

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
January 19, 2016**

MEMBERS PRESENT

Mike McCormack, Chairman

Gerald Dolan
Tracie Ruzicka
Robert Marrapodi
Paul Thomas

MEMBERS ABSENT

Art DePasqua

ALSO PRESENT

Secretary – Arlene Campbell

Eliot Werner, Liaison Officer

Chairman McCormack called the meeting to order at 7:30 pm. The board welcomed the new Planning Board Liaison Officer, Eliot Werner, and thanked him for all his contributions as a longtime Planning Board member.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATIONS:

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

The applicants wish to amend the Lot Line Adjustment that was approved on October 21, 2015. The new proposed amount of land to be conveyed is 61.96 acres instead of 50 acres.

Brian Franks, Land Surveyor, explained why he was back before the board. Mr. Milea wasn't happy about the frontage of the approved lot line. As a result, Mr. Ferrandi agreed to sell 68.96 acres of land to Mr. Milea and retain 7.00 acres in the northwest corner of the property. Mr. Franks explained the new layout of the proposal.

Chairman McCormack asked for questions and comments from the board.

Ms. Ruzicka indicated no concern about the new proposed lay out. She stated that the only technical issue is about the property address on the Short Form EAF that should be Hollow Road instead of Clinton Hollow Road.

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
January 19, 2016**

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**, which received conditional final approval on October 21, 2015.

Whereas:

1. The original approval would have conveyed a 50-acre parcel from the Ferrandis to the Mileas. The new amount of land to be conveyed is 61.96 acres. This transfer will not create a separate building lot and is to become part and parcel with Milea's existing 26.93-acre parcel, thereby creating 88.89-acre parcel for the Mileas. The Ferrandis parcel will then be 107.85 acres.
2. A new Short Form EAF has been prepared and on file.
3. The original conditions of approval have been met.

Seconded by Mr. Dolan.

Discussion: None

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

Kathleen Knight Lot Line Adjustment – properties at 85 and 105 Stonehouse Road, **Tax Grid Numbers 6369-00-557360, 625372,674442.**

The applicant wishes to take 2.509-acre parcel from Parcel # 557360 and 7.509 acres from Parcel # 625372 to combine with Parcel #674442. The 2.509-acre parcel from Parcel #557360 and the remaining acres of Parcel #625372 will be combined totaling, 5.004 acres. The total acreage of Parcel #674442 after the transfer will be 84.7.

A representative from Charlie Boolukos Engineering Company appeared on behalf of the applicant. She stated that Ms. Knight wants to take 2½ acres from Lot 1 and combine them with Lots 2 and 3. The flag lot will be dissolved. She commented that the map is self-explanatory.

The board reviewed the map. Ms. Ruzicka asked if the proposed lot line will create a new lot. Mr. Thomas responded, "No." The number of lots will be the same.

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
January 19, 2016**

Mr. Thomas indicated the conditional approval letter that was received from the Dutchess Land Conservancy letter dated 12-15-15 (letter on file).

Mr. Thomas expressed his comments. There are three parcels involved with this application. Two parcels have physical addresses and the other parcel is just a vacant lot. He asked the applicant to locate the house on the map. Ms. Ruzicka agreed. All the structures on the property should be located on the map to make sure that there is no encroachment. The board agreed to indicate the setback for all the structures on the property.

After a long discussion, the board agreed about the missing items on the map, to wit:

Names and addresses of the surrounding property owners, subject property address, signature box, Zoning District, acreages of the lands before and after the lot line adjustment, label the lots as Parcels 1, 2 and 3.

No action taken.

Femenella et al. 2-lot subdivision (Extension of Preliminary and Final Approval) – property at 262–278 Hollow Road, **Tax Grid No. 6466-00-200341.**

The applicants request for a 90-day extension for the subdivision approval made on September 1, 2015 due to the pending Board of Health approval.

The board granted the requested extension.

Chairman McCormack motioned the following:

Be it Resolved, that the Town of Clinton Planning Board grants a 90-day extension from February 28, 2016 to May 29, 2016 of the conditional Preliminary and Final Approval issued to Linda Femenella, Sharon Carbis, and Martha Mashburn for the purpose of subdividing lands on a ±18.329-acre site located at 262–278 Clinton Hollow Road, which is in an AR-5 Zoning District in the Town of Clinton, **tax grid #132400-6466-00-200341.**

Seconded by Mr. Thomas.

Discussion. None.

All Aye, Motion carried, 5-0.

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
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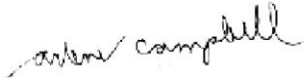
APPROVAL OF MINUTES:

Mr. Thomas motioned to accept the amended minutes of 12-1-15, seconded by Mr. Dolan, All Aye, Motion carried, 5-0.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 8:40 pm, seconded by Ms. Ruzicka, All Aye, Motion carried, 5-0.

Respectfully Submitted,



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