

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
February 13, 2018**

January 16, 2018 PB Meeting

Meeting was cancelled due to inclement weather.

February 6, 2018 PB Meeting

Robertshaw Area Variance – on property located at 143 Field Road, Tax Grid No. 6569-00-162839.

Applicant wishes to construct a 40' x 50' two story addition to the main house.

- The application is an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) to reduce the rear yard setback from 75 to 25.5 feet.
- The applicant proposes to remove the current addition of 621 square feet and then construct an addition in the setback area for the best aesthetic look for the old main structure which is already intruding the setback.
- It was noted that the property also owns the substantial tract of land bordering the variance area.

Received a positive recommendation to the Zoning Board of Appeals.

Hart 4 Lot Subdivision (continuance) – 188 and 192 Schultz Hill Road, Tax Grid Nos. 6368-00-268584, 259657 & 285540.

Applicant wishes to subdivide three adjacent parcels to make them into 4 buildable lots.

- Public hearing was opened and closed. Four people from the public spoke indicating concerns about habitat, septic concern, etc.
- Short Form EAF was reviewed and Negative Declaration was issued for SEQRA purposes.
- Preliminary approval was granted.

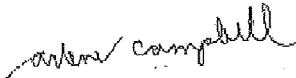
**Wolcott 3 Lot subdivision (Sketch Plan Approval) - 205 E. Fallkill Road. Tax
Grid No. 6266-00-819678**

Applicant wishes to subdivide a 38.7 acre parcel into 3 buildable lots.

- The property owner wishes to subdivide his property into three lots
 - Lot 1- with existing house, barns and pond – 21.00 acres
 - Lot 2 – 5.36 acres
 - Lot 3 – 12.34 acres
- The property is situated in the AR5 Zoning District.

No action taken. The applicant needs to talk to his surveyor regarding the layout of the proposed lots. These lots must meet the Zoning Regulations.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS MEETING
MONTHLY REPORT
TB meeting 2-13-18**

Lack Area Variance – property located at 126 Coyote Ridge Road, Tax Grid No. 6267-00-631950.

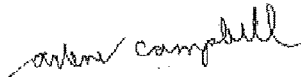
The applicants are requesting the following area variances, to wit:

Sec. 250-29 B-6 of the Town of Clinton Zoning Regulations - to increase the allowed total habitable space of the accessory dwelling in order to build a guest house with a total floor space of 1,955 square feet. This is a 61.55 acre parcel in the AR5 Zone District.

Sec. 250.22 A-4 to increase the number of structures from three to four.

- This parcel is a flag lot
- The applicant underscored that the proposed accessory dwelling is for the use of their daughter who has medical issue. The proposed size which is significant is to accommodate the needs of a disabled family member requiring a dwelling appropriately sized to provide accessibility and interior comfort.
- The board determined that although the requested variance is substantial, the property has a unique characteristic and a deed restriction prohibiting subdivision.
- The board agreed that the walkway is not a structure. Hence, therefore, the second variance per Planning Board's recommendation is not necessary.
- The variance for the proposed size of the accessory dwelling is granted.

Prepared and submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

CAC Report
For
February 13th, 2018 Town Board Meeting

January 10, 2018 CAC Meeting

The CAC met briefly on this day. Much of the meeting was spent reviewing maps for a 4-lot subdivision on Schultz Hill Road. It was determined that there was no disturbance to the state wetland, and minimal habitat disturbance. Additionally, some erosion controls have been put in place for the driveways, but not all are shown on the most recent map. The CAC evaluation was relayed to the Planning board in a letter dated January 14, 2018, attached to this report.

Report Prepared by
Michael Whitton

Town of Clinton Conservation Advisory Council

1215 Centre Road, Rhinebeck, NY 12572

January 14, 2018

To the Planning Board, Town of Clinton:

RE: Morris Associates Memorandum Dated November 13, 2017
Hart Subdivisions – 4 lots, Schultz Hill Road, MA#21205.00

Synergy Design, Map Revision dated December 8, 2017
Project No: 16-234

After reviewing this proposal and maps, the Conservation Advisory Council has the following comments:

It appears that there will be no disturbance to the state wetland.

It appears that the proposed driveways will be in keeping with the gradual grade of the terrain of the property.

It appears that there is minimal habitat disturbance.

It appears that accommodation for storm water management has been made.

However, it appears that some erosion controls measures have been put in place for some driveways but not all are shown on the revised map. This is stated in item 3 on page 1 and in the last paragraph on page 2 in the Morris Associates Memorandum.

Sincerely yours,

Barbara Mansell

Barbara Mansell

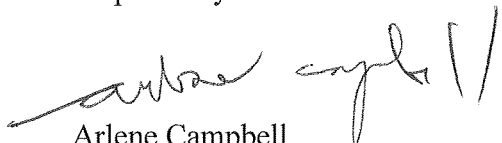
Norene Collier

Norene Collier

Town of Clinton Building Department
January 2018 Monthly Report
Town Board Meeting 2-13-18

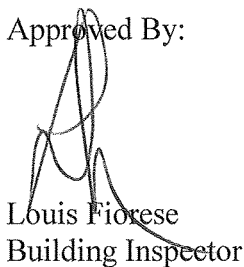
Number of Building Permits Issued	6
Number of CO & CC issued	8
Number of Title Search	14
Total Number of Mileage by the Building Inspector	<u>154 miles</u>
Total Cost of Construction	\$ <u>71,863.00</u> =====

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese
Building Inspector

Permit Report By Type

01/01/2018 - 01/31/2018

Permit Type

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
Deck/Porch						
BP-2018-6717	George & Marian Moore	75 Longview Rd	6469-00-94511	01/25/2018	1,200.00	176.00
Deck/Porch Total:						1
Amount Totals:					1,200.00	176.00
Generator						
BP-2018-6716	Katherine & Eric Bachli	129 Old Bulls Head Rd	6469-00-87854	01/25/2018	8,500.00	90.00
Generator Total:						1
Amount Totals:					8,500.00	90.00
Oil Tank						
BP-2018-6714	Stephen Zelnick	302 Pumpkin Ln	6568-00-40803	01/25/2018	1,475.00	115.00
BP-2018-6715	Andrew Singer	107 Deer Hill Rd	6469-07-51793	01/25/2018	1,800.00	115.00
Oil Tank Total:						2
Amount Totals:					3,275.00	230.00
Renovation						
BP-2018-6718	Dakota Asset Services	2395 Salt Point Tpke	6566-02-51769	01/25/2018	18,888.00	137.00
Renovation Total:						1
Amount Totals:					18,888.00	137.00
Residential Alteration						
BP-2018-6719	Michelle Kwiat Siegel	429 Lake Dr	6469-00-12443	01/25/2018	40,000.00	200.00
Residential Alteration Total:						1
Amount Totals:					40,000.00	200.00
Permit Grand Total:						6
Amount Grand Totals:					71,863.00	833.00

February 08, 2018

Town of Clinton CO & CC Issued Report

Completion Dates From January 01, 2018 to January 31, 2018
Contact Type : Applicant

Garage - Detached			
Permit #	SBL	Completion Type	Completion Number
BP-2015-6387	6469-00-81201CO		5423
BP-2017-6648	6369-00-79965CO		5419

HVAC			
Permit #	SBL	Completion Type	Completion Number
BP-2017-6710	6469-00-17355CC		1377

Mechanical			
Permit #	SBL	Completion Type	Completion Number
BP-2017-6685	6469-00-87854CC		1376

Renovation			
Permit #	SBL	Completion Type	Completion Number
BP-2016-6466	6469-00-84005CO		5420
BP-2018-6718	6566-02-51765CO		5422

Residential Alteration			
Permit #	SBL	Completion Type	Completion Number
BP-2017-6606	6267-00-76996CO		5421

Residential Alteration # of CC/CO : Issued : 1

Storage/Utility Building

<u>Permit #</u>	<u>SBL</u>	<u>Completion Type</u>	<u>Completion Number</u>	<u>Applicant</u>	<u>Location</u>	<u>Issue Date</u>
BP-2017-6698	6467-00-22256CC		1378	Robert Simon	772 Centre Rd	1/11/2018

Storage/Utility Building # of CC/CO Issued :

1

Grand Total:

8

Feb. 6, 2018

TO: TOWN BOARD

FROM: Mike Appolonia
ZEO

SUBJECT: January 2018 ZONING ENFORCEMENT REPORT

1. Aldophen 217 Fallkill Rd.

On May 8, 2017 a notice of violation was issued for this property. A prior Compliance order was issued on 12/17/2014. The property is in violation of zoning code for junk cars and rubbish. On July 19, 2017 the prior ZEO conducted another site visit. There has been no improvements to the property. Court action will be pursued.

2. Tomkins 20 4th Ave

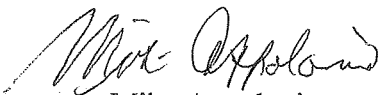
Applicant has added a 12 ft. x 12 ft second story, and porch onto an existing manufactured housing unit, on Silver Lake, This is in violation of setback and building coverage covered by sec. 250, attachment 2, in zoning code. This is an expansion of a pre-existing, non-conforming use of the structure. The application is being forwarded to the Planning Board for review.

3. Robertshaw -43 Field Road

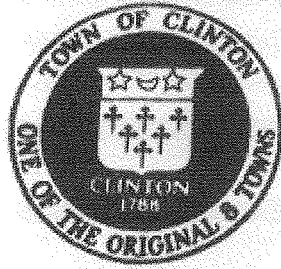
Applicant proposes a 40 ft. x 50 ft. addition onto an existing dwelling. Building permit was denied (intrusion of addition into rear setback) and the applicant is going before the Zoning Board of Appeals for a Variance.

4. Airbnb

I have had several calls from residents regarding Air B & B. Since it is not addressed in our Zoning Code it is not a permitted use. The subject of Air B & B will, in my judgement, will persist, and should be addressed.



Mike Appolonia
Zoning Enforcement Officer



Highway Report
For
February 13th 2018 Meeting

- Sanded eight times during winter storms
- Plowed five times during snow storms
- Cleaned trucks between storms
- Maintenance on trucks between storms
- Clear drains and ditches
- Cut small trees around town
- Dirt patch is ongoing

Library Report
For
February 13th, 2018 Town Board Meeting

February 12, 2018 Library Meeting

Much of the evening's discussion revolved around long term planning, now that the library has a more stable funding stream, due to the 414 vote.

I also attended two meetings of the facilities committee for the library. Carol Mackin was invited to the second meeting, and graciously came to answer questions that the library board had. The main thrust of these meetings were to assess places in need of repair in the library and to get those items taken care of, which Carol is helping to facilitate.

-The town board approved the repairing of the fascia on the outside of the building at some point last year. There was a question about when that work will be done, so as to make the building look a bit more welcoming.

-Secondly, the handicapped entrance to the library is up the ramp to the town hall and through the main doors. Library staff has no way of knowing if someone is at that door and needs assistance. The library is interested in having a video doorbell installed at that location.

Report Prepared by
Michael Whitton

Altice Report
For
February 13th, 2018 Town Board Meeting

In a letter dated February 1st, we were notified that the installation charges for all new residential installations are going down by \$10. The Standard Installation charge, currently \$79.00, will be \$69.00 and the Premium Installation charge, currently \$99.00, will be \$89.00 for all new residential installations.

Also, on March 13th, The Game Show Network is being removed from the Sports & Entertainment Pak. Both of those notices are attached to this report.

Report Prepared by
Michael Whitton



VIA ELECTRONIC FILING

February 9, 2018

RE: Carriage of Game Show Network

To Whom it May Concern:

Altice USA, Inc. ("Altice" or "the Company") hereby notifies your office that effective March 13, 2018, Game Show Network ("GSN") will be removed from the Optimum Sports & Entertainment Pak for both Residential and Commercial customers. The vast majority of Optimum customers are unaffected, as GSN is already included in the Optimum Preferred/Select, and higher packages for Residential customers, in addition to the Optimum Business/Entertainment Preferred and grandfathered Optimum Total Business/Entertainment packages for Commercial customers. Package rates are unaffected.

Customers will be notified through bill messages or inserts. In addition, customers can always find Optimum's current programming line-ups on our website at www.Optimum.net.

Should you have any questions, please do not hesitate to contact me 929-418-4750 or by email at John.Dullaghan@AlticeUSA.com

Sincerely,

A handwritten signature in black ink, appearing to read 'John Dullaghan', written over a horizontal line.

John Dullaghan
Director, Government Affairs



VIA ELECTRONIC FILING

February 1, 2018

RE: Reduction in Installation Charges for New Residential Customers

To Whom it May Concern:

For informational purposes only, Altice USA, Inc. ("Altice" or "the Company") hereby notifies your office that effective February 1, 2018, the Standard Installation charge, currently \$79.00, will be \$69.00 and the Premium Installation charge, currently \$99.00, will be \$89.00 for all new residential installations.

Customers are being notified at point of sale. In addition, customers can find rate information available on our website at www.optimum.net/pricing.

Should you have any questions, please do not hesitate to contact me 929-418-4750 or by email at John.Dullaghan@AlticeUSA.com

Sincerely,

A handwritten signature in black ink, appearing to read 'John Dullaghan', is written over a faint, illegible printed name.

John Dullaghan
Director, Government Affairs

For Monday's meeting attached are revised sections based on our December 4th meeting and including the Accessory Rental section I neglected to give you last month.

1. Lighting, 1/8/18 version - minor revisions
2. Conference centers, 1/8/18 version – minor but significant revisions
3. Minimum lot area, 1/8/18 version - minor revisions
4. Camps, 1/8/18 version – minor but significant revisions
5. Farming, 1/8/18 version – minor revisions
6. Accessory short term rental, 12/4/17 version.
7. Private stables, 1/8/18 version – significant revisions.
8. Definitions, 1/8/18 version – significant revisions related to statutory changes to agricultural definitions. On going
9. Ag & Markets Law, printout of new statutory definitions.
10. Aquifer overlay, 12/4/17 version. Need for mapping
11. Ridgeline overlay, 9/11/17 version.

Thank you

Dean Michael, MBA
Zoning Revision Chair