

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
December 2, 2014**

MEMBERS PRESENT

Art DePasqua
Tracie Ruzicka
Paul Thomas
Eliot Werner

MEMBERS ABSENT

Mike McCormack, Chairman
Gerald Dolan
Robert Marrapodi

ALSO PRESENT

Arlene Campbell, Secretary

Acting Chairman DePasqua called the meeting to order at 7:32p.m.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATION:

BOYER LOT LINE APPLICATION – property owned by **William and Janet Boyer** located at 31 Long Pond Road, **Tax Grid Nos. 6468-00-313517 and 6468-00-273503.**

The applicants wish to transfer 0.30 acres of land from Lot 17 to Lot 16.

Mr. Boyer appeared for his application. He and his wife own both parcels on Long Pond Road. Their house sits on Lot 16 and the adjoining lot (Lot 17) is a vacant lot. He noted that they want to make the residential lot a little bit bigger. An area variance was granted dated October 23, 2014.

Mr. DePasqua asked for questions and comments from the board.

Mr. Werner indicated that it seems that there is a working farm within 500 feet of the subject property. The applicant needs to fill out an Ag Data Statement.

The board discussed the issue and agreed that completing an Ag Data Statement should be a condition approval.

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Mr. DePasqua complimented the map that was submitted to the board. Mr. Werner concurred with Mr. DePasqua. The map looks good except for minor technical items. The map needs to be labeled "Lot Line Adjustment" and should indicate the Zoning District.

The board agreed to pass a resolution.

Mr. Werner motioned that the Town of Clinton Planning Board grant conditional approval for a Lot Line Adjustment of the lands owned by **William and Janet Boyer**, located at 31 Long Pond Road, which is in a Conservation zoning district in the Town of Clinton, **tax grids #132400-6468-00-313517 and 132400-6468-00-273503**.

WHEREAS:

- 1) The intent of this action is to transfer 0.30 acres of land from Lot 17 (the western parcel) to Lot 16 (the eastern parcel), as shown on the Lot Line Adjustment Plat created by John H. Decker, Land Surveyor, NYS license #050572, dated 11/19/2014.
- 2) As a result of the transfer of property, the land of Lot 16 will be 4.236 acres and the land of Lot 17 will be 5.018 acres.
- 3) At its 10/24/2014 meeting, the Zoning Board of Appeals granted the applicants an area variance from Section 250 Attachment C of the Town of Clinton Zoning Law, to reduce the minimum lot width at the building line on Lot 17 from 400 feet to approximately 356 feet.
- 4) Since a Lot Line Adjustment is a Type II action under SEQRA, no further SEQRA review is required.
- 5) The proposed Lot Line Adjustment does not create a substandard lot or render any lot more substandard than it may already be.
- 6) The lands involved are located within 500 feet of a working farm in an Ag District. The applicants will complete an Agricultural Data Statement.
- 7) There are no known zoning violations on the properties.
- 8) The Town of Clinton does not consider a Lot Line Adjustment to be a subdivision.
- 9) All appropriate 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 **conditions** are met.

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a) The applicants complete an Ag Data Statement to be circulated to the neighboring farm and the Ag and Farm Protection Board for comments.

b) The Lot Line Adjustment Plat should be revised as follows.

- The zoning district in which the property is located should be included.
- The word PRELIMINARY should be deleted from the title.

Seconded by Ms. Ruzicka.

Discussion. None.

All Aye, Motion carried, 4-0.

OTHER MATTERS:

The board discussed Sutter and McCauley Lot Line Adjustment.

APPROVAL OF MINUTES:

No Minutes were approved.

ADJOURNMENT:

Acting Chairman DePasqua motioned to adjourn the meeting at 7: 45 pm, seconded by Ms. Ruzicka, All Aye, Motion carried, 4-0.

Respectfully Submitted,



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