

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
October 4, 2014**

MEMBERS PRESENT

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

Eliot Werner

Arlene Campbell, Secretary

MEMBERS ABSENT

Paul Thomas

ALSO PRESENT

Dean Michael, Liaison Officer

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

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATIONS:

Bamford and Harding Lot Line Adjustment – properties located at 70 and 62 Camp Drive, **Tax Grid Numbers 132400-6468-09-180766 and 132400-6468-05-176781** respectively.

The Hardings wish to convey .30 acres of their land to the Bamfords due to intrusion on the boundary lines.

David Bamford and the Hardings appeared for this application. Mr. Harding briefly explained their proposal as indicated above. He also noted the area variance granted on this property per Zoning Board of Appeals meeting dated August 28, 2014.

Chairman McCormack asked for questions and comments from the board.

Mr. Werner commented about the wordings on the map stating “Lot line to be removed.” He opined that “remove” connotes removing the lot line to combine the lots. It means that the lot line is going away. Mr. Werner stated that in this case, the property owners are not combining the lots. The applicants are only changing the configuration of the lot lines. The board advised the applicant to delete the letters “re” from the word “remove”.

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The board reviewed the map. Mr. DePasqua asked about the metal shed that is a condition of the variance. Mr. Harding responded that the metal shed was removed.

The board agreed to pass a resolution.

Mr. DePasqua motioned the following, to wit:

BE IT RESOLVED that the Town of Clinton Planning Board grant conditional approval for a lot line adjustment of the lands owned by **John and Diane Harding**, 62 Camp Drive, and **David Bamford**, 70 Camp Drive, **Tax Grid Numbers 132400-6468-09-180766 and 132400-6468-05-176781**, for the purpose of transferring 0.29 acres from the Hardings to the Bamfords.

Whereas:

1. The intent of this action is to transfer 0.298 acres from the Harding property to the Bamford property.
2. The Harding property is a pre-existing nonconforming lot consisting of 2.236 acres being reduced to 1.938 acres.
3. The Town of Clinton Zoning Board granted an area variance to the Harding property regarding lot size in this matter on August 28, 2014.
4. As a result of this action, the Bamford's property will increase in size from 0.413 acres to 0.711 acres.
5. A Lot Line adjustment is a Type II action under SEQRA, no further review is required.
6. There are no known zoning violations on the properties per ZEO.
7. The lands under consideration have not been granted a special permit or other permit that would be void as a result of this action.
8. The properties are in the Conservation District.
9. The Lot Line Adjustment will not have an adverse effect on the physical/environmental conditions in the neighborhood.
10. This Lot Line Adjustment is unique in that the neighbor (Bamfords) is already in occupation of the property to be transferred.

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11. All appraisals fees have been paid.

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

1. On the Lot Line Adjustment plat submitted by John S. Decker, L.S. #050572, dated 9/15/14, the label LOT LINE TO BE REMOVED should be changed to **LOT LINE TO BE MOVED**.

Seconded by Ms. Ruzicka.

Discussion. None.

All in favor, Aye, Motion carried 6-0.

Verizon Wireless Cell Tower (Escrow Discussion) - property on 90 Germond Rd ,
Tax Grid No. 6567-00-209058.

The applicant wishes to reduce the amount of escrow account due to no changes in the application.

The applicant wasn't present for this application. Ms. Campbell noted that the applicant agreed to send the requested escrow account of \$10,000.

No other action taken.

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OTHER MATTERS:

1. The board discussed about Klopping matter. It was agreed that the board needs guidance from the town consultants about this proposal.
2. The board had a discussion with Mr. Michael, Planning Board Liaison Officer about the proposed changes in Lot Line Adjustment Local Law.
3. Mr. Werner raised the issue about the new guidelines of Cell Tower Special Permit Renewal Process. The town adopted a law regarding new fees and Renewal of Annual Permit for Cell Tower dated September 9, 2014. Mr. Werner stated that the Special Use Permit for Cell Tower is good for two years. He suggested that the new adopted town law about Cell Towers coincides with the Planning Board process.
4. Mr. Werner gave an update about the status of the zoning revision process.

ADJOURNMENT:

Mr. Werner motioned to adjourn the meeting at 9:20 pm, seconded by Ms. Ruzicka, All Aye, Motion carried, 6-0.

Respectfully Submitted,



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