PLANNING BOARD PROCESS AND DOLLAR GENERAL

February 13, 2015

 To help understand the process before the Planning Board in general and the status of the Dollar General application before the Board, please consider the following:

TYPICAL PLANNING BOARD PROCESS:

1. Planning Board (PB) receives a simplified application with preliminary sketches and a general narrative of proposed project
2. One or more or several informational meetings are held between the PB and the applicant to provide a clearer idea of the proposal to the PB and to provide specific requests to the applicant regarding the content of the town’s law and requirements therein. PB declares itself lead agency for the SEQRA review
	* Site Plan Review Law is examined and analyzed vis-à-vis the proposal
	* Additional Development Standards “ “ “ “
	* Scenic Overlay requirements “ “ “ “ “
	* Preparation of a Visual Impact Assessment (VIA) Potential environmental impacts are listed and tagged for further consideration
	* Proposal usually undergoes several modifications to address each of the above
3. After the proposed project reaches a final or near-final rendition, the PB schedules a public hearing, refers the matter to the County Planning Board and begins the SEQRA process.
4. Public hearing proceeds---may be one evening or as long as several months in order to allow ALL to comment. Applicant makes formal presentation and public comments are received and projects are often modified to mitigate any newly presented impacts/concerns.
5. Public hearing is closed, SEQRA is completed, Board deliberates and creates a resolution to approve, approve with conditions or deny the application within 62 days. Every decision must be supported by a rational basis found in the record and be in conformity with the zoning law.

STATUS OF DOLLAR GENERAL APPLICATION as of 2/13/15

 The PB has had one informational meeting referred to step 2) above, which is at its VERY early stages. Several more such meetings are expected in order to complete the review in step 2).

 At the next meeting of 2/26/15, the PB has requested that the applicant provide updated drawings of the proposed building that would be in conformity with the Town zoning law. No decisions/approvals/denials have been made thus far and none will occur until step 4) is completed, probably several months into the future.