

**TOWN OF CLINTON  
PLANNING BOARD MEETING  
FINAL MINUTES  
May 6, 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

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

**VARIANCE APPLICATION:**

None

**PUBLIC HEARING:**

**Marybeth Meyer Site Plan and Special Permit** – property located at 35 Oak Grove Road, **Tax Grid No. 6466-00-579876.**

The applicant is requesting a Special Use Permit for an Accessory Apartment.

Chris Meyer and his Land Surveyor Brian Franks appeared for this application.

Mr. Dolan motioned to open the public hearing, seconded by Mr. Marrapodi, all Aye, Motion carried, 5-0.

Hearing no comments from the public, the board agreed to close the public hearing. Mr. Dolan motioned to close the public hearing, seconded by Ms. Ruzicka, all Aye, Motion carried, 5-0.

**APPLICATIONS:**

**Marybeth Meyer Site Plan and Special Permit** – property located at 35 Oak Grove Road, **Tax Grid No. 6466-00-579876.**

The applicant is requesting a Special Use Permit for an Accessory Apartment.

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Chris Meyer and his Land Surveyor Brian Franks were back for the conclusion of their application.

The board reviewed the Short Form EAF for SEQR purposes.

Chairman McCormack joined the panel at 7:36 pm.

The board agreed to pass a resolution, to wit:

Mr. Werner motioned that the Town of Clinton Planning Board approves the following resolution:

***BE IT RESOLVED***, the Town of Clinton Planning Board has determined that the **Meyer Special Permit Application**, to add an accessory dwelling to a preexisting pool house, **tax grid #132400-6466-00-579876-00**, will not have a significant impact on the environment; and

***BE IT FURTHER RESOLVED***, the Town of Clinton Planning Board hereby issues a Negative Declaration pursuant to the requirements of the State Environmental Quality Review Act 6 NYCRR 617.6 (g) and in accordance with Article 8 of the Environmental Conservation Law.

Seconded by Ms. Ruzicka, All Aye. Motion carried, 6-0.

The board agreed to accept the waiver request submitted by the applicant.

Mr. DePasqua motioned to accept the waiver request letter dated May 1, 2014, seconded by Mr. Dolan, all Aye, Motion carried, 6-0.

The board discussed the open building permits on the property. Mr. DePasqua stated that he spoke with the Building Inspector about the outstanding issues on the pool. The board exchanged opinion about the above issue.

The board agreed that these items can be conditioned to the approval. Mr. Meyer remarked that he'd rather not have any conditions attached to the approval. He stated that his understanding is that the open building permits have nothing to do with the Special Use Permit.

Mr. DePasqua explained that the board cannot grant an approval if there is a violation on the property per Zoning Regulations.

Chairman McCormack asked the applicant about the issues that need to be addressed. Mr. Meyer responded that there are some minor repairs that need to be done and are currently being addressed.

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Mr. DePasqua motioned that the Town of Clinton Planning Board grants conditional approval for Site Plan and Special Permit for an Accessory Dwelling to **Mary Beth Meyer**, 35 Oak Grove Road, Salt Point, NY, **Tax Grid No. 6466-00-579876**, Site Plan and map provided by Brian Franks, License #049852 dated 3-13-14.

**WHEREAS:**

1. The applicant wishes to establish an accessory dwelling unit above an existing pool house on a 10.004 acre lot.
2. Letter of authorization is on file.
3. Short Form EAF is on file and a Negative Declaration was issued on 5-6-14.
4. Town of Clinton Planning Board declared itself lead agency on 4-15-14 for this unlisted, uncoordinated, Type II action for the purpose of SEQRA review.
5. Public hearing in accordance with Sec. 250.96 B-3 of the Town of Clinton Zoning Law was held on 5-06-14.
6. Applicant has applied for waivers in a written request approved by the Town of Clinton Planning Board on 5-6-14.
7. Applicant agrees to mediate building violation regarding the pool as a condition of special permit approval.
8. Site is not within the Ridgeline and Historic Overlay District.
9. The site is not within the CEA.
10. The application conforms to Sec. 250.96 of the Zoning Law pertaining to Site Plan.
11. The application conforms to Sec. 250.29 of the Town of Clinton Zoning Law.

***THEREFORE, BE IT RESOLVED***, that the Town of Clinton Planning Board grants approval of the requested Site Plan and Special Permit when the following conditions are met:

- a. Applicant mediates building violation regarding the pool.
- b. All appropriate fees are paid.

Seconded by Ms. Ruzicka.

**Discussion.** Mr. Franks corrected his license number as read at the resolution.

All Aye. Motion carried, 6-0.

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**Board Discussion.**

Mr. DePasqua gave an update about the Monster Power Lines.

The board discussed the application for AT & T Wireless Special Permit. The board agreed to send a memo to the Town Consultant regarding a Radio Frequency Specialist for this application.

All Aye. Motion carried, 6-0.

**APPROVAL OF MINUTES:**

Mr. Werner motioned to approve the minutes of March 18, 2014 as amended, seconded by Mr. Marrapodi, All Aye, motion carried, 6-0.

Mr. DePasqua motioned to approve the minutes of April 15, 2014, seconded by Mr. Dolan, all aye, Motion carried, 6-0.

**ADJOURNMENT:**

Mr. DePasqua motioned to adjourn the meeting at 8:35 pm, seconded by Mr. Marrapodi, All Aye, Motion carried, 6-0.

Respectfully Submitted,



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