

**TOWN OF CLINTON  
PLANNING BOARD MEETING  
FINAL MINUTES  
October 20, 2015**

**MEMBERS PRESENT**

Mike McCormack, Chairman

Art DePasqua

Tracie Ruzicka

Robert Marrapodi

Eliot Werner

**MEMBERS ABSENT**

Gerald Dolan

Paul Thomas

**ALSO PRESENT**

Secretary – Arlene Campbell

Dean Michael, Liaison Officer

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

**VARIANCE APPLICATION:**

None

**PUBLIC HEARING:**

**APPLICATIONS:**

**Ferrandi and Milea Lot Line adjustment** – properties located at 40 Hollow Circle and 46 Rymph Road, Tax Grid Nos. **6367-00-167075** and **6366-00-120767**.

The Mileas wish to buy 50 acres of the Ferrandis land and combine the acreage with their land.

Brian Franks, Land Surveyor, was back before the board. He stated that Mr. Ferrandi wishes to transfer ownership of 50 acres to the Mileas. This will become a part of the Mileas' land creating a total of 76.93 acres.

Chairman McCormack asked for questions and comments from the board. Mr. Werner stated that the Ferrandis' property is actually comprised of two parcels. These lots are separated by a county road (Hollow Road). Mr. Werner commented that the other parcel is not affected by this application and doesn't need to be shown on the map.

Chairman McCormack asked if these lots are separated by a user road. Mr. Werner responded, "No." He noted that these lots are under one parcel number.

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Ms. Ruzicka asked, "Why is it not necessary to show both parcels on the map?" Mr. Marrapodi opined that graphically it is unclear where the property line is moving. The bottom-line boundary is being omitted. He asked the applicant to label the map to show how the lines are moving. He suggested showing the boundary lines to be removed and the lot lines to be combined. The board agreed to include this as a condition. Chairman McCormack suggested the verbiage of the condition.

Ms. Ruzicka indicated that the affected lot is not a buildable lot. Mr. Franks agreed. He noted that there are a lot of wetlands on this property.

The board reviewed the map. Mr. Werner commented that the address of the property should state "Town of Clinton" instead of just "Clinton." The board agreed to include this item as a condition to the approval.

Hearing no more comments from the public, the board passed a resolution.

Ms. Ruzicka motioned the following, to wit:

***BE IT RESOLVED*** that the Town of Clinton Planning Board grants conditional approval for a lot line adjustment of the lands owned by **Jeannine Ferrandi**, 40 Hollow Circle **Tax Grid No. 6367-00-167075** and **Barry Milea**, 46 Rymph Road, **Tax Grid Number 6366-00-120767**, for the purpose of conveying 50 acre parcel from the Ferrandis to the Mileas. This lot is not a separate building lot and is to become part and parcel with Milea's existing 26.93 acre parcel, thereby creating a 76.93 acre parcel. The Ferrandi's parcel will then be ±119.81 acres.

***Whereas:***

1. All fees have been paid.
2. A Consent of Authorization to Act has been filed for Brian Franks to act on behalf of the applicants.
3. The Planning Board has received and granted a written request for waivers on the plat submission.
4. The parcel is in an Ag District and an Ag Data Statement is on file.
5. The property is not in CEA.
6. The property is not in a Scenic Ridgeline & Historic District.
7. Lot Line Adjustments are Type II under SEQR and no further action is required.
8. The Planning Board does not require a public hearing on this action.
9. There are no variances on either parcel.

***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:

1. The physical addresses of both properties are corrected on the map.

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2. Meadowbrook Road shall be changed to West Meadowbrook Lane.
3. The lot line to be removed and the lot line to be added shall be labeled on the map.

Seconded by Mr. DePasqua.

**Discussion:** Mr. Werner commented that both property addresses should be indicated in the resolution. Ms. Ruzicka agreed.

Mr. Werner asked if both property owners need to sign the application form. Chairman McCormack responded, "No." Mr. Franks signed the application letter and there is a letter of authorization on file from both property owners.

Mr. Marrapodi stated that Meadowbrook Road should be changed to Meadowbrook Lane.

All in favor, Aye, Motion carried 5-0.

**OTHER MATTERS:** (Board Discussion)

Mr. Michael discussed the status update of the ongoing Solar Energy Moratorium. He noted that they're hoping to adopt the local law at the next Town Board meeting.

Mr. Werner gave an update about the zoning revision progress.

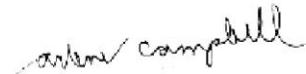
**APPROVAL OF MINUTES:**

Mr. DePasqua motioned to accept the amended minutes of 10-6-15, seconded by Ms. Ruzicka. All Aye, Motion carried, 5-0.

**ADJOURNMENT:**

Mr. DePasqua motioned to adjourn the meeting at 8:35 pm, seconded by Ms. Ruzicka. All Aye, Motion carried, 5-0.

Respectfully Submitted,



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