down the road. Why do we need another one?

I urge the Town Board of Duanesburg to refuse permits to allow for a Dollar Store in Duanesburg.

Thank you,

Sharon Laudato

**Press Play**  
**Home Entertainment**  
PO Box 605  
Duanesburg NY 12056

*"Nothing is impossible, impossible just takes longer." -Anonymous*