

**TOWN OF CLINTON  
PLANNING BOARD MEETING  
FINAL MINUTES  
December 20, 2016**

**MEMBERS PRESENT**

Mike McCormack, Chairman

Gerald Dolan  
Tracie Ruzicka

Paul Thomas

Secretary – Arlene Campbell

**MEMBERS ABSENT**

Art DePasqua

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:**

**Snyder 2-Lot Subdivision** – properties located at 71 Ruskey Lane, **Tax Grid Nos. 6266-864210** (Town of Clinton) and **6266-04-902046** (Town of Pleasant Valley).

The applicant proposes to subdivide an 84.33-acre property into two lots. Lot 1 consisting of 23.34 acres, Lot 2 consisting of 58.97 acres and 1.02 acres being dedicated to the Town of Pleasant Valley for highway purposes.

Brian Franks, land surveyor, appeared on behalf of the property owner. He explained that the property owner wishes to subdivide this property into two lots. The property is under two tax parcels but one deed. The only thing that is separating these parcels is the Town line.

Mr. Franks noted that nothing is happening in the Town of Clinton. They are proposing to create an accessway to the back parcel, which is in the Town of Clinton. The Town of Pleasant Valley Planning Board has declared itself lead agency for SEQRA purposes and a public hearing is scheduled in February.

Chairman McCormack asked for questions and comments from the board.

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The board reviewed and discussed the packet from the Town of Pleasant Valley Planning Board about the SEQRA coordination.

Mr. Thomas raised the board's concern whether the Town of Clinton's parcel is still going to be accessible and buildable. Chairman McCormack stated that they need to make sure that the Town of Clinton's parcel will be accessible from Ruskey Lane and will not be landlocked.

Mr. Franks explained the layout of the proposed accessway due to the slopes and wetlands on the property.

The panel had a lengthy discussion about the proposed subdivision. Chairman McCormack expressed his opinion about the application on hand. There is no action in the Town of Clinton. The proposed accessway is under the jurisdiction of the Town of Pleasant Valley. He noted that he still needs to sign the final subdivision map once it receives a final approval from the Town of Pleasant Valley.

The board agreed to write up a resolution accepting the Town of Pleasant Valley's subdivision once the subdivision application is approved.

Ms. Ruzicka noted that they need to response to the lead agency coordination request that was received from the Town of Pleasant Valley.

The board agreed to pass a resolution, to wit:

Ms. Ruzicka motioned that the Town of Clinton Planning Board consents that the Town of Pleasant Valley Planning Board will serve as the Lead Agency on the **Snyder 2-lot Subdivision**, property located at 71 Ruskey Lane, **Tax Grid Nos. 6266-04-902046** (Town of Pleasant Valley) and **6266-00-864210** (Town of Clinton) for the purpose of the State Environmental Quality Review Act (SEQRA) review. The Town of Clinton Planning Board jurisdiction on this application is as an Involved Agency.

Seconded by Mr. Dolan.

**Discussion**. None.

All in favor, Aye, Motion carried, 4-0.

**RV Interlake Annual Permit Renewal** – property located at 428 Lake Drive, **Tax Grid #132400-6469-00-218434**.

Applicant wishes to renew the permit to operate a campground for 2017.

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After a brief discussion, the board passed a resolution.

Mr. Dolan motioned that the Town of Clinton Planning Board conditionally approves the annual renewal of a special permit for the operation of **Interlake RV Park, Inc.** (Steven R. Dumais, President) located at 428 Lake Drive, **tax grid #132400-6469-00-218434-00.**

***WHEREAS:***

- 1) The applicant has stated, in a letter dated 11/9/2016, that there are no changes in the operation of the park since the previous renewal.
- 2) The Zoning Enforcement Officer has inspected the site and confirms, by memo to the Planning Board dated 11/8/2016, that (a) the number of sites remains at 159; (b) there are 60 trailers being “wintered over”; and (c) the entire park is “clean and well maintained.”
- 3) The Zoning Enforcement Officer further confirms that there are no known zoning violations on the property.
- 4) A site plan of the campground is on file with the Town of Clinton Zoning Office.
- 5) Interlake RV Park, Inc. has a current Dutchess County Health Department approval to operate the campground, which expires on 3/31/2017

***NOW, THEREFORE, BE IT RESOLVED,*** the Planning Board recommends the approval of the annual renewal of a special permit to the Town Clerk with the following condition:

- Health Department approval for 2017–2018 is granted.

Seconded by Ms. Ruzicka.

**Discussion.** None.

All Aye, Motion carried 4-0.

**Long Pond (Omega) Campground Annual Permit Renewal** – property located at 150 Lake Drive, **tax grid #132400-6468-00-032842-00.**

Applicant wishes to renew the annual permit for 2017.

Mr. Dolan noted that there are no changes on the site per the Zoning Enforcement Officer’s visit to the site.

After a brief discussion, the board agreed to renew the permit to operate the campground.

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Mr. Dolan motioned that the Town of Clinton Planning Board approves the following with regard to the application for annual renewal of a special permit for the operation of Long Pond Campground, 150 Lake Drive, **tax grid #132400-6468-00-032842-00.**

***WHEREAS:***

- 1) The subject campground is regulated by a Deed Agreement of Covenants and Restrictions and Stipulation of Settlement recorded in the Dutchess County Clerk's office on 1/24/1991. That agreement was between CVH Charter Corp. and the Town of Clinton.
- 2) All applicable fees have been paid.
- 3) The Zoning Administrator has inspected the site and confirms, by memo to the Planning Board dated 12/07/2016, that the applicant has met the conditions outlined in the Deed Agreement of Covenants and Stipulation of Settlement and there are no known violations on the property.
- 4) There are 67 campsites at the campground. All camping trailers are duly licensed.
- 5) A current site plan is on file with the Town of Clinton Zoning Office.
- 6) The applicant has installed number identification signs for each site.
- 7) Long Pond Campground has a Dutchess County Health Department approval to operate the campground, which expired on 10/30/2016 and is in the process of being renewed.

***NOW THEREFORE, BE IT RESOLVED,*** the Planning Board recommends the issuance of the annual renewal of an operating permit and requests the Town Clerk to issue such renewal permit, provided that Health Department approval for 2017–2018 is granted.

Seconded by Ms. Ruzicka.

**Discussion.** None.

All in favor, Aye, Motion carried 4-0.

**Benedikt and Koeppel Amended Lot Line Adjustment** – properties located at 72 and 88 Maple Lane, **tax grid #6468-00-674807 and 692838, respectively.**

The resolution needs to be amended due to the slight discrepancies in the amount of the acreages when the survey was completed.

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Mr. Dolan gave a brief discussion why the above application is back before the board. He noted that the discrepancy is very minimal.

The board passed a resolution.

Mr. Dolan motioned that the Town of Clinton Planning Board amends the resolution that was approved on August 15, 2016 to read as follows:

***BE IT RESOLVED THAT*** the Town of Clinton Planning Board grants conditional approval for a Lot Line Adjustment of the lands owned by Ruth S. Benedikt Living Trust, located at 72 Maple Lane, **tax grid #6468-00-674807** (Parcel A), and lands owned by Harvey and Margaret Koepfel, located at 88 Maple Lane, **tax grid #6468-00-692838** (Parcel B),

***WHEREAS:***

- 1) The intent of this action is to transfer land among the two properties as shown on the Lot Line Adjustment plat created by Patrick J. Miglio, L.S. 50945 dated November 10, 2016.
- 2) As a result of the transfer of identical sized properties of 0.268 acres, the lands of tax grid # 6468-00-674807 (Benedikt) will remain at 5.036 acres; the lands of tax grid #6468-00-692838 (Koepfel) will remain at 1.991 acres.
- 3) Since a lot line adjustment is a Type II action under SEQRA, no further SEQRA review is required.
- 4) The proposed lot line adjustment does not create a substandard lot or render any lot more substandard than it may already be.
- 5) The properties are not located in the Ridgeline, Scenic, and Historic Protection Overlay district.
- 6) The applicants' Lot Line Adjustment plat has met all the requirements of the Town of Clinton's Subdivision and Lot Line Adjustment Regulations.
- 7) All required letters of authorization to represent any or all property owners are on file.
- 8) The lands involved are not in an Ag District or within 500 ft of a farm in an Ag district therefore an Ag data statement not required.
- 9) The properties are not in a designated wetland.
- 10) The site is on a Clinton Scenic/Historic road, that being Maple Lane and therefore must conform to Local Law # 3 of 2001

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11) All appropriate fees have been paid.

***NOW THEREFORE, BE IT RESOLVED***, The Lot Line Alterations are granted approval by the Town of Clinton Planning Board when the following condition is met:

- a. The owners consent block must be signed.

Second by Mr. Thomas.

**Discussion.** None.

All Aye, Motion carried 4-0.

**OTHER MATTERS:**

Mr. Werner discussed the updates about the zoning revision plan. He also talked about the proposed Mass Gathering Law that the Town Board is planning to adopt.

**APPROVAL OF MINUTES:**

Chairman McCormack motioned to approve the minutes of December 6, 2016 as amended, seconded by Mr. Thomas, all Aye, Motion carried, 4-0.

**ADJOURNMENT:**

Mr. Thomas motioned to adjourn the meeting at 8:35 pm, seconded by Ms. Ruzicka, All Aye, Motion carried, 4-0.

Respectfully Submitted,



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