

## VILLAGE OF CLINTON

### Response to Stewart Inquiries

October 2024

The Village Office and Planning Board has received many inquiries regarding the plan for the building of a Stewarts Convenience Store on Chenango Avenue.

1. **Sale of Tobacco and related products:** The Village will continue to enforce the NYS and US Government's restriction on use and purchase of tobacco and related products.
2. **Sale of Alcohol at Stewarts:** Stewarts does sell beer. The NYS Liquor Authority will make a ruling on whether or not the location of Stewarts is an acceptable distance to CCS. The Village may be asked if their ruling is acceptable –but we cannot overturn a NY State agency decision.  
The Village Planning Board expressed concern to the NYS Liquor Authority about the distance between the school and the proposed location of the store.
3. **Traffic Study:** As part of the process, a traffic study will be initiated to determine the impact on traffic on and near Chenango Avenue.

A bit of history may help here. Less than 30 years ago, there were several gas stations located in different and close locations to the school. At the corner of Chenango and College Street there was a gas station, and next to it was a Holland Farm. Across the street, where Tony's pizza is located was another gas station. This area is familiar with traffic of this type in the past.

The proposed gas station will be located in the Dollar General parking lot. Having a gas station here may increase traffic as it will be very convenient for student families/community members to access gas. It will change the design of the parking lot- which will be favorable, since this parking lot can often be used as a pass through for drivers from Chenango to College Street (and vice a versa).

**Dollar General Parking:** School overflow parking has naturally drifted to the corner lot on College/Chenango and the Dollar General Parking Lot. It is not the responsibility of the property owners to provide parking when the school or village is having an event. It is nice and convenient but not required. The property owners have mentioned potential changes to both these properties. CCS will have to determine the need for increased parking for school purposes. The Village is considering a Parking Study to deal with parking issues for village events.

4. **The historic beauty of the village:** Chenango Avenue is not in the historic district and therefore is not subject to the Historic Preservation Law. The property in question, has been a video store, a pizzeria, empty for a long time, a pizzeria/bread store. While the street is not unattractive, it is also not a model of historic beauty as it stands now. The addition of a Stewarts or other convenience store is not likely to compromise it's current state.
5. **Impact on current businesses.** The addition of a convenience store, prepared food and a gas station will have an impact on already existing businesses. A new business will replace an existing vendor for pizza and bread. The gas station will give the village another local option to buy gas. (Keep in mind that there were several other gas stations not that long before Cliff's became the only option). For businesses in the Dollar General plaza, it may help with additional traffic.

#### **The role of the Village in this process:**

The Planning Board is the lead on this project. As there has not been a new building in the Village for decades, additional resources have been secured to ensure that the process is thorough, efficient and follows the law.

The Zoning Board of Appeals may be involved.

All the Village meetings are open to the public. **The Planning Board has meetings typically the second Monday of the month at Lumbard Hall at 7 PM. In October, due to the holiday, the meeting is Tuesday 10/15/2024.**

According to our law/code, if the project proposer complies with all standards and requests made by the Planning Board, the project will proceed. It is possible to add requirements (like all petroleum deliveries are scheduled for the evenings when school is not in session). The Village Board and staff will communicate special requirements to the Planning Board throughout the Building Permit Process. The Codes governing building and zoning are the rule of law.

It should be noted these Boards are composed of volunteer residents and are dedicated to assisting the Village in this public service. Their service should be respected due to the time and talent given to make our Village the best it can be.

Thank you for your interest.

Elizabeth C. Tantillo Village of Clinton Mayor

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