

Town of Madrid Planning Board Minutes

Meeting Date: January 5, 2018

Meeting Time: 6:30 P.M.

Attendees: Joe Finnegan Chairman, Allen Kelly Sec., Tony Cooper Town Supervisor,
Board Members; Wayne Day, Bill, Bruce Durant.

Also in Attendance were Amanda Stephenhagen, John Fregoe and Sue Fregoe

December Minutes: Review of minutes. Motion to approve by Wayne Day seconded by Bruce Durant.

New Business:

Election of Officers:

Motion to Nominate Joe Finnegan as supervisor was made by Wayne Day and seconded by Bruce Durant. Motion to Nominate Allen Kelly as Secretary was made by Wayne Day and seconded by

Bruce Durant.

Mr. and Mrs. Fregoe and Ms. Stephenhagen who owns the Main Street Market were here to discuss the possibility of Dollar General coming into town.

Dollar General has made an offer for property on Rte 310. Mr. and Mrs. Fregoe and Ms. Stephenhagen inquired about the status of that proposal.

Joe Finnegan informed those present that General Dollar's offer to the Power Museum was met with a Counter offer. That Counter offer was reportedly accepted and a tentative purchase may be pending

contingent upon site approval and permit issuance should General Dollar pursue these. Joe said he believes that a refundable deposit may have been made by General Dollar to secure the site.

Ms. Stephenhagen stated that the Main Street Market could expect to lose in the neighborhood of 20-40 percent on a large number of items that her store currently sells based on input from her suppliers and the impact similar stores have had in other communities. These items are regular sellers for her.

Including Pepsi and soda products, tobacco products, paper products, and chip products. This would also include items such as bread, milk and eggs all of which are regular sellers. Due to Dollar General's size they are able to purchase many of these products in large quantities at much lower costs. It was stated that this puts smaller independent businesses at a significant disadvantage as they are unable to negotiate lower prices with their suppliers and their options are very limited.

Ms. Stephenhagen stated that this is problematic for her as she is considering putting in a liquor store adjacent to her current business. She also purchased the former Miller's Market and Gas Station and is considering reopening that business and doing improvements to it to make that possible. She said that the loss of business at the Main Street Market could have a great impact on the viability of the other businesses that she is considering.

Members of the Board informed them that their concerns were being noted and that they would be informed of any further progress in the application process being pursued by General Dollar Store.

It was also noted that there were limitations that the Board is constrained by. It is not the duty of the board to protect businesses from competition. It is our responsibility to see that the laws and Codes are followed and complied with. If all things are considered and General Dollar is in compliance it would be incumbent upon them to approve the application. There would be opportunity for the public to comment and voice their opinion on this before final approval is issued.

Tony Cooper: Update on the Code Changes. John Tenbusch told Tony that he will be doing the final updates on the Code and will forward that Document to the Madrid Town Board once the County Planning Board has approved the changes that have been made. The Town Planning Board will then review it and make a final determination on the changes.

Regarding Tim Campbell: Tim needed an operating permit to submit to NYS to get a license to sell automobiles. Jeff Gilson is to give it to him that so he can apply.

Motion to adjourn the meeting was made by Joe Finnegan and Seconded by Bruce Durant.

Meeting was adjourned at 7:35.