

Minutes of Public Hearing
of
CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY

March 12, 2009

In accordance with Section 859-a (2) of the General Municipal Law of the State of New York, a public hearing was held at 10:00 a.m. on March 12, 2009, at the Chemung Town Hall, 48 Rotary Road Ext., Town of Chemung, Chemung County, New York. Present were Thomas J. Santulli, County Executive; George Miner, President of STEG; Jamie Johnson, Vice President of STEG; George Richter, Town Supervisor; media; and Sharon Chrisjohn, Recording Secretary.

Mr. Santulli opened the meeting at 10:00 a.m. and announced that the purpose of the hearing was to hear all interested persons regarding the application of CVS Pharmacy, Inc. consisting of acquisition of an approximately 148 acre parcel of land located on the South side of White Wagon Road in the Town of Chemung, together with several existing buildings thereon; the demolition of some or all of the existing facility; construction of an approximately 751,000 sq. ft. distribution center and associated parking and support infrastructure; construction of various utility and other infrastructure improvements; and acquisition and installation of certain machinery and equipment. The Notice of Public Hearing was published in the Elmira Star Gazette on February 10, 2009. He then asked if anyone wished to speak either in favor or in opposition to the project and the following spoke:

Joseph Morrison, Town of Chemung, stated that STEG should make sure Chemung County contractors are hired. Vulcraft has not employed as many people as stated and should not get all the breaks.

William Yanavitch, White Wagon Road, Town of Chemung, remarked that he lives in the middle of the parking lot and has two concerns - his water well and septic system. He has heard that don't like farmers spreading manure or the noise of the farm equipment. Lobbying pays off. They are going to lobby to shut down. We need to do it, but there are a lot of consequences. Water comes running off like its being piped. You might not like the way the shoving goes.

Robin Stroman, Town of Chemung, read a prepared statement. She asked if at the location of the project, does the site design attempt to avoid pre-historic artifacts that were found; can signage be placed; what if other artifacts are in there and will they contact the proper parties? In an effort to green the project, can CVS be required to plant trees; will the company use solar power and is company committed to reduce waste? The legal notice states "improvements to surrounding roadways". Should the statement be amended that the existing roadway is not sufficient? What, if any, calculations have been made to repair damage to the road? Accidents on Rt 17/I86 have resulted in traffic being routed to CR 60. Has the environmental impact statement been amended regarding an increased need for the fire department? It should be of interest that this project can proceed without all the gimmicks. It seems unfair to ask the citizens and taxpayers of the Waverly School District to pay for the project. In the proposed plan of issuing of bonds, does the number of employees bear any relationship to reducing subsidy? She also asked that the transcript of the minutes be provided to the public. In the future, the IDA should consider deconstruction and greener demolition. She further commented that it would be nice if there was a deadline for receiving written comments stated in the Notice.

Kathy Joyce, Town of Chemung, stated that one of her concerns is excessive lighting. Millspride did a wonderful job with lighting, but the gas station has excessive lighting.

Jason Knapp, CR60, Lowman, advised his family has been farming for over 200 years. He does not feel the CVS project is in the best interest of the residents of the Town and is concerned about the loss of prime farmland, which we need to feed people and we need to grow it locally. The present as well as past administration has taken a negative position on farming. Chemung County government won't be happy until agriculture is gone. This needs to stop; there are other places in Chemung County that this project could be built. If this is like other projects, construction will go to outside workers. The number of jobs created is exaggerated. CVS is not an ideal company. Nothing was said about the \$38,000,000 in fines they have to pay. The taxpayers will lose. Why should taxpayers pay because of the secret ways this project was put together; because of the abatements, the taxpayers will pay for this project. Why is the public hearing held on a Thursday morning?

Michael Joyce, Town of Chemung, asked if there was a site plan. He added there are defusers that could be used for the lighting.

George Richter, Town Supervisor, encouraged the partners with IDA and CVS to be aware of the concerns. There are positive. This project was a private company coming to a private landowner for a private use. Both families made the decision to sell. In the Town, they will get 40% of \$50,000,000 rather than 100% of \$10,000-\$20,000. If this project were fully assessed, that would reduce the Town tax rate by 35%. Beyond that, the jobs are important. Even if the number is wrong by 50%, that's 300 jobs. That's a positive. It will bring water and sewer lines to the Town. He encouraged all parties concerned to

recognize the concerns expressed. He hopes the local labor force will be utilized.

William Yanavitch, White Wagon Road, Town of Chemung, stated for your benefit, when they talk about 150-160 acres, they should be saying they are buying 300+ acres. When they start doing construction on the road, someone has to be notified; there is only one way out; that will be a pain.

Robert Shafer, Main Street, Town of Chemung, lives near Nucor and has been a member of the Chemung Fire Department for many years. The Fire Department has survived all the changes. With all the complaints about the Nucor project, he has never smelled any pollutants nor heard any noise. Nucor is very supportive of the Fire Department and community. He is glad CVS is coming to town and is in favor of this project.

There being no further appearances, the public hearing was declared closed at 10:33 a.m.