

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
October 4, 2016**

MEMBERS PRESENT

Mike McCormack, Chairman
Art DePasqua
Gerald Dolan
Tracie Ruzicka

Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Robert Marrapodi

ALSO PRESENT

Eliot Werner. Liaison Officer

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

VARIANCE APPLICATION:

- None

PUBLIC HEARING:

- None

APPLICATIONS:

Jan and Melanie Bonanza Amendment of Site Plan Approval for Ground Mounted SES - property on 204 Rynders Road, Tax Grid No. 6367-00-675871.

The applicant wishes to amend the Site Plan approval that was granted on Sept. 20, 2016.

Carlos Newcomb from Hudson Solar Inc. was back before the board. He explained that due to an inventory shortage, they need to modify the design of the recently approved Ground Mounted SES. The number of the proposed modules will decrease from 30 to 28 and the size of the system is decreased from 8.55 kW to 8.54 kW.

After a brief discussion of the proposed project, the board agreed to approve the amendment.

Ms. Ruzicka motioned that the Town of Clinton Planning Board approves the following resolution:

BE IT RESOLVED that the Town of Clinton Planning Board revises its approval of a Site Plan and Special Permit to allow installation a Ground Mounted Solar Electrical

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System at the back of the property to Jan and Melanie Bonanza on a 3.25-acre parcel located at 204 Rhynders Rd, Staatsburg NY, **Tax Grid No. 6367-00-675871** in an AR 3 Zoning District.

WHEREAS:

- 1) The applicant wishes to modify their installation design for a Ground Mounted Solar Electrical System at the back of the property. They are now proposing 28 instead of 30 LG 285 W modules in a letter from Hudson Solar dated October 3, 2016 to the Town of Clinton. The wattage per module has been increased, the size of the system has been decreased from 8.55 kW to 8.54kW.
- 2) The Town of Clinton ZBA granted the 3 required variances on September 22, 2016 to bring the property into compliance
- 3) No other changes have occurred.
- 4) The original conditional resolution was passed on 9/20/2016 by the Clinton Planning Board.
- 5) There is a letter of authorization on file for Hudson Solar to act on behalf of the applicant.
- 6) All appropriate fees have been paid.

NOW, THEREFORE, BE IT RESOLVED, the Town of Clinton Planning Board grants approval of the requested Site Plan and Special Permit as revised.

Seconded by Mr. DePasqua.

Discussion. None.

All Aye, Motion carried, 5-0.

Benedikt/Koeppel Lot Line Adjustment (Extension of Lot Line Approval)- properties on 72 and 88 Maple Lane, **Tax Grid Nos. 6468-00-674807 & 6468-00-692838.**

Applicants request an extension of the Lot Line Adjustment that was approved on August 15, 2016.

Note that the Mylar is not yet signed by the Chairman of the Board. The applicant made a request due to an impending survey.

The board agreed to grant a two-month extension from the meeting date.

Mr. Dolan motioned that the Town of Clinton Planning Board grants an extension of the Benedikt and Koeppel Lot Line Adjustment approval on properties located at 72 and 88

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Maple Lane with Tax Grid Nos. 6468-00-674807 and 6468-00-692838 respectively, from October 5, 2016 to December 5, 2016.

Seconded by Ms. Ruzicka.

Discussion. None.

All Aye, Motion carried, 5-0.

Furman Steep Slopes Permit (Extension of Steep Slopes Permit) – property on 194 Long Pond Rd, **Tax Grid No, 6468-00-243963.**

The applicant requests an extension of the Steep Slopes Permit that was granted on November 18, 2014.

Note that there was an extension approval that is due to expire on November 18, 2016.

The board agreed to grant an extension, to wit:

Mr. DePasqua motioned that the Town of Clinton Planning Board grants an extension of the Furman Special Permit on property located at 196 Long Pond Rd, **Tax Parcel No. 6468-00-243963**, for disturbance of Steep Slopes per Section 250.72 of the Town of Clinton Zoning Law in order to construct a driveway from November 18, 2016 to November 18, 2017. All conditions stated in the November 18, 2014 resolution remain in effect.

Seconded by Mr. Thomas.

Discussion. None.

All Aye, Motion carried, 5-0.

Old Stone Farm Site Plan Amendment (Board Discussion) – properties on 68 Naylor Drive, Tax Grid No. 6268-00-591367 (Town of Clinton) and 2450 Route 9G Tax Grid No. 6268-03-461408 (Town of Hyde Park).

The applicant wishes to amend the Site Plan and Special Permit approval granted to the Kahn Dude Ranch and Conference Center.

Jeff Newman appeared on behalf of the property owners. He noted that the Vitaglianos are now the official owners of this property.

Chairman McCormack discussed his concern about this application. There is a contractual dispute between the applicants and their planner. He suggested having the Town Attorney review the documentation before moving forward.

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It was noted that the board received a letter from the applicant's previous planner indicating she is no longer involved with this application. She underscored the interdiction of all the documentations and maps prepared and submitted by her.

Mr. Newman explained that the blue binder that was recently submitted was prepared by him. The packets that were circulated for SEQRA review were all new submissions. Ms. Campbell concurred. She noted that Mr. Newman advised her of the situation a month ago and asked her to discard and not use any of the previous submission.

After a very lengthy discussion about the issue, the board agreed to seek legal advice about this application.

Chairman McCormack motioned to send all the documentations (previous and new submissions) to the Town Attorney for review, seconded by Mr. Thomas, All Aye, Motion carried, 5-0.

The board discussed the application.

Ms. Ruzicka asked if the Town of Hyde Park Planning Board needs to get involved with the process. Mr. Newman responded that this project only affects the property along Naylor Drive.

Chairman McCormack suggested that the applicant contact the Town of Hyde Park Planning Board to make sure that this project doesn't need permitting process from the Town of Hyde Park. (Note that the access to this property is under the Town of Hyde Park's jurisdiction.)

The board also agreed to send a SEQRA packet to the Town of Rhinebeck as an interested agency.

No other action taken. The applicants need to get clearance from the Town Attorney before coming back before the board.

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APPROVAL OF MINUTES:

Mr. DePasqua motioned to approve the minutes of September 20, 2016 as amended, seconded by Mr. Thomas, all Aye, Motion carried, 5-0.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 8:20 pm, seconded by Ms. Ruzicka, All Aye, Motion carried, 5-0.

Respectfully Submitted,



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