

TOWN OF CLINTON PLANNING BOARD MEETING

FINAL MINUTES

February 5, 2013

MEMBERS PRESENT

Mike McCormack, Chairman
Art DePasqua
Gerald Dolan
Tracie Ruzicka
Robert Marrapodi

Eliot Werner

MEMBERS ABSENT

Paul Thomas

ALSO PRESENT

Arlene Campbell, Secretary

Chairman McCormack called the meeting to order at 7:30 p.m.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATION:

Gillespie Lot Line Adjustment – property owned by Gwain and Janine Gillespie, located at 260 Schoolhouse Road, **Tax Grid. Nos. 6367-00-794868, 804837 and 826814.**

The applicants wish to create a 13.6-acre lot in an AR-5A Zoning District by eliminating lot lines between three parcels. Lot 1 – 3.0 acres; Lot 2 – 6.4 acres; and Lot 3 – 4.2 acres.

Gwain Gillespie appeared and briefly explained their application. They want to combine three lots into one to create a large lot.

Chairman McCormack asked about the number of structures on these properties. Mr. Gillespie responded that there is a house and two outbuildings on one lot. The rest of the lots are vacant.

Ms. Ruzicka joined the panel at 7:37 pm.

Mr. Marrapodi asked about the violation on this property. Mr. Dolan noted that the Building Inspector recently signed off on the open permits on this property. The building

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permit has been renewed and is no longer a violation. Mr. Gillespie indicated that this structure already existed when he purchased the property. The structure is up but was never completed.

The board reviewed the map. Mr. Werner indicated the items that are missing from the map, such as the vicinity and area maps and names of the property owners across the road.

Mr. DePasqua commented that the map needs to be cleaned up. The map should clearly state that the lines are being eliminated.

Mr. Gillespie agreed. He stated that he will add the missing property owners to the map. He indicated that he is requesting a waiver for the vicinity and area maps.

The board agreed to accept the requested waiver. Mr. Dolan motioned to accept the requested waiver, seconded by Mr. DePasqua, all Aye, motion carried, 6-0.

The board agreed to pass a resolution, to wit:

Mr. Dolan motioned that the Town of Clinton Planning Board approves the following resolution:

BE IT RESOLVED, the Town of Clinton Planning Board grant conditional approval for a three parcel Lot Line Adjustment of adjoining lands owned by Gwain and Janine Gillespie on Schoolhouse Lane, tax grid #'s 132400-6367-00-794868 (parcel A, 3.0 acres), 804837 (parcel B, 6.4 acres), and 826814 (parcel C, 4.2 acres).

WHEREAS;

1. The intent of this action is to create a single 13.6 acre parcel by eliminating the lot lines between the three parcels.
2. These lands are located in the AR5A zoning district.
3. The lands under consideration have not been granted a special permit or other permit that would be void as a result of this action.
4. Since a lot line adjustment is a Type II action under SEQRA, no further SEQRA review is required.
5. The property is not located within the Ridgeline, Scenic and Historic Preservation Overlay District.
6. The lands involved are not adjacent to a farm in an Ag district therefore an Ag data statement is not required.
7. The proposed lot line adjustment does not create a substandard lot or render any lot more substandard than it may already be.
8. The properties involved are not in a CEA and need not conform to the Town of Clinton Town Board resolution of 12/11/02.
9. All appropriate fees have been paid.
10. On 2/5/23, the Town of Clinton Planning Board approved waivers of the

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requirement for a Vicinity Map and an Area Map.

NOW THEREFORE, BE IT RESOLVED, the requested Lot Line Adjustment is granted approval by the Town of Clinton Planning Board when the following **conditions** are met.

- a. Addition to the map of the names of property owners across the road.
- b. Change in the lot lines being removed to be consistent with those that appear on the Dutchess County Parcel Access System.

Seconded by Ms. Ruzicka.

Discussion. Mr. Werner asked if there are any working farms around this property. Mr. Gillespie responded, "None."

All Aye, Motion carried, 6-0.

Stewart Shops Corporation (Discussion) – property on 2300 Salt Point Turnpike, **Tax Grid No. 6566-00-331547.**

Applicant appeared for a sketch plan discussion regarding the following changes:

1. Relocate the freezer to the exterior (rear) of the shop.
2. Replace the existing cedar shakes on the building with vinyl shakes.
3. Replace the underground storage tanks.
4. Upgrade all exterior lighting to LED.
5. Remove existing canopy and replace with a 20 x 90 canopy with three gas dispensers.
6. Relocate easternmost curb cut.
7. Add LED light poles.
8. Replace and upgrade landscaping.

Chuck Marshall, Real Estate Manager, appeared and explained their proposal as indicated above.

He presented photos of the Stewart's store in Lake Placid, New York, showing the proposed roof. He submitted photos of the Stewart's store in the Town of Clinton showing the existing and proposed roof. He also brought samples of the proposed roof.

Chairman McCormack asked for questions and comments from the board.

Mr. Werner stated that the applicant was before the board four years ago proposing the same changes to the roof. He noted that the board didn't like the proposed shingles.

Chairman McCormack disagreed. He stated that the proposition before was to change cedar shake into an asphalt shingles. The current proposal is about changing cedar shakes into vinyl.

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The board discussed the roofing.

Ms. Ruzicka stated that she still preferred the look of the cedar shakes. She added that the board didn't like the proposed sign years ago. Mr. Werner shared the same opinion as Ms. Ruzicka.

Mr. Marshall remarked that the Town of Lake Placid agreed with these changes despite being known for strictness with its zoning regulations. He added that they are investing a lot of money in this project to make their stores look better.

Mr. Werner asked about the other stores' roofs. He asked, "Do all Stewart's Stores have the same roof (vinyl)?" Mr. Marshall responded that the Lake Placid store is the only one that has this kind of roof right now. The Pine Plains store has a metal roof. He stated that he wasn't sure what the other stores in the area have.

Mr. Marrapodi expressed his comments. It's very deceiving to see the materials/samples on a fascia as opposed to being on the roof. Mr. Marrapodi opined that the samples in front of the board are very prominent. He opined that it's a totally different look.

Mr. Marshall explained that the vinyl roofing is what they prefer. He noted that they are not doing cedar shakes anymore. He indicated that their investment here is over half a million dollars.

The board had a lengthy discussion about the issue. Mr. Marrapodi asked, "How about a metal roof as opposed to vinyl?" Mr. Marshall responded that he will discuss these comments with the head office.

Ms. Ruzicka raised the issue about the overcrowding of cars coming in and out of the parking lot. She expressed her desire to have this concern addressed.

The panel discussed the above issue. Ms. Ruzicka suggested having a one-way in and out to alleviate the issue. Mr. Marshall responded that he's not sure if the County will approve this. The board advised the applicant to check this matter with the County.

The board also discussed the configuration of the site where the gas pumps are located. Cars have trouble getting in and out of the parking lot. There is a question about whether there is enough room for a car to maneuver.

Mr. DePasqua suggested reducing the landscaping to give more room to the traffic. Mr. Marshall remarked that it's hard to control people. People will still go/park wherever they chose to. Mr. Marshall stated that he will look into this.

The panel discussed about the relocation site of the fridge. Mr. Werner suggested putting the fridge all the way to the back to make it less visible from the front of the store. Mr.

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Marshall stated that they will put a plant box in front of the freezer to hide it from the road. Ms. Ruzicka suggested painting the freezer box to match the building.

Mr. Werner raised the issue about the lighting. It was discussed years ago that the outside lights stay on even after midnight. There should be a timer. The lights are supposed to shut off a half-hour after the store is closed. Mr. Marshall stated that he will take care of this issue.

After a very long discussion, Mr. Marshall stated that he will present the board's opinion/suggestions to the head office.

BOARD DISCUSSION:

The board discussed applications that need a variance before proceeding with Planning Board approval.

After exchanging opinions about the issue, the board agreed not to issue approvals contingent on variance approval. The applicants should get the necessary variance first before proceeding with the Planning Board application. This applies to all kinds of applications.

APPROVAL OF MINUTES:

Mr. Werner motioned to accept the amended minutes of January 22, 2013 seconded by Mr. Dolan, all aye, motion carried, 6-0.

ADJOURNMENT:

Chairman McCormack motioned to adjourn the meeting at 8: 50 pm, seconded by Mr. DePasqua, All Aye, Motion carried, 6-0.

Respectfully Submitted,



Arlene A. Campbell, Clerk
Planning & Zoning Board of Appeals

Cc: Carol Jean Mackin, Town Clerk