

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

**October 16, 2018 PB Meeting**

**Stewarts Shop Amendment of Special Use Permit – 2300 Salt Point Turnpike, Tax Grid No. 6566-00-331457.**

The applicant requests an Amendment to existing Special Permit for the purpose of extending the hours of operation from 5:00 am to 11:00 pm for the store and gas station.

- The property is in the Hamlet Zoning District.
- Sec. 250.11 C-5 of the Town of Clinton Zoning Law limits the hours of operation for commercial uses to 6:00 am to 10:00 pm.
- Variance was granted by the Zoning Board of Appeals on September 26, 2018.
- Lead Agency was declared for SEQRA purposes.
- Public hearing was scheduled to November 20<sup>th</sup> meeting.
- No other action taken.

**Harts Steep Slopes Permit - 188-192 Schultzhill Road, Tax Grid No. 6368-00-164630.**

The applicant is seeking Steep Slopes Permit due to the disturbance of Steep Slopes per Sec. 250-72 of the Town of Clinton Zoning Law.

- This is a vacant parcel of 20.8 acre parcel (Lot S1) in the AR5 Zoning District.
- Applicant seeks Steep Slopes Permit to allow an in-ground absorption trenches and pipe (septic system) to pass through the steep slope of 25 degrees (15-25%).
- The board agreed to defer this application to the Town Engineer. They feel that the trenching of the sewer pipe has a minimal disturbance and no regrading involved.
- Escrow was established.
- No other action taken.

**Aberdeen Farm Site Plan for Ground Mounted SES – 193 Hollow Road, Tax  
Grid No. 6267-00-640517.**

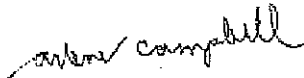
Applicant seeks Site Plan application to install a ground mounted solar energy system.

- The ground mounted solar array will be comprised of two arrays, consisting of 36 and 32 solar panels.
- This is a 61 acre parcel in the AR5 Zoning District.
- The board declared lead agency. For SEQRA purposes.
- Needs to be circulated to the interested agencies per SEQR requirement.
- Public hearing is scheduled to November 20, 2018.
- No other action taken.

**November 6, 2018 PB Meeting**

Meeting was canceled due to General Election Day.

Prepared by:



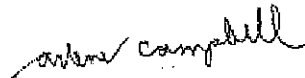
Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON  
ZONING BOARD OF APPEALS MEETING  
MONTHLY REPORT  
TB meeting 11-13-18**

The October 2018 ZBA meeting was cancelled due to applicant's emergency.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report  
November 13, 2018 Town Board Meeting

The Conservation Advisory Committee met October 10, at 4pm.

- The CAC discussed the three programs that they co-sponsored with the Library over the last few months, and plans for more of this in the future. Related to those programs, information about ticks has been added to the CAC welcome folders.
- Theron Tompkins has been asked for some assistance repairing benches along the Nature Trail.
- There was a discussion about the Nine Element Plan being developed by the Wappinger Creek Inter-municipal Council.

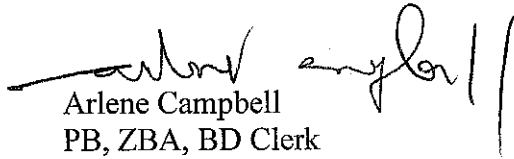
The next meeting will be held November 14, at 4:30pm.

Report prepared by  
Michael Whitton

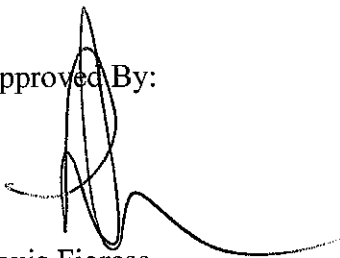
Town of Clinton Building Department  
October 2018 Monthly Report  
Town Board Meeting 11-13-18

Number of Building Permits Issued	10
Number of CO & CC issued	9
Number of Title Search	9
Total Number of Mileage by the Building Inspector	<u>198</u> miles
Total Cost of Construction	\$ <u>374,350.00</u>

Prepared By:

  
Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

  
Louis Fiorese  
Building Inspector

# Permit Report By Type

10/01/2018 - 10/31/2018

**Permit Type**

Permit #	Owner	Parcel Location	SBL#	Issued	Valuation	Fee Amount
<b>Farm Structures</b>						
BP-2018-6833	Dennis Gendron	62 Nine Partners Rd	6468-00-56237	10/04/2018	59,000.00	512.00
<b>Farm Structures Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>59,000.00</b>	<b>512.00</b>
<b>Garage - Detached</b>						
BP-2018-6838	Joseph O'Brien	203 Silver Lake Rd	6470-00-34902	10/18/2018	100,000.00	420.60
<b>Garage - Detached Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>100,000.00</b>	<b>420.60</b>
<b>Generator</b>						
BP-2018-6832	Harvey Podolsky	282 Kansas Rd	6369-00-76746	10/04/2018	8,100.00	90.00
BP-2018-6836	Ary and Judy Freilich	445-455 Pumpkin Ln	6568-00-17915	10/18/2018	45,500.00	90.00
<b>Generator Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>53,600.00</b>	<b>180.00</b>
<b>Renovation</b>						
BP-2018-6839	Anderson Educational	368 Allen Rd	6466-00-53295	10/25/2018	13,800.00	121.40
<b>Renovation Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>13,800.00</b>	<b>121.40</b>
<b>Residential Addition</b>						
4533	Mark Pozza	12 Skytop Rdg	6469-00-09367	10/09/2018	65,000.00	1,200.00
<b>Residential Addition Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>65,000.00</b>	<b>1,200.00</b>
<b>Residential Alteration</b>						
BP-2018-6834	Bruce Brown	119 Mountain View Rd	6368-00-16292	10/04/2018	75,000.00	305.00
BP-2018-6835	Brian Hicks	37 Tobin Dr	6569-00-12220	10/16/2018	5,000.00	95.00
BP-2018-6840	Nancy Morrissey	157 Deer Ridge Dr	6368-00-11833	10/25/2018	950.00	482.85
<b>Residential Alteration Total:</b>						<b>3</b>
<b>Amount Totals:</b>					<b>80,950.00</b>	<b>882.85</b>
<b>TESLA Charging Station</b>						
BP-2018-6837	Matthew Brimer	241 Fox Run Road	6366-00-89414	10/18/2018	2,000.00	100.00
<b>TESLA Charging Station Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>2,000.00</b>	<b>100.00</b>
<b>Permit Grand Total:</b>						<b>10</b>
<b>Amount Grand Totals:</b>					<b>374,350.00</b>	<b>3,416.85</b>

November 07, 2018

# Town of Clinton CO & CC Issued Report

Completion Dates From October 01, 2018 to October 31, 2018

Contact Type : Applicant

## Above Ground Pool

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6819	6466-00-87294CO		5493	Raymond Mc Carthy	1253 Hollow Rd	10/30/2018

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

## Deck/Porch

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6768	6267-00-82020CO		5492	James Enkler	308 Hollow Rd	10/16/2018

Deck/Porch # of CC/CO :Issued : 1

## Masonry

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
3159	6367-00-06911CC		1424	Baker (It)	412-416 Hollow Rd	10/4/2018

Masonry # of CC/CO :Issued : 1

## New Residential

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2017-6669	6366-00-81063CO		5488	Timothy Novak	320 Browning Rd	10/2/2018

New Residential # of CC/CO :Issued : 1

## Oil Tank

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2017-6586	6567-00-25739CC		1425	Michael Appolonia	511-521 Schulzville Rd	10/17/2018
BP-2018-6830	6566-00-41032CC		1426	Alex Santoro	38 Ryan Ct	10/30/2018

Oil Tank # of CC/CO :Issued : 2

**Renovation**

<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-2018-6802	6566-00-55945CO		5490	New Horizons Resource	19 Hickory Hill Rd	10/11/2018

Renovation # of CC/CO :Issued : 1

**Residential Addition**

<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-2016-6544	6466-00-31071CO		5489	Christophe Mao	313 Allen Rd	10/4/2018
BP-2018-6732	6267-00-82020CO		5491	James Enkler	308 Hollow Rd	10/16/2018

Residential Addition # of CC/CO :Issued : 2

Grand Total: 9



November 7, 2018

TO: TOWN BOARD

FROM: Michael Appolonia  
Zoning Administrator

**SUBJECT: OCTOBER 2018 ZONING ADMINISTRATOR REPORT**

**FALLKILL ROAD**

Final details pertaining to the prosecution of violations of the Town of Clinton Zoning Code has been prepared. The Town Board has reviewed the resolution for final approval.

**ZIPFELDBURG ROAD**

A stop work order has been served to the owner of this property. A major renovation to the structure had been started without any notification to the Town of Clinton Planning or Zoning, Therefore no permits were applied. The owner has made an appointment to review the proposed project.

**REVIEW OF PERMITS**

The Zoning Administrator has reviewed Ten (10) building permits. These permits regarded types such as, Solar, Pool, Mechanical Renovations, oil tanks, and Additions to Property.

**DEER RIDGE DRIVE**

A property owner on Deer Ridge Drive has requested an interpretation, and subsequent reversal of the Zoning Administrators decision, regarding "hazardous Smoke odors" emitted from a neighbors property. The Zoning Administrator previously reviewed and answered the ongoing complaint concerning the smoke, and odors. The Board of Appeals will review the case at the December 6, 2018 meeting. Prior complaints were made on the same subject and the Zoning Administer determined the complaint did not rise to a level of a prosecutable offense.

**MAPLE LANE POOL CONSTRUCTION**

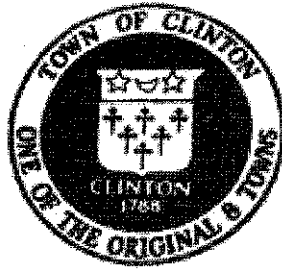
Multiple complaints were received concerning loud construction noises emanating from a Maple Lane property. A visit by the Zoning Administrator observed rock drilling and excavation were being done. A compromise was reached for hours of operation, and completion of construction between the contractor, the complainants, and the Zoning Administrator. All are satisfied.

**OLD ADRIANCE FARM**

The farm has created a business without the required building permits, special permits, and site plan review. The principals are formulating a proposal as to the proposed usage of the farm and will explain the plan to Building and Zoning. Subsequently the owners will apply for all required permits.

A handwritten signature in cursive script, reading "Michael Appolonia".

Michael Appolonia  
Zoning Administrator



Highway Report  
For  
November 13, 2018

- Repair ditches due to heavy rains on Fiddlers Bridge and all town roads
- Clear culvert pipes and catch basins around town
- Replace culvert pipe on Tobin Dr. and Fifth Ave
- Preparing trucks for winter use
- Cold/dirt patch is on going

Library Report  
November 13, 2018 Town Board Meeting

The Library Trustees met on October 15<sup>th</sup> for their monthly meeting.

- The Town of Clinton Battle of the Books team won 2<sup>nd</sup> place in the Battle of the Books competition. This is the highest Clinton has ever placed. Thanks to Carol Bancroft for all of the work she put into managing and coaching the team, and congratulations to the kids. They made us all proud at the competition.
- The library has now received their Absolute Charter.
- The Midhudson Library System honored the Clinton Community Library on November 2<sup>nd</sup> with an outstanding achievement award for passing the 414 resolution.
- Camp Ramapo for Children honored the library for being their Partner of the Year.
- The New York Library Association has honored the Clinton Community Library with the Joseph F Shubert Library Excellence award for the Optimistic Aging program. This award is only given to 1 library in New York State every year. It is a distinct honor that our relatively small community library has received this award.

The November meeting of the library trustees was rescheduled due to the Veteran's Day holiday. They will meet on Monday, November 19th. The Annual meeting will take place on December 10. This is usually a rather quick business meeting, followed by refreshments. It is open to residents of Clinton.

Report prepared by  
Michael Whitton

Altice Report  
November 13, 2018 Town Board Meeting

In a communication dated October 29, 2018, the Town was notified that i24News will now be broadcast on channel 14 instead of channel 102. Additionally, the Optimum Channel will now be available on channel 1 instead of channel 14.

Report prepared by  
Michael Whitton