

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
June 12, 2018**

**May 15, 2018 PB Meeting**

Meeting was cancelled due to no quorum.

**June 5, 2018 PB Meeting**

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

The applicant wishes to construct Ground Mounted Solar Energy System to Lot S2 and Lot S3.

- The applicant proposes to install two 7.7 kW, 391 square foot (24' x 16.3') ground mounted SES PV canopies on each on Lot S2 and Lot S3 that will service the residences located on these parcels.
- This property sits in the AR5 Zoning District.
- The above parcels recently received conditional subdivision approval and Site Plan approval for a Barn on Lot S1.
- The board was ready to declare lead agency for SEQR purposes when the applicant retracted the application.
- After a lengthy discussion, the applicant withdrew the above application due to timeline reason. Site Plan approval for Ground Mounted SES has an approval process to follow and applicant feels that this will delay the subdivision Final Approval process.
- No action taken.

**Knight and Casperkill Game Club Lot Line Adjustment** – properties on Kansas Road, Tax Grid Nos. 6368-00-727892 & 756914, 6369-00-825374.

Casperkill Game Club wishes to purchase 6.5 acres of lands from Kathleen Knight and combine this lot to their parcels.

- Kathleen Knight owns two parcels (Parcel Nos. 727892 and 756914). The 6 acres to be conveyed to Casperkill Game Club affects two parcels and will create a non-conforming lot due to the conveyance.
- Casperkill Game Club indicated that they are purchasing the portion of Ms. Knight's lands to combine with their parcel.
- After a very lengthy discussion, the board agreed that the two parcels be consolidated through the county before the conveyance.
- Will need 2 Lot Line Adjustment applications, (1) to convey the 6 acres to Casperkill Game Club and (2) to combine the acquired 6 acres to Casperkill Game Club property.
- No action taken.

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 6-12-18**

**Weber/Black Area Variance** - on property located at Bryan Way, **Tax Grid No. 6469-10-325617,**

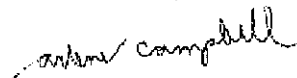
The applicant seeks the following area variances to convert a pre-existing garage into a single family dwelling where the Dwelling standards require 864 square feet minimum for the ground floor and the garage is 528 square ft.

Section 250-48 of the Town of Clinton Zoning Law to reduce the minimum square footage of the dwelling from 864 to 528 square feet.

Section 250 Attachment 2:

- Front yard setback reduction from 100 to 18 feet
- Side yard setback reduction from 50 to 18 feet
- Rear yard setback reduction from 75 to 58 feet
  
- This is a nonconforming lot of .24 acre parcel in a C Zoning District.
- This parcel recently received a Board of Health approval for a maximum of 1 bedroom dwelling with the proposed SDS and well for periodic/seasonal use only.
- The board agreed that this application doesn't need setback variances since there will be no addition or changes in the setback.
- There was a lengthy discussion about the Board of Health approval that was issued to this parcel. A question was raised as to why the approval is for seasonal use only. The board also has a concern whether the requested action is a use or area variance.
- After a very lengthy discussion, the board agreed to table the discussion. Needs to get the Town Attorney's opinion.
- No action taken.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

CAC Report  
For  
June 12<sup>th</sup>, 2018 Town Board Meeting

May 9th, 2018 CAC Meeting

- The CAC and the Library are teaming up for a series of educational community lectures throughout the summer. The first one will be held on June 28<sup>th</sup> at 6:30pm. The program is Composting for the Home, presented by a Cornell Cooperative Extension Master Gardener Volunteer.
- A proposal for a Christmas tree farm was discussed and deemed to have no issues. A letter was sent to the planning board
- There was a discussion of their new document regarding Town of Clinton Zoning Laws and developing your property. The document seems to be close to approval and will be included in future folders for distribution to new residents.

Report prepared by  
Michael Whitton

6/12/18

Dennie for you info  
\$ use as needed  
Ray D.

## Town Of Clinton Recreation

Recreation Meeting: May 4th.

Nancy Cunningham and Dan Harkenrider present.

### Pavilion Fee's:

\$150 for resident

\$250 non resident

\$350 organization

\$700 Commercial Rental

Summer camp will be: Grades K-5<sup>th</sup>.

\*Fee is \$75 resident and \$175 nonresident.

\$ 225

### Camp Weeks:

July 9-13

July 16-20

August 6-10

August 13-17

Swimming lessons will be offered for non -campers with a fee of \$25/week.  
Swimming lessons will be offered the same week as camp. (4 weeks). Contact the recreation director to sign up.

Summer Camp for Middle School (6-8) will be 2 weeks. We have enough kids to run this camp. Week of ~~July 9<sup>th</sup> and August 6<sup>th</sup>~~

July 16  
Aug 13

Basketball Camp July 23-27 if a minimum of 12 kids sign up. Grades 2-6.  
The fee will be \$75/player.

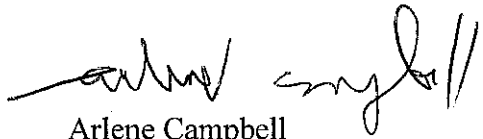
Lifeguards and gate guards started Memorial Weekend.

Lifeguards and gate guards will work weekends only through June.

Town of Clinton Building Department  
May 2018 Monthly Report  
Town Board Meeting 6-12-18

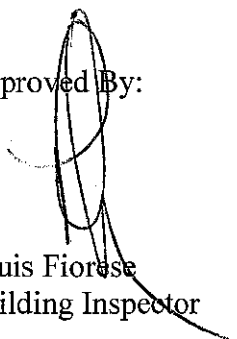
Number of Building Permits Issued	23
Number of CO & CC issued	16
Number of Title Search	11
Total Number of Mileage by the Building Inspector	<u>359 miles</u>
Total Cost of Construction	<u><u>\$ 1,120,804.22</u></u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese  
Building Inspector

# Permit Report By Type

05/01/2018 - 05/31/2018

Permit Type	Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
<b>Farm Structures</b>							
	BP-2018-6749	John Heist	E Meadowbrook Ln	6467-00-02147	05/07/2018	70,000.00	449.00
				<b>Farm Structures Total:</b>			<b>1</b>
				<b>Amount Totals:</b>		<b>70,000.00</b>	<b>449.00</b>
<b>Garage - Detached</b>							
	BP-2018-6761	Stephen Myers	24 Ryan Ct	6566-00-39635	05/24/2018	19,511.00	190.00
				<b>Garage - Detached Total:</b>			<b>1</b>
				<b>Amount Totals:</b>		<b>19,511.00</b>	<b>190.00</b>
<b>Generator</b>							
	BP-2018-6752	William Ultan	768 Fiddlers Bridge Rd	6468-00-20543	05/10/2018	20,734.22	90.00
	BP-2018-6756	Patricia Zolnik	93 Deer Ridge Dr	6368-00-16716	05/10/2018	7,400.00	90.00
	BP-2018-6757	Denis De Santis	19 Oak Grove Rd	6466-00-50586	05/10/2018	8,179.00	90.00
				<b>Generator Total:</b>			<b>3</b>
				<b>Amount Totals:</b>		<b>36,313.22</b>	<b>270.00</b>
<b>HVAC</b>							
	BP-2018-6766	James Pellegrino	10 Old Hollow Rd	6466-00-60096	05/31/2018	14,000.00	115.00
				<b>HVAC Total:</b>			<b>1</b>
				<b>Amount Totals:</b>		<b>14,000.00</b>	<b>115.00</b>
<b>In Ground Pool</b>							
	BP-2018-6762	James Devlin	8 Walnut Ln	6367-00-54203	05/24/2018	55,000.00	225.00
				<b>In Ground Pool Total:</b>			<b>1</b>
				<b>Amount Totals:</b>		<b>55,000.00</b>	<b>225.00</b>
<b>Mechanical</b>							
	BP-2018-6759	Marsha Zipser	18 Hollow Rd	6267-00-22766	05/17/2018	3,250.00	100.00
	BP-2018-6760	Barry Milea	46 Rymph Rd	6366-00-12076	05/22/2018	4,500.00	100.00
	BP-2018-6765	Roland Neumann	371 Schultsville Rd	6567-00-11765	05/31/2018	27,000.00	115.00
				<b>Mechanical Total:</b>			<b>3</b>
				<b>Amount Totals:</b>		<b>34,750.00</b>	<b>315.00</b>
<b>New Residential</b>							
	BP-2018-6748	David M Crosson	David M. Crosson 43 Forever Ivy Lane	6266-00-94851	05/07/2018	500,000.00	839.10
				<b>New Residential Total:</b>			<b>1</b>
				<b>Amount Totals:</b>		<b>500,000.00</b>	<b>839.10</b>
<b>Oil Tank</b>							
	BP-2018-6755	Carl Marchese	339 Hollow Rd	6267-00-92026	05/10/2018	4,400.00	115.00
	BP-2018-6763	Ronald Smith	461 Lake Dr	6469-00-14250	05/31/2018	3,250.00	115.00
				<b>Oil Tank Total:</b>			<b>2</b>
				<b>Amount Totals:</b>		<b>7,650.00</b>	<b>230.00</b>
<b>Renovation</b>							
	BP-2018-6751	Omega Institute	123-165 Lake Dr	6368-00-93872	05/10/2018	25,000.00	155.00
	BP-2018-6754	Steven Hitz	103 Nine Partners Rd	6468-00-63654	05/10/2018	5,500.00	126.50
	BP-2018-6758	Michael Hochberger	111 Woodlea Rd	6466-00-29392	05/17/2018	12,500.00	120.00
	BP-2018-6764	Joseph Hetsler	166 Long Pond Rd	6468-00-29887	05/31/2018	6,600.00	100.00

**Permit Type**

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
				<b>Renovation Total:</b>		<b>4</b>
				<b>Amount Totals:</b>	<b>49,600.00</b>	<b>501.50</b>
<b>Residential Addition</b>						
BP-2018-6746	Joseph Drago	238 Hollow Rd	6267-00-70331	05/01/2018	100,000.00	475.80
				<b>Residential Addition Total:</b>		<b>1</b>
				<b>Amount Totals:</b>	<b>100,000.00</b>	<b>475.80</b>
<b>Residential Alteration</b>						
BP-2018-6745	Todd and Melissa Coggeshall	354 Nine Partners Rd	6568-00-23671	05/01/2018	60,000.00	260.00
				<b>Residential Alteration Total:</b>		<b>1</b>
				<b>Amount Totals:</b>	<b>60,000.00</b>	<b>260.00</b>
<b>Roof Mounted Solar ES</b>						
BP-2018-6744	Katherine & Eric Bachli	129 Old Bulls Head Rd	6469-00-87854	05/01/2018	20,000.00	150.00
BP-2018-6747	Amy Cocina	25 Slate Quarry Rd	6369-00-84278	05/03/2018	65,000.00	150.00
BP-2018-6750	Omega Institute	123-165 Lake Dr	6368-00-93872	05/08/2018	28,980.00	167.00
				<b>Roof Mounted Solar ES Total:</b>		<b>3</b>
				<b>Amount Totals:</b>	<b>113,980.00</b>	<b>467.00</b>
<b>Tennis/Basketball Court</b>						
BP-2018-6753	Angelo Acquista	105 Field Rd	6470-00-96305	05/10/2018	60,000.00	296.00
				<b>Tennis/Basketball Court Total:</b>		<b>1</b>
				<b>Amount Totals:</b>	<b>60,000.00</b>	<b>296.00</b>
				<b>Permit Grand Total:</b>		<b>23</b>
				<b>Amount Grand Totals:</b>	<b>1,120,804.22</b>	<b>4,633.40</b>



June 06, 2018

# Town of Clinton CO & CC Issued Report

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

Accessory Alteration			Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type				
BP-2015-6429	6368-00-93872CC		1391	Omega Institute	123-165 Lake Dr	5/10/2018
Accessory Alteration # of CC/CO :Issued : <u>1</u>						
Barn/Shed			Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type				
3941	6267-00-92026CO		5444	Carl Marchese	339 Hollow Rd	5/8/2018
Barn/Shed # of CC/CO :Issued : <u>1</u>						
Conversion To Residential			Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type				
262	6469-00-1425CCO		5454	Ronald Smith	461 Lake Dr	5/31/2018
Conversion To Residential # of CC/CO :Issued : <u>1</u>						
Demolition Permit			Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type				
BP-2018-6743	6267-00-7033ICC		1390	Joseph Drago	238 Hollow Rd	5/1/2018
Demolition Permit # of CC/CO :Issued : <u>1</u>						
Garage - Detached			Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type				
2751	6366-00-3525CCO		5450	Michael Canale	412 Ruskey Ln	5/24/2018
87	6469-00-1425CCO		5453	Ronald Smith	461 Lake Dr	5/31/2018
BP-2006-5080	6469-09-21263CO		5451	Karina Pozza	22 Siver Lake Rd	5/24/2018
Garage - Detached # of CC/CO :Issued : <u>3</u>						

Garage/Carpport - Attached			
Permit #	SBL	Completion Type	Completion Number
1075	6466-00-60096CO		5455
BP-2014-6265	6369-00-13135CO		5446

Applicant: James Pellegrino  
 Location: 10 Old Hollow Rd  
 Issue Date: 5/31/2018

Applicant: Barbara Whan  
 Location: 238 Zipfeldburg Rd  
 Issue Date: 5/10/2018

Garage/Carpport - Attached # of CC/CO :Issued : 2

Mechanical			
Permit #	SBL	Completion Type	Completion Number
BP-2018-6759	6267-00-22766CC		1392

Applicant: Marsha Zipser  
 Location: 18 Hoiollow Rd  
 Issue Date: 5/17/2018

Mechanical # of CC/CO :Issued : 1

New Residential			
Permit #	SBL	Completion Type	Completion Number
47	6468-00-20543CO		5445
BP-2017-6637	6367-00-32796CO		5448

Applicant: George Fairbairn  
 Location: 768 Fiddlers Bridge Rd  
 Issue Date: 5/10/2018

Applicant: Daniel and Melissa Ber  
 Location: 364 Fiddlers Bridge Rd  
 Issue Date: 5/22/2018

New Residential # of CC/CO :Issued : 2

Oil Tank			
Permit #	SBL	Completion Type	Completion Number
BP-2014-6311	6566-00-49064CC		1393

Applicant: Christopher Palmiero  
 Location: 2372 Salt Point Tpke  
 Issue Date: 5/31/2018

Oil Tank # of CC/CO :Issued : 1

Renovation			
Permit #	SBL	Completion Type	Completion Number
BP-2017-6642	6467-00-05873CO		5452

Applicant: BBH White LLC  
 Location: 176 Schoolhouse Rd  
 Issue Date: 5/29/2018

Renovation # of CC/CO :Issued : 1

Residential Addition			
Permit #	SBL	Completion Type	Completion Number
2137	6366-00-35250CO		5449
BP-2017-6633	6566-01-41581CO		5447

Applicant: Michael Canale  
 Location: 412 Ruskey Ln  
 Issue Date: 5/24/2018

Applicant: Shawn Hicks  
 Location: 56 Talleur Ln  
 Issue Date: 5/22/2018

Residential Addition # of CC/CO :Issued : 2

**Grand Total: 16**

June 6, 2018

TO: TOWN BOARD

FROM: Michael Appolonia  
Zoning Administrator

**SUBJECT: JUNE, 2018 ZONING ADMINISTRATOR REPORT**

**CRIMSON HILL SUBDIVISION**

A notice of violation was issued to McGrath Realty for signage on Crimson Hill Rd. which is in violation for size, and for which no application was applied. The Realty is making an application before the Planning Board.

**REVIEW OF PERMITS**

Twenty three (23) permits were reviewed, and approved by the Zoning Administrator. The reviews involved issues such as: New Residential, Residential Additions, Farm Structures, Garage Additions, Generators, Pools, Solar, and Basketball/ Tennis Courts.

**ADOLPHSEN, FALLKILL ROAD**

After a final warning was given to the homeowner for multiple vehicle violations, and property sanitation violations, legal papers are being drawn that will involve court action.

**GOSIEWSKI—VAN STEENBERG**

A final notice of violation was sent to the property owner for having six(6) unlicensed and unregistered automobiles on his property on Fiddlers Bridge Road, in violation of Town Code Section 153 dealing with junk yards, and junk dealers. Final formal enforcement action will proceed.

**TEEPEE- FIDDLERS BRIDGE ROAD**

A Certified Notice of Violation was given to the homeowner for violating the Town of Clinton Zoning Code, section 250-22 and section 250-29 for erecting a Teepee as an accessory dwelling , or accessory structure. The Teepee (Tent) was advertised as a rental on Air B&B. The access road was also a concern from a safety perspective.

**STEWARTS SHOPS- HOURS OF OPERATION**

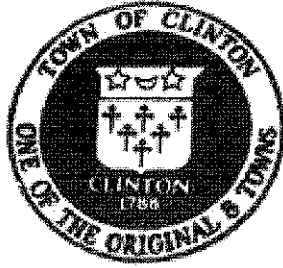
The established hours of operation are 6:00 AM to 10:00 PM daily. A posted sign indicated 5:00 AM to 10:00 PM. This violation of the established hours of operation was brought to the attention of the store manager, and the ZA informed the general area manager of the violation. Stewarts is making application to the Planning Board for modification.

BELL PROPERTY- SCHULTZVILLE ROAD

A STOP WORK ORDER was issued to the contractor for disturbing the existing stream and pond effluent without a permit from the Town of Clinton. The contractor had a DEC permit, but never applied to our town for a permit, as required. The contractor is planning to comply with our law.



Michael Appolonia  
Zoning Administrator  
06-06-18



Highway Report  
For  
June 12th, 2018 Meeting

- Prepare Fiddlers Bridge , Lake Pleasant & Browns Pond with last minute corrections i.e blacktop, for Oil and stone
- Oil and Stone Fiddlers Bridge Road , Lake Pleasant, Browns Pond and Old Bullshead
- Maintenance on trucks after oil and stone project
- Preparing winter trucks for summer storage after Inspecting for deficiencies, and making any repairs
- Dirt and Cold Patching ongoing
- Began roadside mowing

Library Report  
For  
June 12th, 2018 Town Board Meeting

The Library had two trustee meetings since the last Town Board meeting.

May 14<sup>th</sup>, 2018

- Approved a new Finance Policy
- Discussed a shredding event that took place on June 2<sup>nd</sup>, and a Charity Golf Tournament at Dinsmore scheduled for September 15<sup>th</sup>.
- Several trustees went on a field trip to visit other small libraries in order to get ideas regarding for improving the layout, circulation desk, and entry of our library.
- They discussed an upcoming meeting with State Assembly member Did Barrett regarding funding for capital projects.

June 11<sup>th</sup>, 2018

- Tim Sullivan has joined the board of trustees. They now have seven trustees on the library board, leaving two vacancies.
- The library is continuing to attract large numbers to their community events. There was a successful shredding event last week. Contra dance events are taking place on the 2<sup>nd</sup> Saturday of each month for the remainder of the year. Also, the summer concert series kicks off on June 29<sup>th</sup>, and will continue on Friday nights throughout July and August.
- They continue to make long term plans in terms of operations, facilities, and fundraising

Report prepared by  
Michael Whitton

Altice Report  
For  
June 12th, 2018 Town Board Meeting

There was no communication from Altice to the town this past month. I advocated on behalf of the Clinton Historical Society to secure free internet access for them. Unfortunately, Altice only provides a free cable hookup to municipal and educational organizations, not internet service.

Report prepared by  
Michael Whitton

Town of Clinton Zoning revision met on 6/4 and 5/21 and discussed the following items:

1. Discussed comments of the Zoning board of Appeals
2. Commercial Communications Facilities
3. Non-Conforming use and Structures
4. Use chart
5. Area and bulk charts
6. Site plan review
7. Special use permit
8. Motor vehicles
9. Educational institutions
10. Steep slopes
11. Cluster development
12. Zoning Revision Tracker

Wrapping up committee and reviewing all sections to present to Town Board will take place on 6/18

Thank you

Dean Michael, MBA



Town of  
Clinton NY  
email

Carol Mackin <townclerk@townofclinton.com>

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## Zoning revision Meeting notes

1 message

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**dmichael@getaction.net** <dmichael@getaction.net>

Tue, Jun 5, 2018 at 3:04 PM

To: Michael Appolonia <mda260@gmail.com>, Eliot Werner <eliotwerner@optonline.net>, Ray Oberly <townsupervisor@townofclinton.com>, Nancy Cunningham <nancyny33@yahoo.com>, Michael Whitton <whittontownboard@gmail.com>

Cc: Town Clerk <townclerk@townofclinton.com>

Town of Clinton Zoning revision met on 6/4 and 5/21 and discussed the following items:

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Dean Michael, MBA