

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
September 4, 2018**

MEMBERS PRESENT

Art DePasqua, Chairman

Jack Auspitz
Tracie Ruzicka

Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Gerald Dolan

Robert Marrapodi

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 Lot Line Adjustment – 188-192 Schultz Hill Road, Tax Grid Nos. 6368-00-164630 and 268584.

Applicant wishes to modify a property boundary between two parcels resulting in a net change of .33 acres for each lot.

Jordan Valdina from Synergy Design Architecture and Engineering PLLC was back before the board. It was noted that the above properties were granted subdivision approval dated April 3, 2018.

Mr. Valdina explained that they simply want to modify the lot lines between parcels S1 and S2 resulting in a net change of 0.33 acres for each lot. Parcel S1 will increase by 0.33 acres and S2 will decrease by 0.33 acres.

Chairman DePasqua asked for questions and comments from the board.

Ms. Ruzicka commented that these parcels are part of the approved subdivision. This is simply a lot line adjustment. She doesn't think that the building envelope needs to be shown on the map.

The board reviewed the map and exchanged opinion about the application. The label on the plat needs to be changed from "Sketch" to "Final Plat." The board also agreed that the building envelopes on each lot need not be shown on the map.

After all the reviews and opinions were made, the board passed a resolution, to wit:

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Mr. Auspitz motioned that the Town of Clinton Planning Board approves the following resolution:

BE IT RESOLVED THAT THE Town of Clinton grant conditional approval of a Lot Line Adjustment of the lands owned by Douglas C. and Kyla Hart located at 192 Schultz Hill Road and the west adjoining unnumbered lot which is in an AR-5A zoning district in the Town of Clinton, **tax grids 132400-6368-00-268584-0000 and 132400-6368-00-164630-0000**

WHEREAS:

1. The intent of this action is to transfer 0.33 acre of land from lot S2 (eastern parcel) to Lot S1 (western parcel) as shown on the lot line revision documents created by Synergy Design/John Harris Decker licensed surveyor license #050572, dated Aug. 8, 2018
2. As a result of the transfer of properties, the lands of lot S1 (grid 132400-6368-00-268584) will be 22.8 acres, reduced from 23.1 acres, and Lot S2 (grid 132400-6368-00-164630) will be 20. 8 acres, increased from 20.5 acres.
3. A lot line adjustment is a Type II action under SEQRA. Thus, no further SEQRA review is required.
4. The proposed lot line adjustment does not create or involve any substandard lot.
5. The lands involved are in an Ag District. The applicant has submitted an Agricultural Data Statement in accordance with New York State Ag and Markets Law.
6. There are no known zoning violations on the properties.
7. The Town of Clinton does not consider a lot line adjustment to be a subdivision.
8. All applicable fees have been paid.

NOW, THEREFORE, BE IT RESOLVED,, the requested Lot Line Adjustment is GRANTED approval by the Town of Clinton Planning Board on the condition that the drawing submitted with the application and identified above be relabeled from “sketch plat map” to “final plat” and dated accordingly.

Seconded by Mr. Thomas.

Discussion. None.

All Aye, Motion carried, 4-0.

BOARD DISCUSSION:

Mr. Werner advised the board that the final draft of the revised zoning regulations is now available online for viewing.

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Chairman DePasqua discussed the sign permit for Crimson Hill. It was noted that the posted sign on the property was oversized and no permit. He suggested sending a note to the Zoning Administrator to take the sign down until all the approvals are obtained. The board agreed.

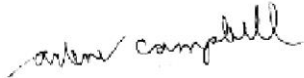
APPROVAL OF MINUTES:

No minutes were approved.

ADJOURNMENT:

Ms. Ruzicka motioned to adjourn the meeting at 7:45 pm, seconded by Mr. Thomas, All Aye, Motion carried, 4-0.

Respectfully Submitted,



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