

Town of Charlton
Minutes for the joint Stewart's project workshop
758 Charlton Road
Charlton, New York 12019

The workshop began at 6:30 PM on February 9, 2017

Attendees:

Stewart's representatives: Charles Marshall and Marcus Andrews

Planning Board: Jay Wilkinson, Chairman, Jack Kadlecek, Connie Wood, Marilyn Phillips, Dawn Szurek, Bruce Gardner, Chris Mitchell, Jonathan Riedinger, and Susan York,
Planning Board Clerk

Zoning Board of Appeals: Al Smith, Chairman, Mark Chotkowski, Richard Potts, Joe Marchesiello, and Doug Ranaletto

Town Board Members: Alan Grattidge, Supervisor, Joe Grasso, and Marshall Heritage

EDP Engineering Representative: Paul Olund present for Mike McNamara

Purpose: To discuss the project to build a proposed, new Stewart's Shop at the SE corner of Routes 147 and 67, 1334 Sacandaga Road (NYS route 147), West Charlton, NY 12010. The new building will be larger than the old Stewart's at the NW corner of this intersection and will look like the Round Lake store.

The Planning Board has been charged to perform a Site Plan Review.

The ZBA has been charged to identify and rule on the variances that this project entails.

The Town Board is taking the lead for granting the Special Use Permit.

Charles Marshall distributed copies of two different layouts for the project. Plan 1 shows the gas pumps in front of the building, along Route 67. Plan 2 shows the pumps moved to the east end of the building, reducing the visual impact to the view of the historic West Charlton United Presbyterian Church. Charles Marshall presented the basics of the project and why the new store is necessary to Stewart's Shops.

Points discussed:

Classification of use: Retail vs Gas Station and the impact that this has on the Zoning Ordinance and the variances triggered. Specific variances were listed.

Visual impact to the church.

Lighting, signage, traffic flow, parking, etc.

In a poll of those present for the Planning Board and ZBA, plan number 2 was preferred.

The workshop was wrapped up at about 7:45 PM

Respectfully submitted by
Susan York, Clerk – Planning Board