

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
September 5, 2017**

MEMBERS PRESENT

Mike McCormack, Chairman

Gerald Dolan
Alexander Kari

Robert Marrapodi
Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Art DePasqua

Tracie Ruzicka

ALSO PRESENT

Eliot Werner, Liaison Officer

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

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATIONS:

Stewart’s Shop – owned by Stewart Shops Corporation located at 2300 Salt Point Turnpike, **Tax Grid No. 6566-00-331547.**

Applicant proposes to add eight (8) auto charging stations and 24/7 hours of operation of the charging station.

Chad Kiesow from Stewarts Shop Corp. and Jessie Karp from TESLA both appeared for this application.

Mr. Kiesow explained that they are proposing the installation of four supercharger cabinets, eight charging stations, thirteen new parking stalls, one switchgear assembly, one transformer, and two pedestrian light fixtures for the purpose of charging electrical vehicles. These stations will not be visible from the road. Mr. Kiesow also discussed the added green area as shown on the map.

Mr. Karp discussed the charging station’s hours of operation and 24/7 hours of lighting. He underscored that they are not proposing 24 hours of lighting by the canopy and

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entrance of the gas station. The proposed lighting will only be where the charging stations are and three lights by the driveway. They will only be on when it's dark.

Chairman McCormack asked for questions and comments from the board.

Mr. Dolan asked if the proposed lights will be downward lighting. Mr. Kiesow responded, "Yes, these are also LED lights like the same ones that were already on the property."

Mr. Marrapodi made a follow-up question. "Is it going to be dark sky compliant?" Mr. Kiesow responded, "Yes."

Mr. Dolan asked if there will be video surveillance. He indicated his concern about security and safety. The applicant responded, "There were no plans yet."

Mr. Marrapodi asked if there are fees in charging the cars. How does this operate?

Mr. Karp explained that these stations are exclusively for TESLA manufacturers only. There is no money involved. Charging time averages 20 minutes.

Mr. Kari asked if there will be any generators. Mr. Kiesow responded that there will be no onsite generators.

Mr. Thomas joined the meeting at 7: 42 pm.

Mr. Dolan asked about if there will be signage. Mr. Kiesow responded, "Yes, it will be in front of the charging unit." He noted that the TESLA cars know where the charging stations are.

The board had a lengthy discussion about the above application.

Mr. Kari indicated the concern about the proposed hours of operation at the last meeting. He commented that maybe the hours of operation don't have to comply with the store's special use permit.

Mr. Dolan asked about charging stations in the area. Mr. Karp responded that the nearest charging station is in Albany.

Mr. Kari asked about the proposed screening trees. He asked, "Are these trees to conceal the lighting from the neighbors?" The applicant replied positively.

Chairman McCormack expressed his comments. There is a question about whether the convenience store and the gas pumps are under the same or separate approvals. The convenience store is restricted to 5:00 am to 10:00 pm hours of operation. He feels that the approval of the convenience store is separate from the gas pumps.

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The board had a very lengthy discussion about the 24 hours lighting.

Mr. Kari opined that this is really not a gas pump. These are charging stations so it can be exempted from the 24 hours ruling.

Mr. Thomas noted that the issue is about the lighting in the country.

The board agreed to declare lead agency.

Mr. Marrapodi motioned that the Town of Clinton Planning Board approves the following resolution, to wit:

BE IT RESOLVED the Town of Clinton Planning Board hereby declares its intention to be the lead agency for review of the project pursuant to Sections 617.6(2) and (3) of the NYCRR 617, in the matter of the Amendment of Site Plan for **Stewart's Ice Cream Shop** – owned by Stewart Shops Corporation located at 2300 Salt Point Turnpike, **Tax Grid No. 6566-00-331547** for this Type I, uncoordinated action.

Seconded by Mr. Dolan, all Aye, Motion carried, 5-0

Mr. Marrapodi motioned to set the public hearing to October 3, 2017, seconded by Mr. Kari, All Aye, Motion carried, 5-0.

After all the reviews and discussions, the board agreed that the applicant needs to see the Zoning Enforcement Officer about the hours of operation.

BOARD DISCUSSION:

The board discussed other items such as zoning regulations, Stewart's proposal, and other related matters.

APPROVAL OF MINUTES:

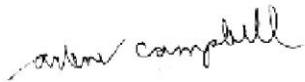
Mr. Kari motioned to approve the minutes of August 7, 2017 as amended, seconded by Mr. Marrapodi, all Aye, Motion carried, 5-0.

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ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 8:55 pm, seconded by Mr. Kari, All Aye,
Motion carried, 6-0.

Respectfully Submitted,



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