

MINUTES OF THE MEETING OF THE TOWN AND VILLAGE OF NORTH COLLINS
PLANNING BOARD HELD ON November 16, 2018 at 7:00 P.M. IN THE VILLAGE HALL.

10838 Main Street, North Collins- Proposed Tractor Supply store

Planning Members Present: Michael Drumm
Curt Mancuso
Dave Wilczynski
Matt Sweet

Excused: Dicci Montaldi

Public: Frank Alexander—Developer
Kurt Charland—Architect
Jan Hutchinson, Clerk
Vince George, Mayor
Kathleen Myers, Trustee
Phil Tremblay, Code Enforcement Officer
Richard Schaus, Village Attorney

Meeting called to order at 7:00 pm

Notice of this hearing was published in the Dunkirk Observer on October 24, 2018 and posted in the Village of North Collins Clerk's Office, the North Collins Post Office, Community Bank, and in the window at the property in question (10838 Main St).

Site Plan Approval sought for 10838 Main Street for a proposed Tractor Supply Store.

Detailed plans were submitted weeks earlier for review.

A summary of the project was presented by Kurt Charland, Architect, and Frank Alexander, Developer. The plan is to remove the existing structure, pavements, and infrastructure. Then they will build a 19,050± store with a 15,000± outdoor display with an 8ft fence. There will be one curb-out at the street. The plans have already been presented to the NYS DOT. There will be a 6" sewer and a 6" water line. Hydrant testing has already been completed and there is adequate flow to supply the facility.

The sewer with lift station will connect with a 6" gravity sewer from the building. The water flow into and off of the property is minimal.

The storm water system includes bio-retention at the front of the property and a dry detention basin at the rear of the property. An easement is in the works with the next-door property owners to the south to have excess storm water enter the existing drainage area. There will be a split-rail fence and wire mesh around the detention basin. The detention basin will be approximately 4-1/2' deep and is not designed to hold water but to absorb and redirect it.

There will not be a fence around the entire property—only the 8' (approved tonight by the ZBA) around the outdoor display area and the split-rail fence around the detention basin.

The utility transformer is located at the back of the building. The dumpster will be located in the rear of the building. The driveway is designed to drive in the back to the dumpster then drive out. The truck traffic is limited to approximately one per week. Tractor Supply receives small UPS/USPS shipments daily.

There will be 68 parking spaces (approved tonight by the ZBA). The display area on the front sidewalk is for seasonal display.

There is typically about 15 employees per store. Tractor Supply is wonderful about employee retention—they train their people so that they are knowledgeable to help all customers.

The façade of the building will be split face block with awnings and barn-like features. All stores look pretty much the same and have the same size. Tractor Supply is a forward-thinking store and the local brick-and-mortar stores serve as distribution centers with designated parking spaces for pickup after pre-ordering.

The light poles located throughout the site are designed to minimize and eliminate hazards to neighbors. The lights are 100% LED and are on one hour before and after open/close (Store hours: 9a-9p Mon-Sat; 9a-6p Sun). The security lights stay on around the perimeter for security. One-third of the interior lights stay on overnight for security.

Sign at the street meets the Village code.

The building has a flat, impervious surface roof that drains to the back of the building.

It is a 4-acre lot and they will be using all of the lot with green space. It will be mostly mowed but there may be some tall grass in the back of the property.

The developer wants to start building as soon as the weather breaks and it will take 5 months to build. Tractor Supply hopes to open in mid-late October 2019.

Question brought up by Michael Drumm—do we need an engineer to review the plans before approval? Comments by other members of committee that the plans are very detailed and Matthew Sweet had his brother (who is an engineer) look at them and he said that he wished that all building plans were so complete. Erie County has already approved the project and other agencies have also reviewed the plans and have given their approval. It was deemed unnecessary to hire another engineering firm to review these complete plans.

The developer welcomes information from subcontractors to have local assistance with the project. Please refer all contact information to Frank Alexander.

Site Approval Votes:

Sweet: Yes; Mancuso: Yes; Drumm: Yes; Wilczynski: Yes; Montaldi: Absent

Unanimous vote to approve the site plan for Tractor Supply at 10838 Main Street, North Collins, NY 14111. Building to commence in spring of 2019.

Motion by Curt Mancuso seconded by Dave Wilczynski to adjourn.
Public hearing adjourned at 7:57 pm

Respectfully Submitted by:



Janet L. Hutchinson, Village Clerk