

Village of Greene Public Hearing  
May 29, 2025 6:30pm  
@ Greene Fire Dept, 8 N. Canal Street, Greene, NY 13778

Mayor DuMond opened the Public Hearing at 6:30pm with the Pledge of Allegiance. Mayor DuMond disclosed a conflict of interest and recused himself. He will have no vote or discussion on this matter.

In attendance were Deputy Mayor Najarian, Trustees McGrath, Shapley and Storman.

Deputy Mayor Najarian acknowledged the Planning/Zoning board's April 7, 2025 recommendation regarding the proposed rezoning of 9 Birdsall Street. Acknowledged correspondence dated May 7, 2025 from Tom Lacey and Charles Grace.

Deputy Mayor Najarian turned meeting over to Jason Mirabito, President of Mirabito. Jason stated there is a long history in Chenango County for the Mirabito family. Jason Mirabito introduced: Matt Napierala-Engineer, Chris Lynch, Ben Johnson-Food service, Ross Mirabito, Phil Mirabito, Mirabito Attorneys who have been working on this project.

Jason Mirabito described the project and the goal Mirabito has for the Greene location. The site plans, layout, traffic surveys can be seen on the mirabitogreene.com site.

Jason stated this was personal to them because the Mirabito family is from Chenango County. Jason personally lives in Norwich with his wife, 2 children under the age of 5, and 2 dogs. They are not a Circle K; they are a family-owned business who were born and raised in this area and still reside in this area. They are 4<sup>th</sup> generation running the current Mirabito convenience centers. Jason stated he can be reached anytime for questions, either call or email him, he will be happy to answer any questions/concerns anyone has. They are here to make the right decision; to make it a better facility. Jason thanked everyone for listening and he turned it over to Matt Napierala-Napierala Consulting. They thanked Greene Fire Dept for the use of their facility. Napierala Consulting is a site design civil engineering firm with 40 years of experience. Mr. Napierala explained they are trying to provide a more modern convenience store. They are trying to address safety in the parking lot; there are constraints from the pumps to the store front parking. Mirabito is seeking to acquire 9 Birdsall Street, a residential parcel. The current owner is seeking to have their 9 Birdsall Street property rezoned from residential to PDD. Mirabito will then purchase 9 Birdsall Street property and development can proceed.

They are looking at 5 to 6 months of construction; tear down and a new store built and ready to serve the public. This redeveloped location will provide new underground tanks, more fueling dispensers, more moveability, a new single bay drive-thru car wash and a drive-thru pickup window. The project started September 2024 and has been a very detailed process. A PDD is allowed within the village code.

There were questions from the planning board in relation to infrastructure, noise, historic review, Village Electric, DPW, Public works and water supply which has all been addressed. The site plan preferred option was presented to Chenango County with a 239 review and the Village of Greene planning board. NYS DOT has also agreed with the Genesee Street plan. There was a modification to provide a sidewalk on Genesee Street and Birdsall Street which has been addressed. The preferred option is for 2 access points on Birdsall Street due to fuel delivery, this will keep it safer at the front of the store and any congestion away from the front of the location. The building is larger than what is there currently.

The other option: 1 access point on Birdsall Street which is not ideal due to fuel truck movement at the location. The traffic survey was reviewed again along with the noise survey and information.

Mr. Napierala turned the meeting back over to the Village Board. Deputy Mayor Najarian opened the floor to visitor comments. She asked that everyone state their name and address and continue with their comments. She asked everyone to be respectful of each other, not to speak over each other.

Comments were made for and against the Mirabito expansion project.

It was addressed that it is not in a historical district, storm water management system was addressed, the noise level was addressed, the fence height, landscaping and lighting will be addressed as well if 9 Birdsall Street is rezoned to PDD from residential and purchased by Mirabito. If and when that occurs, Mirabito's will go back before the planning/zoning board and there will be discussions and decisions regarding the lighting, landscaping, fence heights as well as the entrances on Birdsall Street. Some feel it will take away from other small businesses in the area. Some residents and town people would like to keep the neighbors in the few blocks directly around the convenience store, in mind while making decisions as to how it would impact their property.

Public questions were made in reference to traffic at the corner of 206 and 12 at 2:30pm when buses are out and Raymond Corp employees are getting out as well at that time. Questions and concerns regarding the electric ppa charges, the water and sewer infrastructure, concerns of noise and garbage on streets from customers frequenting the convenience store.

There were public comments in regards to progress being needed in the area to hopefully entice other businesses to the area; nice to have more jobs and more opportunity for our teenagers to have local jobs, a more updated store will be more energy efficient. Some feel it will not affect local businesses in the area; it might entice more to come to Greene.

Deputy Mayor Najarian asked if there were any additional comments. There were none.

Motion by Trustee Shapley seconded by Trustee McGrath to close the public hearing regarding 9 Birdsall Street rezoning from residential to PDD. Ayes-all. Carried.

The SEQRA review was reviewed. Village Attorney Spinner and Village Engineer Urda read the full Environmental Assessment with the Village Board agreeing to all SEQRA questions.

Motion by Trustee McGrath seconded by Trustee Storman for negative declaration under SEQRA. Ayes-all. Carried.

Motion by Trustee McGrath seconded by Trustee Shapley to rezone 9 Birdsall Street from Residential to PDD-Commercial. Ayes-all. Carried.

Motion by Deputy Mayor Najarian seconded by Trustee Storman to adjourn public hearing regarding 9 Birdsall Street rezoning at 9:48pm. Ayes-all. Carried.

Respectfully submitted,

Irene Tornillo  
Clerk Treasurer