

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
April 5, 2016**

MEMBERS PRESENT

Art DePasqua
Gerald Dolan
Tracie Ruzicka

Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Mike McCormack, Chairman

Robert Marrapodi

ALSO PRESENT

Eliot Werner. Liaison Officer

Acting Chairman DePasqua called the meeting to order at 7:31 pm.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

APPLICATIONS:

Oleary and Cahill Lot Line Adjustment – property located at 2098 Salt Point Turnpike and 277 Hibernia Road, Tax Grid Nos. 6566-00-222086, 188050, 338051, and 6566-01-172974.

Mr. O'Leary is proposing to purchase 5.76 acres from Mr. Cahill and merge it with the 5.0-acre tax parcel already located in Pleasant Valley. The result will be an increase in Mr. O'Leary's lands to 46.46 acres and a reduction in Mr. Cahill's lands to 32.00 acres.

Kevin Cunningham, Land Surveyor, was back before the board after receiving a lot line approval from the Town of Pleasant Valley. He briefly explained his application as indicated above. The Town of Pleasant Valley Planning Board approved the action last February. He stated that he is now back before the board to get a sign-off from the Town of Clinton.

The board agreed to pass a resolution after a small discussion about the proposal.

Mr. Dolan motioned that the Town of Clinton Planning Board approve the following resolution:

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BE IT RESOLVED, the Town of Clinton Planning Board concurs with approval by the Town of Pleasant Valley Planning Board on February 17, 2016 of a Lot Line Adjustment of the lands owned by Patrick F. O'Leary on the east side of Salt Point Turnpike, tax grid #'s 132400-6566-00-222086-00, 03-188050 and 03-338051(Lot A, 40.76 acres) mostly located in the Town of Clinton and and lands owned by Dennis J. Cahill on the east side of Salt Point Turnpike, tax grid #134400-6565-01-172974-00 (Lot B, 37.76 acres), located in the Town of Pleasant Valley.

WHEREAS;

1. Mr. O'Leary owns a 40.70-acre parcel on the east side of Salt Point Turnpike (222086) which straddles the town line between Pleasant Valley and Clinton. 33.7 acres is located in Clinton and 6.93 acres is located in Pleasant Valley with the land located in Pleasant Valley consisting of two separate tax parcels containing 5.0 acres (188050) and 1.93 acres (338051). Mr. O'Leary's parcel adjoins lands owned by Dennis Cahill which is 37.76 acres (172974) and is entirely in Pleasant Valley, all as shown on the Lot Line Adjustments plat, dated January 9, 2016, created by Kevin Cunningham, L.S. #49417 for the purpose of a land sale between the two landowners.
2. Mr. O'Leary is proposing to purchase 5.76 acres from Mr. Cahill and merge it with the 5.0-acre tax parcel already located in Pleasant Valley. The result will be an increase in Mr. O'Leary's lands to 46.46 acres and a reduction in Mr. Cahill's lands to 32.00 acres.
3. The lot line adjustments required for this action take place only within the Town of Pleasant Valley. The Town of Pleasant Valley Planning Board approved the lot line adjustments required by this action on February 17, 2016.
4. No violations exist on the Town of Clinton lots per the Zoning Enforcement Officer.
5. The applicants' Lot Line Adjustments plat meets all the requirements of the Town of Clinton's Subdivision and Lot Line Adjustment Regulations.
6. All appropriate fees have been paid.

Now, therefore, be it resolved, that the Town of Clinton Planning Board concurs with the Lot Line Adjustment approval by the Town of Pleasant Valley Planning Board on February 17, 2016.

Seconded by Ms. Ruzicka.

Discussion. None.

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All Aye, Motion carried, 4-0.

Verizon Wireless Bond Removal – 90 Germond Road, Tax Grid No. 6567-00-209058.

- The applicant is requesting a letter from the Town regarding the restoration/removal bond of all equipment and site improvements on the above subject property.

Acting Chairman DePasqua indicated the history of this project. Apparently, there was no restoration bond made when the original permit was granted in 2006 to Orange County–Poughkeepsie Limited Partnership d/b/a Verizon Wireless.

Mr. DePasqua noted that Verizon Wireless lost their approval after failure to renew the Special Permit.

The board exchanged opinion about the above case.

The board agreed to pass a memo about the bond estimates as prepared by Town Engineer.

Mr. Thomas motioned that the Town of Clinton Planning Board approves the Restoration Bond Estimate for the removal of all equipment and site improvements (see attached), prepared by the Town Engineer, Morris Associates LLC in the matter of Verizon Wireless Special Use Permit Communication Facility located at 90 Germond Road in the Town of Clinton.

Seconded by Ms. Ruzicka.

Discussion. None.

All Aye, Motion carried, 4-0.

The board discussed the violation on the cell tower. Ms. Ruzicka feels that there should be monetary penalty for this violation. The board exchanged opinions about the above matter.

No action taken.

Kliros Steep Slopes Permit (Escrow) – property located on Hibernia Road about the Shapp Pond Dam Removal.

The applicant recently received a grant from NYSDEC regarding the Shapp Pond Dam Removal on her property.

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The board agreed to pass a resolution regarding the review of the above project.

Mr. DePasqua motioned to approve a \$1600 escrow to review the letter of assurance regarding the completion of this project, seconded by Mr. Dolan, all Aye, Motion carried, 4-0.

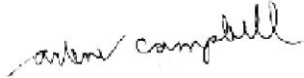
APPROVAL OF MINUTES:

Mr. Thomas motioned to accept the amended minutes of March 1, 2016, seconded by Mr. Dolan, All Aye, Motion carried, 4-0.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 7:52 pm, seconded by Ms. Ruzicka, All Aye, Motion carried, 4-0.

Respectfully Submitted,



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