

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
April 10, 2018**

March 20, 2018 PB Meeting

Mahoney Special Permit for an Accessory Dwelling – 27 Shadblow Lane, Tax Grid No. 6469-00-906258

Applicant requests a Site Plan and Special Permit to construct a guest cottage/garage.

- This is a 25 acre parcel in an AR5 Zoning District.
- Area variance for the size of the accessory dwelling space was granted in August of 2017.
- The board declared itself lead agency for SEQRA purposes.
- SEQRA needs to be circulated.
- Public hearing is scheduled on April 17, 2018.

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

The property owner wishes to subdivide a 38.75 acre parcel into 3 buildable lots.

- This property is in the AR5A Zoning District.
- Sketch Plan Approval was granted.
- Escrow account is established.
- No other action was taken.

Long Pond (Omega) Campground Annual Permit Renewal – 150 Lake Drive, Tax Grid No. 6468-00-0382842

Applicant requests for a renewal of annual permit.

- It was noted that there are no changes to the number of site.
- Annual Permit is granted.

April 3, 2018 PB Meeting

Cocina Area Variance – 25 Slate Quarry Road, Tax Grid No. 6369-00-842781.

Applicants propose an area variance to Sec. 250-49 – 1 (Energy Facilities Subhead) C-1 in order to install a 21.909 kW Roof Mounted Solar when the code allows 20kW.

- This is a 12.26 acres in an AR 5 Zoning District.
- Received a positive recommendation to the Zoning Board of Appeals.

Lack Special Permit for an Accessory Dwelling – 126 Coyote Ridge Road, Tax Grid No. 6267-00-631950

Applicant is seeking a Site Plan and Special Permit for an Accessory Dwelling for family use.

- This is a 61.55 acre property in an AR5 Zoning District.
- Area Variance was granted dated January 25, 2018.
- Note that there is a deed restriction prohibiting subdivision of the parcel.
- Public hearing was open and closed.
- Negative Declaration was issued for SEQRA purposes.
- Site Plan and Special Permit was granted.

Hart Site Plan Approval for Ground Mounted SES – 188-192 Schultz Hill Road, Tax Grid Nos. 6368-00-268584, 259657 & 285540

Applicant requests installation of a Ground Mounted Solar ES on Lot S-2 and S-3.

- Needs a separate site plan with a label Hart Site Plan for a Ground Mounted SES. Also need to show the details and height of the proposed Solar system and screening.
- No action taken.

Hart Site Plan Approval for the Barn – 188-192 Schultz Hill Road, Tax Grid Nos. 6368-00-268584, 259657 & 285540

Applicants propose a one bedroom barn on Lot S-3.

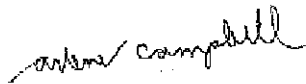
- Site Plan approval was granted with condition.

**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.

- - Conditional Final Approval was granted.

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 4-10-18**

Benedick Area Variance and Water Law Permit - 77 Camp Dr. Tax Grid No. 6468-05-130792

Applicants request the following area variances to Sec. 250 Attachment 2 to permit construction of a 684-square feet attached wooden deck.

- Rear yard setback reduction from 75 to 56 feet
- Side yard setback reduction from 50 to 26 feet
- Increase in Lot coverage from 7% to 11%

- This is a 0.359-acre nonconforming lot in a C Zoning District.
- The size of the proposed deck is 684 square feet.
- Water Law Permit was granted by the Planning Board dated February 22, 2018

- Requested area variances are granted with conditions.

Tompkins Area Variance – 20 Fourth Avenue, Tax Grid No. 6469-10-281650

Applicant requests the following area variances to Sec. 250 Attachment 2 in order to correct the violations on the property, to wit:

- o side yard setback from 50' to 0' to accommodate two small sheds with a combined square footage of under 100.
- o rear yard setback from 75' to 12'
- o aggregate building area, section 250-84, from 50% to 257%.
- o lot coverage from 7% to 23%

These variances are requested in order for a building permit to be issued for renovation and expansion of the nonconforming, pre-existing building on this property.

- This is a manufactured home to turn into a contemporary house without a Building permit. The lot is .07 acre in the "C" Zone.
- There are no building permits for the renovations and additions.

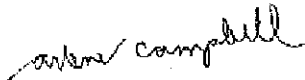
Requested area variances were granted with conditions.

John and Elizabeth Robertshaw - property located at 43 Field Road, **Tax Grid No. 6569-00-162839**,

The applicants request an area variance to Sec. 250 Attachment 2 reducing the rear yard setback from 75 feet to 25.5 feet in order to remove a current addition of 621 square feet and then construct a two story 40' x 50' addition.

- Requested area variance was granted with condition.

Submitted by:

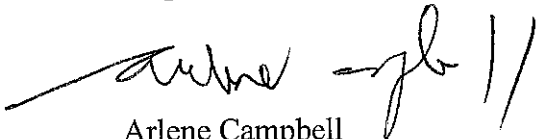


Arlene A. Campbell
Zoning Board of Appeals Clerk

Town of Clinton Building Department
March 2018 Monthly Report
Town Board Meeting 4-10-18

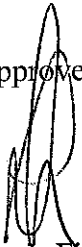
Number of Building Permits Issued	9
Number of CO & CC issued	14
Number of Title Search	5
Total Number of Mileage by the Building Inspector	<u>150 miles</u>
Total Cost of Construction	\$ 443,070.00 =====

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Louis Fierese
Building Inspector

CAC Report
For
April 10th, 2018 Town Board Meeting

March 14th, 2018 CAC Meeting

The CAC met on March 14th for two hours. The majority of the meeting was taken up by a presentation from Europa McGovern. She is the Planner and Clean Energy Communities Coordinator for the Hudson Valley Regional Council. Europa gave an overview of the Climate Smart Communities program, and then went into detail about 10 High Impact Actions that are part of the program. The Town of Clinton could complete as few as 4 of these actions in order to qualify to apply for certain block grants.

We, as the town, have already begun taking action on, or are discussing our options, for completing four of the items on the list.

If anyone in the community is interested in getting involved with the Conservation Advisory Council or helping with the Community Smart Communities initiatives, please revisit the CAC section of the town website, or attend a meeting on the second Wednesday of every month at 4pm in the Schoolhouse.

Permit Report By Type

03/01/2018 - 03/31/2018

Permit Type

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
Above Ground Pool						
BP-2018-6726	Igor Barsky	173 Spruce Ln	6568-00-36033	03/08/2018	32,000.00	783.60
					Above Ground Pool Total:	1
					Amount Totals:	32,000.00 783.60
Mechanical						
BP-2018-6730	Frederick Poulson	95-97 Camp Dr	6468-05-18579	03/22/2018	3,500.00	100.00
BP-2018-6731	Michael Laffey	819 Pumpkin Ln	6469-00-76804	03/27/2018	300.00	100.00
					Mechanical Total:	2
					Amount Totals:	3,800.00 200.00
Oil Tank						
BP-2018-6733	Marie Pindus	338 Browns Pond Rd	6268-00-99227	03/29/2018	2,700.00	115.00
					Oil Tank Total:	1
					Amount Totals:	2,700.00 115.00
Renovation						
BP-2018-6727	Igor Barsky	173 Spruce Ln	6568-00-36033	03/08/2018	40,000.00	600.00
BP-2018-6728	Thomas & Donna Seelbach	84 Rhynders Rd	6367-00-36668	03/21/2018	160,000.00	560.00
					Renovation Total:	2
					Amount Totals:	200,000.00 1,160.00
Residential Addition						
BP-2018-6732	James Enkler	308 Hollow Rd	6267-00-82020	03/29/2018	180,000.00	438.80
					Residential Addition Total:	1
					Amount Totals:	180,000.00 438.80
Roof Mounted Solar ES						
BP-2018-6725	David Paquette	167 Creek Rd	6267-00-30593	03/01/2018	15,000.00	150.00
BP-2018-6729	Donna Franzik	4 Meadows Ct	6267-00-24084	03/22/2018	9,570.00	150.00
					Roof Mounted Solar ES Total:	2
					Amount Totals:	24,570.00 300.00
					Permit Grand Total:	9
					Amount Grand Totals:	443,070.00 2,997.40

April 03, 2018

Town of Clinton CO & CC Issued Report

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

Above Ground Pool		Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type			
BP-2018-6726	6568-00-3603CC	1383	Igor Barsky	173 Spruce Ln	3/22/2018
Above Ground Pool # of CC/CO :Issued : 1					
Accessory/Addition		Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type			
692	6469-00-74156CO	5428	Howard Hudson	21 Old Bulls Head Rd	3/6/2018
Accessory/Addition # of CC/CO :Issued : 1					
Demolition		Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type			
BP-2015-6355	6467-00-41235CC	1384	Stephen Haggerty Kimb	92 Sunset Trl	3/27/2018
Demolition # of CC/CO :Issued : 1					
Garage - Detached		Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type			
BP-2010-5749	6268-00-92702CO	5437	Lynn Lorch	262 Browns Pond Rd	3/29/2018
Garage - Detached # of CC/CO :Issued : 1					
Garage/Carport - Attached		Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type			
930	6469-00-74156CO	5427	Howard Hudson	21 Old Bulls Head Rd	3/6/2018
Garage/Carport - Attached # of CC/CO :Issued : 1					
New Residential		Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type			

BP-2015-6364 6467-00-41235CO 5433 Stephen Haggerty Kim 92 Sunset Trl 3/27/2018
 BP-2016-6566 6568-00-25559CO 5431 Michael Hoffmann 348 Nine Partners Rd 3/13/2018

New Residential # of CC/CO :Issued : 2

Pool House
 Permit # SBL Completion Type Completion Number Applicant Location Issue Date
 BP-2017-6618 6569-00-03938CO 5434 Christopher and Laura J 1046 Bulls Head Rd 3/27/2018

Pool House # of CC/CO :Issued : 1

Renovation
 Permit # SBL Completion Type Completion Number Applicant Location Issue Date
 BP-2018-6727 6568-00-36033CO 5432 Igor Barsky 173 Spruce Ln 3/21/2018

Renovation # of CC/CO :Issued : 1

Residential Addition
 Permit # SBL Completion Type Completion Number Applicant Location Issue Date
 86 6469-00-74156CO 5429 Howard Hudson 21 Old Bulls Head Rd 3/6/2018

Residential Addition # of CC/CO :Issued : 1

Residential Alteration
 Permit # SBL Completion Type Completion Number Applicant Location Issue Date
 BP-2011-5779 6268-00-92702CO 5436 Denis Brady 262 Browns Pond Rd 3/29/2018
 BP-2017-6659 6367-00-36668CO 5435 Thomas & Donna Seelb 84 Rhynders Rd 3/29/2018

Residential Alteration # of CC/CO :Issued : 2

Roof Mounted Solar ES
 Permit # SBL Completion Type Completion Number Applicant Location Issue Date
 BP-2018-6725 6267-00-30593CC 1385 David Paquette 167 Creek Rd 3/29/2018

Roof Mounted Solar ES # of CC/CO :Issued : 1

Wood Stove
 Permit # SBL Completion Type Completion Number Applicant Location Issue Date
 BP-2017-6707 6568-00-04666CO 5430 Christopher Sherman 264 Nine Partners Rd 3/6/2018

Wood Stove # of CC/CO :Issued : 1

Grand Total: 14

April 6, 2018

TO: TOWN BOARD

FROM: Michael Appolonia
Zoning Administrator

SUBJECT: APRIL 2018 ZONING ADMINISTRATOR REPORT

WEBER, BRYANS WAY, SILVER LAKE

Proposed conversion of 528 square ft. garage space to single family dwelling, was denied. Code requires 864 sq. ft. min. The application was referred to the ZBA, by the ZA, to pursue a variance.

BISHOP DEER RIDGE DRIVE

The complaint of a vehicle with a noisy exhaust has been answered. As a result of a thorough investigation by the State Police, the ZA has determined that there is insufficient evidence that raise this matter to a prosecutable offence, at this time. A response letter has been sent to the complainant.

REVIEW OF PERMITS

The Zoning Administrator reviewed nine(9) permits. These permits regarded types such as, Solar, Pool, Mechanical Renovations, and Additions to Property.

AUTOMOTIVE BATTERY CHARGING STATIONS- TESLA TYPE

The use of home chargers for automotive batteries is considered as a home generator, and the application for usage would be considered the same

SOLAR INSTALLATION, EIGHMYVILLE RD.

Application for Solar Installation was denied since it exceeded the peak power rating. The applicant will appeal this denial, and will appear before the Town of Clinton Zoning Board of Appeals. Allowable is 20 KW, Application projected to be 21.9 KW.

JUNK CARS - DEER RIDGE and FIDDLERS BRIDGE

Investigating complaint of numerous unlicensed motor vehicles on property. My observation uncovered six(6). The property is evolving into a junkyard/dump. Left messages, and will pursue a remedy.

OMEGA INSTITUTE- LONG POND CAMPGROUND

The annual inspection for the campground was completed, accompanied by Mr. Robert Backus. No additional campsites are observed. The 2018-2019 permit is renewed.

SCHULTZHILL ROAD – CHAINSAW AND DUMPTRUCK NOISE

Noise from early morning use of trucks and chainsaws have been reported. The neighbors will attempt a resolution, before an intervention by the Zoning Administrator.

A handwritten signature in cursive script that reads "Michael Appolonia".

Michael Appolonia
Zoning Administrator

Library Report
For
April 10th, 2018 Town Board Meeting

April 9th, 2018 Library Trustee Meeting

The library board had their regular monthly meeting last night, and there are a few things that should be highlighted:

- From January to March 2017, circulation was 3,763 items. In the same period this year, the circulation number is 4,616. This is an increase of over 20% from the same period last year.
- Library programs have continued their trend of attracting members of the community to the Clinton Community Library. In fact, the lunch and learn series has gotten so popular that a limit on the number of available meals has been put in place. They have been serving up to 40 lunches, while attendance has been topping 60 at these events.
- The library has seen success in pursuing grant opportunities, helping them to maintain their high level of service to the community.

If anyone is interested in joining the library board of trustees, please call or stop by the library. You can also visit the “about us” section of the library website for a trustee application.



Highway Report
For
April 10th 2018 Meeting

- Cleared Trees from roadways after heavy snow & wind
- Plow & Sand 4 times during winter storms
- Cleaned trucks between winter storms
- Prepare winter trucks for summer storage
- Dirt patch is ongoing
- Crew attended Bucket Truck training by Al Owen, Terex Corporation