

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
June 5, 2018**

MEMBERS PRESENT

Art DePasqua, Chairman
Gerald Dolan

Tracie Ruzicka
Robert Marrapodi

Secretary – Arlene Campbell

MEMBERS ABSENT

Jack Auspitz

Paul Thomas

ALSO PRESENT

Eliot Werner, Liaison Officer

Chairman DePasqua called the meeting to order at 7:30 pm. He explained the two steps process of the variance application to the applicant.

VARIANCE APPLICATION:

Hart Ground Mounted SES – properties on 188-192 Schultz Hill Road, Tax Grid Nos. 6368-00-268584, 259657 & 285540.

The applicant proposes to install two-7.7 kW, 391 square afoot (24' x 16.3") Ground Mounted SES PV copies, one each on proposed Lot S2 and Lot S3.

Mr. Hart and Jordan Valdina, Architect were back before the board. Mr. Valdina explained their application as indicated above. He also indicated the outstanding items of the conditional approval of the subdivision that are still pending.

Chairman DePasqua read the comments from Mr. Thomas who is assigned to this application. The board needs to declare lead agency and the paperwork needs to be circulated and wait comments from the agency for 30 days.

Mr. Valdina remarked that they are hoping to get an approval for the above application that night. The board discussed the application. Mr. Marrapodi explained that the application needs to go through the process.

After all the discussions were made, the applicant came to a decision to withdraw his application. They want to proceed with the final subdivision.

No action needed.

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Knight and Casperkill Gam Club Lot Line Adjustment – properties located at Kansas Road and Private Road with **Tax Grid Nos. 6368-00-727892 & 756914, 6369-00-825374**

Casperkill Game Club wishes to purchase 6.5 acres of Knight's land and combine to the rest of their lands.

Bill Siegrest, Kathleen Knight and their surveyor, Carney Rhinevault all appeared for this application.

Mr. Siegrest explained that Casperkill Game Club wishes to purchase 6.5 acres of Knight's land which borders the south east corner of their property. These acreages will then be combined with their lands.

Chairman DePasqua asked for questions and comments from the board.

Mr. Dolan stated that the Knights own 2 parcels of land. There are 3 affected parcels in this application. Knights' parcels consist of 8 and 7.8-acres. One of these parcels will result to a nonconforming lot as a result of the proposed action. The Knights need to combine the remaining parcels.

Ms. Knight agreed. She noted that the remaining acreage will consist of 3.55-acres and 5.23-acres as a result of the conveyance. She will merge these parcels after the sale, thus eliminating the creation of a nonconforming lot. She indicated the letter of intent about the proposed action that she filed to the Town.

Ms. Knight added that this land is under Conservation Easement from the Dutchess Land Conservancy. Letter of approval was received and on file.

Mr. Dolan read the motion that he drafted, seconded by Mr. Marrapodi.

Discussion: The board had a lengthy discussion about the proposal. Mr. Marrapodi expressed his concern about this application. Why not combine the two parcels before taking the portion to be conveyed? He commented that this consolidation could simply be done at the Assessor's office. Mr. DePasqua agreed.

Ms. Knight explained that they tried to consolidate it first but the Assessor refused to do it. After a lengthy discussion, the board agreed that these parcels need to be consolidated first before doing the lot line adjustment.

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Mr. Dolan stated that the vertical line need to be removed, label the map “Lot Line Adjustment between Knights and Casperkill Game Club, lots to be labeled as A and B, a “Box” notation about the before and after acreage.

The board agreed to table the motion.

BOARD DISCUSSION: Mr. Werner discussed the latest about the Zoning revision.

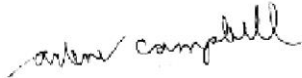
APPROVAL OF MINUTES:

Mr. Marrapodi motioned to approve the minutes of February 20, 2018, seconded by Mr. Dolan.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 8:45 pm, seconded by Ms, Ruzicka, All Aye, Motion carried, 4-0.

Respectfully Submitted,



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