

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
September 11, 2018**

**August 21, 2018 PB Meeting**

**Brands 2 (Sketch Plan) Lot subdivision** - property on 110 Rymph Road, Tax Grid No. 6266-00-920931

Applicant wishes to subdivide a 98 acre parcel into 2 lots. Parcel A – 19.69 acres and Parcel B – 78 acres.

- The property is in the AR3 Zoning District.
- This is a 98 .61 acre parcel which comprises of 20 acres on the east side and 78 plus acres on the west side of Rymph Road and is vacant land.
- Property owner to the west side wishes to buy the lot.
- Applicant noted that over 70 acres of land will remain the Forest Act (480 (a) RPTL). There are no plans for any additional residential building on the property.
- Sketch plan approval was granted.
- The board declare lead agency. SEQRA needs to be circulated.
- Public hearing is set on September 21, 2018.
- No other action is taken.

**Levi Demolition Plan** - 39 Lake Pleasant Drive Tax Grid No. 6268-00-778071

Applicant wishes to demolish a house with attached garage and a shed.

- This is a 1.1 acre parcel in an AR 5 Zoning District.
- The house was built as a hunter's cabin before World War II, renovated in 1970 and currently use as a residence.
- The application was originally submitted by the previous owner Levi. The new owner of the property is Cat and Dog Properties LLC.
- House has no historical or state designation per the applicant.
- A crawl space will be filled and erosion control measures will be taken as required.
- It was noted that Cats and Dog Properties LLC also bought the two adjoining lots.

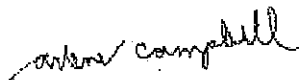
- Applicant expressed their intention of combining the subject parcel with the adjoining lots on either side. Total acreage of these 3 parcels will be 3.09 acres.
- Note that all three lots are pre-existing non-conforming lots three homes could be built on the properties as currently zoned.
- The proposed action will bring the property closer to the 5 acre zoning in which it sits.
- Requested Demolition Plan approval was granted.

**Forziatti Wetlands Permit** – 465 Schultzville Road, Tax Grid No. 6567-00-134518

Applicant requests Water Law Permit due to disturbance within the buffer of Wappinger Creek and pond.

- It was noted that the property owner received a Stop Work Order Notice from the Zoning Administrator due to the activities performed without the necessary Town Approval.
- The property owner explained that they want to dredge 3,500 cubic yards of sediment to restore an in-stream pond.
- Note that the property owner has a DEC Permit to do the above work.
- After the initial review, the board agreed to send this application to the Town Engineer for review.
- Escrow was established.
- No action was 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 9-11-18**

**Mahoney Area Variance – 27 Shadblow Lane, Tax Grid No. 6469-00-906258.**

The applicants wish to extend the variance that was approved in August of 2017.

- Variance to 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 3,187 square feet was granted in 2017.
- This is a 25 acre parcel in the AR5 Zone District.
- Applicants requested a variance extension due to Board of Health approval's septic review.
- Variance was extended for another year.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report  
September 11th, 2018 Town Board Meeting

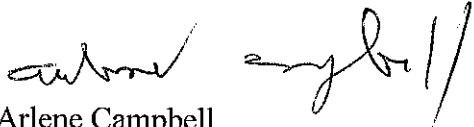
The Conservation Advisory Committee has not met since our last Town Board meeting. They will have their regular meeting tomorrow, September 12<sup>th</sup> at 4pm.

Report prepared by  
Michael Whitton

Town of Clinton Building Department  
August 2018 Monthly Report  
Town Board Meeting 9-11-18

|  |                   |
|--|-------------------|
| Number of Building Permits Issued                    | 12                |
| Number of CO & CC issued                             | 23                |
| Number of Title Search                               | 12                |
| Total Number of Mileage by the<br>Building Inspector | <u>144 miles</u>  |
| Total Cost of Construction                           | \$ <u>538,200</u> |

Prepared By:

  
Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

  
Louis Fiorese  
Building Inspector

# Permit Report By Type

08/01/2018 - 08/31/2018

**Permit Type**

| Permit #                                | Applicant                    | Parcel Location            | SBL#          | Issued     | Valuation         | Fee Amount      |
|---|------------------------------|----------------------------|---------------|------------|-------------------|-----------------|
| <b>Barn/Shed</b>                        |                              |                            |               |            |                   |                 |
| BP-2018-6809                            | Thomas Bonanno               | 85 Pumpkin Ln              | 6567-00-42743 | 08/23/2018 | 45,000.00         | 475.00          |
| BP-2018-6810                            | Mary Steiner                 | Mary Steiner 276 Hollow Rd | 6267-00-73523 | 08/23/2018 | 20,000.00         | 315.00          |
| <b>Barn/Shed Total:</b>                 |                              |                            |               |            |                   | <b>2</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>65,000.00</b>  | <b>790.00</b>   |
| <b>Conversion To Residential</b>        |                              |                            |               |            |                   |                 |
| BP-2018-6798                            | Donald Hart                  | 178 Schultz Hill Rd        | 6368-00-25965 | 08/06/2018 | 62,000.00         | 266.00          |
| <b>Conversion To Residential Total:</b> |                              |                            |               |            |                   | <b>1</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>62,000.00</b>  | <b>266.00</b>   |
| <b>Generator</b>                        |                              |                            |               |            |                   |                 |
| BP-2018-6808                            | Stephen Berger               | 83 Pumpkin Ln              | 6567-00-42837 | 08/16/2018 | 10,000.00         | 490.00          |
| <b>Generator Total:</b>                 |                              |                            |               |            |                   | <b>1</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>10,000.00</b>  | <b>490.00</b>   |
| <b>In Ground Pool</b>                   |                              |                            |               |            |                   |                 |
| BP-2018-6801                            | Matthew Van Worner           | 20 Maple Ln                | 6468-00-54276 | 08/09/2018 | 30,000.00         | 225.00          |
| <b>In Ground Pool Total:</b>            |                              |                            |               |            |                   | <b>1</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>30,000.00</b>  | <b>225.00</b>   |
| <b>Oil Tank</b>                         |                              |                            |               |            |                   |                 |
| BP-2018-6800                            | Cynthia Kern                 | 116 Sunset Trl             | 6467-00-35744 | 08/09/2018 | 3,200.00          | 115.00          |
| <b>Oil Tank Total:</b>                  |                              |                            |               |            |                   | <b>1</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>3,200.00</b>   | <b>115.00</b>   |
| <b>Renovation</b>                       |                              |                            |               |            |                   |                 |
| BP-2018-6802                            | New Horizons Resources, Inc. | 19 Hickory Hill Rd         | 6566-00-55945 | 08/13/2018 | 20,000.00         | 140.00          |
| BP-2018-6804                            | James Williamson             | 244 Sunset Trl             | 6467-00-49864 | 08/14/2018 | 150,000.00        | 530.00          |
| BP-2018-6805                            | Frank Valentino              | 56 Tobin Dr                | 6569-00-19824 | 08/15/2018 | 150,000.00        | 530.00          |
| BP-2018-6806                            | Timothy Snyder               | 381 Nine Partners Rd       | 6568-00-29284 | 08/15/2018 | 1,000.00          | 83.00           |
| BP-2018-6807                            | Cynthia Kern                 | 116 Sunset Trl             | 6467-00-35744 | 08/15/2018 | 30,000.00         | 570.00          |
| <b>Renovation Total:</b>                |                              |                            |               |            |                   | <b>5</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>351,000.00</b> | <b>1,853.00</b> |
| <b>Storage/Utility Building</b>         |                              |                            |               |            |                   |                 |
| BP-2018-6799                            | Peter Jacob                  | 1549 Hollow Rd             | 6566-00-27536 | 08/06/2018 | 17,000.00         | 272.00          |
| <b>Storage/Utility Building Total:</b>  |                              |                            |               |            |                   | <b>1</b>        |
| <b>Amount Totals:</b>                   |                              |                            |               |            | <b>17,000.00</b>  | <b>272.00</b>   |
| <b>Permit Grand Total:</b>              |                              |                            |               |            |                   | <b>12</b>       |
| <b>Amount Grand Totals:</b>             |                              |                            |               |            | <b>538,200.00</b> | <b>4,011.00</b> |

September 05, 2018

# Town of Clinton CO & CC Issued Report

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

| Above Ground Pool |                | Completion Type | Completion Number | Applicant            | Location            | Issue Date |
|-------------------|----------------|-----------------|-------------------|----------------------|---------------------|------------|
| Permit #          | SBL            | Completion Type | Completion Number | Applicant            | Location            | Issue Date |
| BP-2009-5539      | 6368-00-1665CC |                 | 1409              | Columbia Drumlin LLC | 242 Schultz Hill Rd | 8/13/2018  |

Above Ground Pool # of CC/CO :Issued : 1

| Barn/Shed |                 | Completion Type | Completion Number | Applicant     | Location      | Issue Date |
|-----------|-----------------|-----------------|-------------------|---------------|---------------|------------|
| Permit #  | SBL             | Completion Type | Completion Number | Applicant     | Location      | Issue Date |
| 824       | 6469-00-84005CO |                 | 5471              | Anderson Leif | 5 Longview Rd | 8/21/2018  |

Barn/Shed # of CC/CO :Issued : 1

| Garage - Detached |                 | Completion Type | Completion Number | Applicant     | Location      | Issue Date |
|-------------------|-----------------|-----------------|-------------------|---------------|---------------|------------|
| Permit #          | SBL             | Completion Type | Completion Number | Applicant     | Location      | Issue Date |
| 704               | 6469-00-84005CO |                 | 5470              | Anderson Leif | 5 Longview Rd | 8/21/2018  |

Garage - Detached # of CC/CO :Issued : 1

| Generator    |                 | Completion Type | Completion Number | Applicant           | Location       | Issue Date |
|--------------|-----------------|-----------------|-------------------|---------------------|----------------|------------|
| Permit #     | SBL             | Completion Type | Completion Number | Applicant           | Location       | Issue Date |
| BP-2012-6046 | 6467-00-22590CC |                 | 5475              | Philip Knollmueller | 909 Centre Rd  | 8/30/2018  |
| BP-2012-6047 | 6467-00-35744CC |                 | 1404              | Jane Boisseau       | 116 Sunset Trl | 8/6/2018   |
| BP-2012-6067 | 6267-00-46545CC |                 | 1403              | Timothy Morrell     | 114 Hollow Rd  | 8/6/2018   |
| BP-2015-6402 | 6368-00-82954CC |                 | 1405              | Seth Melhado        | 41-51 Lake Dr  | 8/8/2018   |

Generator # of CC/CO :Issued : 4

| Hot Tub  |                 | Completion Type | Completion Number | Applicant       | Location             | Issue Date |
|----------|-----------------|-----------------|-------------------|-----------------|----------------------|------------|
| Permit # | SBL             | Completion Type | Completion Number | Applicant       | Location             | Issue Date |
| 4182     | 6469-00-16002CC |                 | 1416              | Francis Venezia | 226-232 Long Pond Rd | 8/30/2018  |

Hot Tub # of CC/CO :Issued : 1

| In Ground Pool |                 |                                 |
|----------------|-----------------|---------------------------------|
| Permit #       | SBL             | Completion Type                 |
| BP-2017-6660   | 6468-00-63243CC |                                 |
|                |                 | Completion Number<br>1411       |
|                |                 | Applicant<br>Noah White         |
|                |                 | Location<br>90 Nine Partners Rd |
|                |                 | Issue Date<br>8/21/2018         |

In Ground Pool # of CC/CO :Issued : 1

| Mechanical   |                 |   |
|--------------|-----------------|---|
| Permit #     | SBL             | Completion Type                                 |
| BP-2017-6639 | 6469-00-62498CC |   |
| BP-2018-6721 | 6267-00-33755CC |   |
|              |                 | Completion Number<br>1413<br>1415               |
|              |                 | Applicant<br>Louis Kavoussi<br>L Emerson Burger |
|              |                 | Location<br>155 Milan Hollow Rd<br>40 Creek Rd  |
|              |                 | Issue Date<br>8/27/2018<br>8/29/2018            |

Mechanical # of CC/CO :Issued : 2

| New Residential |                 |   |
|-----------------|-----------------|---|
| Permit #        | SBL             | Completion Type                                   |
| 521             | 6566-00-00342CO |   |
| BP-2016-6585    | 6367-00-15431CO |   |
|                 |                 | Completion Number<br>5476<br>5468                 |
|                 |                 | Applicant<br>Thompson Gleed<br>Thomas Rea         |
|                 |                 | Location<br>1413 Hollow Rd<br>89 W Meadowbrook Ln |
|                 |                 | Issue Date<br>8/30/2018<br>8/9/2018               |

New Residential # of CC/CO :Issued : 2

| Oil Tank     |                 |   |
|--------------|-----------------|---|
| Permit #     | SBL             | Completion Type                               |
| BP-2012-6042 | 6367-00-29158CC |   |
| BP-2018-6800 | 6467-00-35744CC |   |
|              |                 | Completion Number<br>1412<br>1414             |
|              |                 | Applicant<br>Stuart E Findlay<br>Cynthia Kern |
|              |                 | Location<br>62 Seelbach Ln<br>116 Sunset Trl  |
|              |                 | Issue Date<br>8/21/2018<br>8/28/2018          |

Oil Tank # of CC/CO :Issued : 2

| Renovation   |                 |  |
|--------------|-----------------|--|
| Permit #     | SBL             | Completion Type  |
| BP-2017-6638 | 6469-00-62498CC |  |
| BP-2018-6751 | 6368-00-93872CO |  |
| BP-2018-6807 | 6467-00-35744CO |  |
|              |                 | Completion Number<br>1406<br>5469<br>5474                            |
|              |                 | Applicant<br>Louis Kavoussi<br>Omega Institute<br>Cynthia Kern       |
|              |                 | Location<br>155 Milan Hollow Rd<br>123-165 Lake Dr<br>116 Sunset Trl |
|              |                 | Issue Date<br>8/9/2018<br>8/9/2018<br>8/28/2018                      |

Renovation # of CC/CO :Issued : 3

| Residential Addition |                 |                                    |
|----------------------|-----------------|------------------------------------|
| Permit #             | SBL             | Completion Type                    |
| BP-2017-6688         | 6367-00-11796CO |                                    |
|                      |                 | Completion Number<br>5472          |
|                      |                 | Applicant<br>Jack & Marion Auspitz |
|                      |                 | Location<br>297 Fiddlers Bridge Rd |
|                      |                 | Issue Date<br>8/23/2018            |

Residential Addition # of CC/CO :Issued : 1



**Residential Alteration**

| Permit #     | SBL             | Completion Type | Completion Number | Applicant    | Location           | Issue Date |
|--------------|-----------------|-----------------|-------------------|--------------|--------------------|------------|
| BP-2016-6451 | 6268-00-9853CCO |                 | 5473              | Hilary Lantz | 378 Browns Pond Rd | 8/27/2018  |

Residential Alteration # of CC/CO :Issued : 1

**Roof Mounted Solar ES**

| Permit #     | SBL             | Completion Type | Completion Number | Applicant              | Location              | Issue Date |
|--------------|-----------------|-----------------|-------------------|------------------------|-----------------------|------------|
| BP-2018-6744 | 6469-00-87854CC |                 | 1408              | Katherine & Eric Bachl | 129 Old Bulls Head Rd | 8/9/2018   |
| BP-2018-6750 | 6368-00-93872CC |                 | 1407              | Omega Institute        | 123-165 Lake Dr       | 8/9/2018   |

Roof Mounted Solar ES # of CC/CO :Issued : 2

**Storage/Utility Building**

| Permit # | SBL             | Completion Type | Completion Number | Applicant      | Location     | Issue Date |
|----------|-----------------|-----------------|-------------------|----------------|--------------|------------|
| 3596     | 6267-00-73013CC |                 | 1410              | Susan Petersen | 14 Lauren Ln | 8/14/2018  |

Storage/Utility Building # of CC/CO :Issued : 1

**Grand Total: 23**

SEPTEMBER 5, 2018

TO: TOWN BOARD

FROM: Michael Appolonia  
Zoning Administrator

**SUBJECT: AUGUST 2018 ZONING ADMINISTRATOR REPORT**

**FALLKILL ROAD**


A Certified Notice of Violation had been delivered to the owner of the property. The violations still not remedied, necessitates the preparation for action, and the Town will impose penalties, in accordance with Town Code.

**LONG POND ROAD**

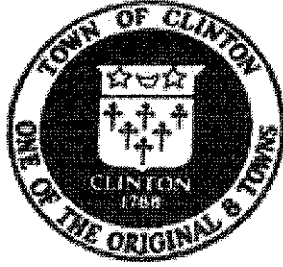
The property is in a severe state of disrepair, Condemnation proceedings are being prepared. A building inspection will be pursued, with the approval of the owner, and a determination and findings will be reported, with follow-up.

**REVIEW OF PERMITS**

The Zoning Administrator reviewed nineteen (12) permits. These permits regarded types such as, Solar, Pool, Mechanical Renovations, oil tanks, and Additions to Property.

  
Michael Appolonia  
Zoning Administrator

9/5/18



Highway Report  
For  
September 11th, 2018 Meeting

- Rain storm clean up- clear waterways and fallen trees
- Replace culvert pipe on Shadblow Lane
- Cut dead trees with Bucket truck ( shared service truck)
- Begin to service winter trucks in preparation for winter months i.e replace hydraulic hoses, tires, and miscellaneous repairs
- Cut brush around town
- Roadside mowing
- Dirt patching is ongoing

Library Report  
September 11th, 2018 Town Board Meeting

Due to the Rosh Hashanah holiday, the library trustees did not meet on the second Monday of the month. It has been rescheduled for Monday, September 17<sup>th</sup>.

Report prepared by  
Michael Whitton

Altice Report  
September 11th, 2018 Town Board Meeting

We received a notice from Altice, dated August 31, 2018, enumerating several pricing changes for new residential and commercial customers.

- The monthly Sports Surcharge will increase from \$7.97 to \$8.97, for new customers subscribing to the Optimum Core or higher tiers.
- All video customers currently pay a \$4.99 monthly surcharge. This surcharge will increase to \$5.99 for new customers.
- New customers currently pay \$19.99 per month for Broadcast Basic, which will increase to \$24.99 per month.

As always, all pricing information is available online at [optimum.net](http://optimum.net)

Report prepared by  
Michael Whitton



**VIA ELECTRONIC FILING**

August 31, 2018

To Whom It May Concern:

Altice USA, Inc. ("Altice USA" or "the Company") hereby notifies the Commission that effective October 1, 2018, there will be changes to pricing for new residential and commercial video customers. As usual, updated pricing information will be available on our website at [www.Optimum.net](http://www.Optimum.net).

Altice is dedicated to providing customers with an exceptional TV experience that meets their connectivity and entertainment needs at a great value. The pricing changes reflect the rising rates that programmers charge Altice USA to carry their content, particularly sports and broadcast programming – and are comparable to prices offered by other providers. Specific changes are noted below.

- **Sports Surcharge**: To partially cover the continually increasing costs that programmers charge Altice USA to carry sports, the monthly Sports Surcharge will increase from \$7.97 to \$8.97, for new customers subscribing to the Optimum Core or higher tiers. (Broadcast Basic & Economy customers are not charged the Sports Surcharge.)
- **Broadcast TV Surcharge**: To partially offset the increased costs that broadcasters charge, all video customers currently pay a \$4.99 monthly surcharge. This surcharge will increase to \$5.99 for new customers.
- **Broadcast Basic Tier**: New customers currently pay \$19.99 per month for Broadcast Basic, which will increase to \$24.99 per month.

As always, if you have any questions please feel free to call me at 929-418-4750 or by email at [John.Dullaghan@AlticeUSA.com](mailto:John.Dullaghan@AlticeUSA.com).

Sincerely,

John Dullaghan  
Director, Government Affairs

WIC Report  
September 11th, 2018 Town Board Meeting

The Wappinger Creek Watershed Inter-municipal Council meeting is held quarterly. The next meeting is at the end of October.

In related announcements, the Village of Wappinger Falls is working with partners KC Engineering and Cornell Cooperative Extension of Dutchess County (CCEDC) to update the Nine-Element Watershed Management Plan for the Wappinger Creek. The project includes ongoing water quality sampling, development of a watershed characterization report, and recommendations for management strategies. It will also eventually highlight a number of plans for potential implementation projects within the watershed focused on water quality, flood mitigation, stream bank stabilization, and aquatic habitat restoration and connectivity.

Public outreach and engagement will be critical throughout this process. CCEDC will be hosting the first of three public meetings for the project on Thursday, September 20th from 6:30 PM – 8:30 PM at the Dutchess County Farm & Home Center in Millbrook.

Report prepared by  
Michael Whitton