

REGULAR MONTHLY MEETING OF THE NORTH HORNELL VILLAGE BOARD
FEBRUARY 13, 2006

Mayor John Falci called the meeting to order at 7:00 PM.

Attendance: Mayor John Falci
Trustees: William Coleman, Joseph Dick
Glenn Thomas
Clerk/Treas: Kristene Libordi

Mayor Falci opened the meeting giving a summary of what is happening in the Village with the Lowes project. The proposed annexation is something that will be put off until late spring and there have been no meetings recently in regards to annexation. The board is investigating annexation with regards to a pilot. Also looking at other ways instead of a pilot. The county has some ideas in addition to the city. Mayor Falci stressed the board will do what is best for the village of North Hornell.

A motion was by Joseph Dick to approve the Minutes of the Regular January 9, 2006 meeting and Public Hearing, the January 23 Special Meeting (with the correction of trustee names) second by Glenn Thomas and carried.

POLICE REPORT

Mayor Falci read the police report for the absent Police Chief Marcus Smith. A total of 65 man hours were used during the month of January. Three General complaints, an animal complaint, one property damage complaint, seventeen vehicle and traffic arrests and two instances of assistance to other police agencies. A motion was made to accept the police report by Glenn Thomas, second by Joseph Dick and carried.

DPW REPORT

Supervisor Greg Zdanowski not in attendance. Mayor Falci reported that there was a water break on Maplewood Ave. this past week. Greg and Tom Vandreck worked from 6AM to 9:30 PM. Afterward they had to sand snowy roads. This is also Greg's last week as DPW Supervisor.

TREASURES REPORT

A motion was made by Glenn Thomas to accept the treasures report, second by Joseph Dick and carried.

FIRER DEPT. REPORT

Fire Chief Charles Chick reported a total of 8 incidents during the month of January, 3 incidents in the village, 3 in the town and 2 mutual aid. Chief Chick also asked that the Dept. be allowed to have a fire truck in the March 11th St Patrick's Day parade in the City of Hornell. A motion was made to accept the fire report by Glenn Thomas, second by Joseph Dick and carried. A motion was made by Joseph Dick to take a truck to the St. Pat's Parade, second by Glenn Thomas and carried. Mayor Falci congratulated the fire dept on their assistance during the water line break on Maplewood Ave.

NEW BUSINESS

There will be a budget workshop on Monday February 27 2006 at 6:30 PM

LOWES PRESENTATION

Mayor Falci introduced Taylor McDermott, Lowes Senior Site Developer and Michael Braun senior engineer of Clough Harbor & Assoc.

Taylor McDermott gave an overview of the site location of the proposed development. The present Mercy Care driveway will be relocated closer to Rt. 36 with a proposed traffic signal. During Lowes peak season April 1st to July 1st, on average they will have 3 tractor trailer trucks a day and in addition 7 UPS, Fed Ex or local delivery trucks. They separate the car traffic from truck traffic. Most Deliveries are set up closest to the road so it doesn't get too close to the residential area. Five to ten percent of the deliveries are taken to the back of the building (flat beds with building materials) and off loaded in about 15min to ½ hour.

The Village does not have a noise ordinance. Lowes will use NYS Environmental conservation noise guidelines to block noise. They will put up a sound wall which is also a visual break. Right now the back ground noise is 52 decimals at the property line with Lowes in existence it will be 57 decimals. The sound of 57 decimals might be compared to a microwave oven at a distance of 2 ½ ' .

The building is 111,371sq.ft.' and the sales floor is 94,000sq.ft. They have a very small storage and receiving area. They stock the store which is why they have a small storage area. They have to 75% of their deliveries are scheduled. The Garden Center is another 26,000 sq. ft. The normal hours of operation are 6:00 AM to 10PM Mon to Sat. Sun 8-7PM. 98% of the deliveries occur between 7AM & 4PM. No trucks are allowed overnight on site for extended idle. Lowes has on site trucks: 3 Van trucks and 1 tandem axle truck to deliver building supplies.

Employment: Approximately 175 employees, minimum age is 18 and benefits paid to full time employees. Part time employees also receive some benefits.

QUESTIONS FROM RESIDENTS:

Jack Graham: Where is the Traffic signal? Taylor McDermott showed the location of the traffic light on Bethesda Drive west of the Mcauley manor entry.

Jack Graham: Will all the trees on the south end be cleared and what percentages of employees are part time?

Taylor McDermott: Not if they don't have to be and approximately 75% of employees are part time.

Charles Nissler: Mitigation – approx 20 acres of land north of Bethesda Dr. & all of the water that comes off the roof of Mercy care, goes down under Bethesda Dr. thru a 36'' pipe. What are you going to do with that water? Holding Ponds?

Michael Braun: 42'' pipe and filling the area in, relocating the pipe with a manhole at the end of the pipe and extending it in a westerly direction towards the lower area. It will still be able to pick up the water and take it to the storm sewer system and by pass the development. Separate storm sewer brought around to holding pond. Storm water management on the site.

Robert Smith: Elevation levels on the parking levels.

Michael Braun: The existing building is at 1165. The building for Lowes will be set at a finished core of 1162 which is above the flood plane elevation. The elevation of the parking area is 1158.

Bill Davis: Is this going to be a Mega store?

Taylor McDermott: No this is the smallest of the 3 types of buildings.

Dorothy Sirianni: Concerned that the whole area is going to be a wetland.

Michael Braun: All will be reviewed by the Army Corp Eng. and FEMA.

Dorothy Sirianni: Concerned about the light from the back of the Lowes Henrietta store shining at least 250' into the back wooded area. Will it be the same here?

Taylor McDermott: They try to have 0 light spillage on the property lines. They can use light shields which will help. They will work with the town planners to make it right.

John Troy: What is the green space between? Is it the small lawn that is presently there? And will the alley be eliminated?

Taylor McDermott: The alley will be eliminated and more green space will be added.

John Troy: What is the wall?

Michael Braun: It is an ever quiet wall. It gives a 19 to 39 decibel reduction depending on frequency. The lower the frequency the lower the reduction, the higher the frequency the higher the reduction. The wall is 10' tall.

John Troy: Do you keep two trailers in the back for storage and one for appliances.

Taylor McDermott: Those are kept for housekeeping. Pallets are put in the trucks to keep a cleaner area. They do the same with old appliances taken from customers homes. When the trailers are full, they are taken away.

John Troy: Will there be a meeting with homeowners

Taylor McDermott: Write down questions and send to Mayor. They will try to answer all questions.

Hector Hoyos: What will be the traffic impact on Cleveland Ave and Bethesda Dr.

Taylor McDermott: Traffic engineers will do a study. They can sign it so patrons will be discouraged from coming from that direction. Trucks will not be allowed to come from that direction. He will work with the Operations Manager to make sure that it is done properly.

Phil D'Amato: What type of fire protection system do you have?

Taylor McDermott: It is called an LAR. It is a zone system made to completely put out fire.

Ken Cornell: What is proposed for a water and sewer system?

Taylor McDermott: Public water and sewer.

Ken Isaman: Will the property south of Lowes be developed

Taylor McDermott: Yes it could be.

Ken Isaman: How many parking spaces

Taylor McDermott: Total of 543 with 478 in the front.

Ken Isaman: What is the radius that you plan to draw from and how many people will walk in the front door?

Taylor McDermott: Possible pull is 50 miles. And as far as the number of people going in on a daily basis, He doesn't know.

Joel Poplawski: Is the Ticonderoga Lowes a good representation of what will be here? And can you name one?

Taylor McDermott: Tilton New Hampshire would be one. Ticonderoga not complete.

Joel Poplawski: The wetlands replicated 2 – 1?

Michael Braun: For every acre of wetlands we take out, there will be either be 1 ½ replacement or 2. Still in the early stages.

James Sparro: How long before store opens? And have you heard of any Lowes opening and then having to close for whatever reason?

Taylor McDermott: It normally takes 270 days to complete maybe longer due to the amount of fill needed. We have relocated older Lowes to better locations. Traditionally they locate in smaller towns.

Chris Davis: From an economic standpoint, what studies have determined Lowes reasoning for coming and has any consideration been given to the impact to the rest of the surrounding area.

Taylor McDermott: Studies on household incomes, and where shopping is being drawn from. Wall Mart is also a draw. Generally you may see a down turn with some businesses. Lowes tries to use local business for various installations.

Charles Nissler: How high is the building and how much water is used per day?

Taylor McDermott: Building 26 – 28' high from grade. Power units on top of the building 5'. Water used approximately 700-800 gallons per day. In the summer possibly 16,000 – 20,000 per that season

Chris Davis: When is the date for opening and who does the construction?

Taylor McDermott: Hard to tell sometimes it takes as long as 3 years and others 1 year. Their Construction manager bids it out. Could be local.

Ken Isaman: Does Lowes allow community efforts in front of their stores

Taylor McDermott: The issue is if you let one, then you have to let all. Lowes has something that addresses the issue but he does not have it. Lowes has a list of community involvement that will be left with the Mayor.

James Sparro: Will a traffic study determine if an additional lane is needed out at Rt. 36?

Taylor McDermott: Does not think an additional lane will be needed. Traffic study will look at that.

John Troy: What is the height of the building relative to the adjacent homes and will the people with windows be looking at the back of the building? What about dust?

Taylor McDermott: It will be 26' up in back. The fence will soften the view and its purpose is a noise barrier. They will have a storm water prevention plan to prevent dust. Moisten dirt to compact so it will keep dust down.

Ken Cornell: Is the whole Medical Arts Building coming down?

Taylor McDermott: Yes.

James Sparro: Do you have an approximate dollar value of the building?

Taylor McDermott: Will have to find out. Maybe 5million.

Mayor Falci informed residents that if they have any questions send them to the Village Hall or leave them with the Village Clerk.

A motion to pay bills was made by William Coleman, second by Glenn Thomas and carried.

The meeting was adjourned at 8:40PM and the board went into executive session.

Village Clerk

Kristene Libordi

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