

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
May 08, 2018**

**April 17, 2018 PB Meeting**

**Mahoney Site Plan and Special Permit for an Accessory Dwelling (continuance) – 27 Shadblow Lane, Tax Grid No. 6469-00-906258**

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

- The applicants wish to build a new guest cottage/garage on their property with habitable space of 1290 sq. ft. which is 290' sq. ft. over the allowed 1000' sq. ft. per the Town of Clinton Zoning Code, Sec.250-29(B)(6).
- An area variance of 437' sq. ft. was granted by the Town of Clinton Zoning Board of Appeals.
- This is a 25 acre parcel in an AR5 Zoning District.
- Public hearing was open and closed.
- Negative Declaration was issued for SEQRA purposes

Site Plan and Special Permit is granted.

**Brookside and Brookstone 2 Lot subdivision (Preliminary Approval) – 31-39 Nine Partners Road, Tax Grid No. 6468-00-541541-000.**

Applicant is requesting to subdivide a +/-23.82 acre parcel into two lots consisting of 13.7 acres (Lot 1) and 10.12 acres (Lot 2).

- Town Engineer and Town Highway Superintendent sign off the concern about the location of the driveway. Town Engineer reviewed the concern about the two ponds by the proposed location of the driveway.
- The board declared lead agency. SEQRA needs to be circulated.
- Public hearing is set to May 1, 2018.
- No other action taken.

**Drago Demolition Plan Approval – 238 Hollow Road, Tax Grid No. 6267-00-703319.**

The applicants wish to demolish a shed/garage due to its condition.

- This structure was built in 1920.

Page 2/....April PB report to TB meeting 5-08-18

- There is no designation of significance on the Historic Resources Survey of 1986 though the main house was designated a historic landmark by the Clinton Historical Society in the late 1980's.
- The applicant states that the building is planned for demolition because it is structurally unsound and unsafe and could not be rendered usable without incurring considerable expense.

**Robertshaw Amendment of Lot Line Adjustment** - 43 Field Road, Tax Grid Nos. 6569-00-019810 & 162839

Applicant wishes to amend the approved lot line adjustment to reflect a notation on the map per ZBA variance condition.

- Request amendment on the map granted.

### **May 1, 2018 PB Meeting**

**Weber Area Variance** – Bryant Way and Fifth Avenue, tax grid number 6469-10-325617.

Applicant seeking an area variance to Sec. 250-48 to reduce the requirement size of a dwelling from 864 square feet to 528 in order to convert a pre-existing single detached garage into a single family dwelling.

- This is a .24 acre parcel located in the C Zone District.
- The pre-existing garage is 538 square feet. Applicant seeks an area variance instead of increasing the size of the structure.

Received a positive recommendation to the Zoning Board of Appeals.

**Brookside and Brookstone 2 Lot subdivision** (Preliminary Approval) – 31-39 Nine Partners Road, Tax Grid No. 6468-00-541541-000.

Applicant is requesting to subdivide a +/-23.82 acre parcel into two lots consisting of 13.7 acres (Lot 1) and 10.12 acres (Lot 2).

- Applicant's surveyor appeared and noted that the property owner wishes to put the application on hold.
- Public hearing was scheduled this date and a couple of neighboring property owners appeared for the application.
- The board agreed not to open the public hearing and informed the public about the status of the application.

- No other action taken.

**Tompkins Water Law Permit - 20 Fourth Avenue, Tax Grid No. 6469-10-281650.**

Applicant seeks Water Law Permit due to house proximity from the lake per Sec. 250.78 of the Town of Clinton Zoning Regulations.

- It was noted that this property received conditional area variances to the setback.
- House is approximately 20 feet from the lake.  
Requested Water Law Permit 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 5-08-18**

**Cocina Area Variance** - on property located at 25 Slate Quarry Road, Tax Grid No. 6369-00-842781,

The applicants request an area variance to Sec. 250-49.1 Energy Facilities, Subheading C (1) to allow a roof mounted solar system of 21.909 kW when the code limits 20 kW power peak.

The property is in an AR5 Zoning District.

- The applicants wish to install a roof-mounted solar energy system (SES) with a peak power rating of 21.909 kW, which is 9.5% above the allowed peak power rating of 20 kW for a residential installation.
- The property is consist of 12.26 acres of land and surrounded by woods.
- The proposed roof mounted solar panels will be facing away from the road and well shielded from surrounding homes.
- The requested variance is not substantial, and the applicants state that the additional solar panels are required to meet their expected electrical usage. Therefore there is no other means to achieve the benefit sought by the applicants.

The requested variance is granted.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

CAC Report  
For  
May 8<sup>th</sup>, 2018 Town Board Meeting

April 11th, 2018 CAC Meeting

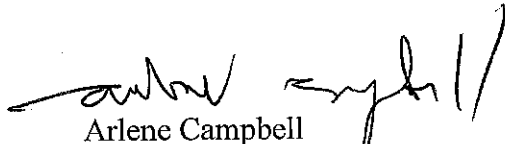
The CAC met on March 11th.

- Clinton has been recognized as officially enrolled in the Climate Smart Community program
- We are continuing to coordinate efforts to become a certified Energy Smart Community.
- Marian Thompson discussed the NYSERDA training that she attended with Louis, the building inspector, as part of that program
- There was a discussion about updating our Unified Solar permit. I hope to present that update to the board next month.
- Upgrading town streetlights to LED fixtures has been explored. The Town of Clinton does not qualify for a discount program through Central Hudson. Other programs are being investigated.
- The CAC has created "Welcome Folders" that are given to new homeowners in town. Eliot Werner helped draft an addition to that folder, reviewing Town of Clinton Zoning laws.

Town of Clinton Building Department  
April 2018 Monthly Report  
Town Board Meeting 5-08-18

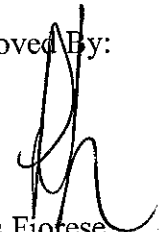
Number of Building Permits Issued	10
Number of CO & CC issued	9
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>488 miles</u>
Total Cost of Construction	\$ <u>76,839.63</u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese  
Building Inspector

# Permit Report By Type

04/01/2018 - 04/30/2018

## Permit Type

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
<b>Above Ground Pool</b>						
BP-2018-6741	Danielle Leonardi	407 Hibernia Rd	6566-00-57610	04/17/2018	13,500.00	150.00
<b>Above Ground Pool Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>13,500.00</b>	<b>150.00</b>
<b>Deck/Porch</b>						
BP-2018-6734	Michael Laffey	819 Pumpkin Ln	6469-00-76804	04/05/2018	3,000.00	118.40
BP-2018-6738	Stanley Starzyk	136 Long Pond Rd	6468-00-27779	04/17/2018	5,000.00	194.80
<b>Deck/Porch Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>8,000.00</b>	<b>313.20</b>
<b>Demolition Permit</b>						
BP-2018-6743	Joseph Drago	238 Hollow Rd	6267-00-70331	04/26/2018	5,000.00	90.00
<b>Demolition Permit Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>5,000.00</b>	<b>90.00</b>
<b>Garage - Detached</b>						
BP-2018-6740	William Clark Still	586 Fiddlers Bridge Rd	6368-00-72629	04/17/2018	30,000.00	267.20
<b>Garage - Detached Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>30,000.00</b>	<b>267.20</b>
<b>Generator</b>						
BP-2018-6735	Kevin Burns	237 Schoolhouse Rd	6367-00-80274	04/05/2018	8,700.00	90.00
BP-2018-6742	Joseph La Pointe	1250 Centre Rd	6468-00-47573	04/24/2018	1,353.37	90.00
<b>Generator Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>10,053.37</b>	<b>180.00</b>
<b>Hot Tub</b>						
BP-2018-6739	Stanley Starzyk	136 Long Pond Rd	6468-00-27779	04/17/2018	1,500.00	100.00
<b>Hot Tub Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>1,500.00</b>	<b>100.00</b>
<b>HVAC</b>						
BP-2018-6737	Clinton Christian & Missionary Alliance Church	1191 Centre Rd	6468-00-36060	04/16/2018	0.00	115.00
<b>HVAC Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>0.00</b>	<b>115.00</b>
<b>Mechanical</b>						
BP-2018-6736	Delbert Wheeler	539 Clinton Hollow Rd	6466-00-05498	04/05/2018	8,786.26	190.00
<b>Mechanical Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>8,786.26</b>	<b>190.00</b>
<b>Permit Grand Total:</b>						<b>10</b>
<b>Amount Grand Totals:</b>					<b>76,839.63</b>	<b>1,405.40</b>

May 01, 2018

# Town of Clinton CO & CC Issued Report

Completion Dates From April 01, 2018 to April 30, 2018  
Contact Type : Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
<b>Barn/Shed</b>						
BP-2011-5917	6467-00-02147CO		5443	John Heist	E Meadowbrook Ln	4/24/2018
Barn/Shed # of CC/CO :Issued : 1						
<b>Deck/Porch</b>						
2978	6469-00-50253CO		5442	David Caplan	831-833 Bulls Head Rd	4/17/2018
Deck/Porch # of CC/CO :Issued : 1						
<b>Demolition</b>						
BP-2011-5916	6467-00-02147CC		1389	John Heist	E Meadowbrook Ln	4/24/2018
Demolition # of CC/CO :Issued : 1						
<b>Generator</b>						
BP-2018-6735	6367-00-80274CC		1388	Kevin Burns	237 Schoolhouse Rd	4/19/2018
Generator # of CC/CO :Issued : 1						
<b>Mechanical</b>						
BP-2008-5336	6567-00-29095CO		5441	Brian & Heather Ogbor	169 Willow Ln	4/17/2018
BP-2018-6731	6469-00-76804CC		1386	Michael Laffey	819 Pumpkin Ln	4/5/2018
Mechanical # of CC/CO :Issued : 2						



**Storage/Utility Building**

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2017-6671	6569-00-08741CC		1387	Russell Bonk	1062 Bulls Head Rd	4/17/2018
BP-2017-6672	6569-00-08741CO		5439	Russell Bonk	1062 Bulls Head Rd	4/17/2018
BP-2017-6673	6569-00-08741CO		5440	Russell Bonk	1062 Bulls Head Rd	4/17/2018

Storage/Utility Building # of CC/CO :Issued :

3  
Grand Total: 9

May 1, 2018

TO: TOWN BOARD

FROM: Michael Appolonia  
Zoning Administrator

**SUBJECT: MAY 2018 ZONING ADMINISTRATOR REPORT**

**ADOLPHSEN, FALLKILL ROAD**

Final warning given to homeowner for long standing violations of Town of Clinton Zoning ordinance pertaining to unlicensed motor vehicles, and property sanitation. Court action is probable next step.

**SAUSTO , LONG POND ROAD**

The property owner had been cited for violations of the NY State Property and Maintenance Code, in 2014. The property appears to be in a severe state of disrepair. The property owner states that the property is being worked on. I am tracking the property, to view any visible and tangible progress.

**REVIEW OF PERMITS**

The Zoning Administrator reviewed six (6) permits. These permits regarded types such as, Solar, Pool, Mechanical Renovations, oil tank, and Additions to Property.

**NEIGHBOR COMPLAINT, SCHULTZ HILL ROAD**

A complaint has been received from a homeowner, concerning an, across the street, neighbor, in a residential area, cutting wood to sell as firewood. The neighbor wood cutter is a college student, using the income for college expenses. The ZA is seeking a solution.

**OBTRUSIVE LIGHTING, CENTER ROAD**

Overhead driveway lighting, which may distract cars driving after dark, is being observed. The property owners will be notified, and appropriate action will be pursued.

**VAN STEENBERG-JUNK CARS - DEER RIDGE and FIDDLERS BRIDGE**

The occurrence of more than one (1) unlicensed motor vehicles on the property had been reported. The resident gave assurance to the Town that the situation is being remedied. My observation uncovered six (6). Some cars have been rearranged, and I reiterated that our regulation allows no more than one (1) unlicensed cars. I will follow to end violation.



Michael Appolonia  
Zoning Administrator



Highway Report  
For  
May 8<sup>th</sup>, 2018 Meeting

- Clear brush with wood chipper
- Clean up from April 11<sup>th</sup> rain and wind storm
- Grader Patch Dirt Roads
- Fix signs and remove snow markers from town roads
- Theron attended Powers & Duties of Local Highway Officials workshop, Cornell Local Roads Program
- Crew attended Safety Training Course on 4/25
  - Chainsaw Safety
  - Emergency spill response
  - Lock out tag out
  - Blood borne pathogens
  - Fall protection
  - Ladder safetyAnd many more safety topics

Library Report  
For  
May 8th, 2018 Town Board Meeting

Due to a quirk of the calendar, the Library has not had a trustee meeting since our last town board meeting. They will meet twice before our next meeting. No report this month.

Altice Report  
For  
May 8th, 2018 Town Board Meeting

There was no communication from Altice to the town this past month. Nothing to report.

WIC Report  
For  
May 8th, 2018 Town Board Meeting

The quarterly meeting of the Wappinger Creek Watershed Inter-municipal Council was held on April 27<sup>th</sup> at the Milan Town Hall. There was a presentation by the Environmental Facilities Corporation (EFC). The EFC provides low cost capital and grants for water quality improvement projects, including wastewater and drinking water infrastructure projects. The Town of Clinton does not have any municipal water infrastructure. This presentation did not apply to our needs directly. I was able to have a conversation with the presenters afterwards. They gave me some guidance on places where we may be able to find funding for private water projects that could benefit homeowners in Clinton. I will look into those opportunities and present any findings that I think we can use at a later date.