

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
December 1, 2018**

**November 20, 2018 PB Meeting**

Meeting was cancelled due to lack of quorum.

**December 4, 2018 PB Meeting**

**Stewarts Shop Amendment of Special Use Permit (Continuance)**– 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.
- Public hearing was opened and closed.
- Negative Declaration was issued for SEQRA purposes.
- Amendment of Special Permit was granted.

**Aberdeen Farm Site Plan for Ground Mounted SES (Continuance)** – 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.
- Public hearing was opened and closed.
- Negative Declaration was issued for SEQRA purposes.
- Site Plan approval to install a Ground Mounted SES is approved.

**Levine/Abramson Site Plan for Ground Mounted SES - 364 Schoolhouse Road, Tax Grid No. 6368-00-875164**

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

- The applicant proposes a 12.6 kW , 35 modules Sunpower Ground mounted SES.
- This is a 22.1 acre-property in an AR5 Zoning District.
- The proposed solar system will be sited at the back of the house. This property is not visible from the road since it is a flag lot.
- The board declared lead agency for SEQRA purposes.
- Public hearing is set on December 18, 2018.
- No other action taken.

**Malcarne Site Plan for Ground Mounted SES - 89 Rymph Road, Tax Grid No. 6266-00-948870**

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

- The applicant proposes a 10.24 kw DC 32, 32 Modules, Ground mounted SES.
- This is a 23.34 acre-property in an AR3 Zoning District.
- The proposed solar system will be sited at the back of the house.
- The board declared lead agency for SEQRA purposes.
- Public hearing is set on December 18, 2018.
- No other action taken.

**O'Leary Lot Line Adjustment - 2127 Salt Point Tpke & 2039-2127 Salt Point Tpke, Tax Grid Nos. 6566-00088191 & 6466-00-861415**

Application involves conveyance of .6 acres of lands between two brothers.

- The intent of this action is to adjust lot lines to reflect the conveyance of 2 parcels totaling 0.6 acres from Parcel B to Parcel A. The lands Parcel A will increase to 1.58 acres; the lands Parcel B will decrease to 255.47 acres

- Proposed Lot Line Adjustment is granted.

**Kent Earthen Dam Wetlands Permit – 28 Allen Road, Tax Grid No. 6466-00-642119.**

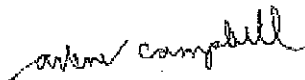
Applicant wishes to modify the existing dam that is currently in violation of the NYS DEC regulations.

- The existing earthen dam was built in the 1960s, approximately 300 feet long, 11 feet wide and 16 feet high with approximately 22.4 acre-feet of water retained at normal water level.
- In order to meet the NYSDEC regulations, the applicant proposes 1,500 cubic yards of onsite soil fill to the back side of the dam to stabilize the structure.
- Multiple modifications are proposed to correct the issue including creating a channel between the small pond and large pond on the site, adding a concrete outlet structure, pond drain and redirecting the existing auxiliary outlet channel.
- The board deferred the above applications to the Town Engineer. Escrow account was established.
- No action taken.

**OTHER MATTERS:**

Michael Whitton, Town Board member discussed with the board an update about the Town Planner position.

Prepared by:



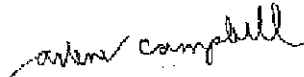
Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON  
ZONING BOARD OF APPEALS MEETING  
MONTHLY REPORT  
TB meeting 12-11-18**

There was no meeting in November due to Thanksgiving Holiday.

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 November 14, at 4pm. Topics discussed were the benchmarking program, maintenance of the nature trail, and the new rules regarding recycling at the transfer station.

As we close out 2018, I would like to remind everyone that there are a couple of vacancies on the Conservation Advisory Committee. If you are interested in joining, please contact the town supervisor.

Report prepared by  
Michael Whitton

# **TOWN OF CLINTON RECREATION REPORT**

**DECEMBER 11, 2018**

We have had a very successful 2018 Summer program.

Conducted the traditional summer camp

Introduced a middle-school age camp with good participation.

## **2019 Planning**

Effort to increase lifeguard base

Visiting local school for potential candidates

Local advertising

Early training

Recruiting new Board members

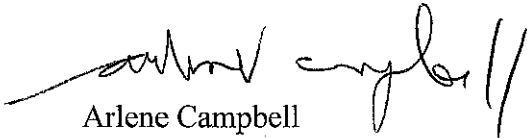
Scheduling Christmas Tree Burning for January 19, 2019

Discussing possibility of 2019 Community Day

Town of Clinton Building Department  
November 2018 Monthly Report  
Town Board Meeting 12-11-18

Number of Building Permits Issued	11
Number of CO & CC issued	8
Number of Title Search	7
Total Number of Mileage by the Building Inspector	<u>149</u> miles
Total Cost of Construction	\$ <u>256,510.00</u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

Louis Fiorese  
Building Inspector

# Permit Report By Type

11/01/2018 - 11/30/2018

**Permit Type**

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
<b>Generator</b>						
BP-2018-6846	Dieter David Schoellnberger	107 Deer Hill Rd	6469-07-51793	11/14/2018	7,800.00	90.00
BP-2018-6850	Peter Harris Kross	1403 Centre Rd	6469-00-47600	11/27/2018	6,700.00	90.00
<b>Generator Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>14,500.00</b>	<b>180.00</b>
<b>In Ground Pool</b>						
BP-2018-6843	Jeremy Hitzig	403 Schultzville Rd	6567-00-02856	11/05/2018	40,000.00	325.00
<b>In Ground Pool Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>40,000.00</b>	<b>325.00</b>
<b>Oil Tank</b>						
BP-2018-6849	Mark Wiedman	176 Schoolhouse Rd	6467-00-05873	11/27/2018	6,320.00	115.00
BP-2018-6851	Nicole Augstein	8 Sunset Trl	6467-00-21922	11/27/2018	550.00	115.00
<b>Oil Tank Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>6,870.00</b>	<b>230.00</b>
<b>Renovation</b>						
BP-2018-6841	Penny Putnam	318 E Fallkill Rd	6366-00-09251	11/01/2018	50,000.00	230.00
BP-2018-6844	Ronald Rothkranz	171 E Cookingham Dr	6267-00-45452	11/05/2018	6,975.00	100.92
BP-2018-6847	Barbara Whan	238 Zipfeldburg Rd	6369-00-13139	11/15/2018	12,000.00	116.00
<b>Renovation Total:</b>						<b>3</b>
<b>Amount Totals:</b>					<b>68,975.00</b>	<b>446.92</b>
<b>Residential Alteration</b>						
BP-2018-6842	Denise Daly	115 N Creek Rd	6267-00-28080	11/01/2018	96,000.00	368.00
BP-2018-6848	Miranda Gandall-Danish	41-51 Lake Dr	6368-00-82954	11/27/2018	25,000.00	155.00
<b>Residential Alteration Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>121,000.00</b>	<b>523.00</b>
<b>Storage/Utility Building</b>						
BP-2018-6845	Richard Wagner	607 Hollow Rd	6367-00-47200	11/08/2018	5,165.00	103.00
<b>Storage/Utility Building Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>5,165.00</b>	<b>103.00</b>
<b>Permit Grand Total:</b>						<b>11</b>
<b>Amount Grand Totals:</b>					<b>256,510.00</b>	<b>1,807.92</b>



December 04, 2018

# Town of Clinton CO & CC Issued Report

Completion Dates From November 01, 2018 to November 30, 2018

Contact Type : Applicant

Demolition Permit		Completion Type	Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6724	6267-00-2808CCC		1427	Denise Daly	115 N Creek Rd	11/1/2018

Demolition Permit # 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
3774	6267-00-45452CO		5494	Ronald Rothkranz	171 E Cookingham Dr	11/5/2018

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-2013-6083	6469-00-47600CC		1430	Peter Harris Kross	1403 Centre Rd	11/21/2018

Generator # of CC/CO :Issued : 1

In Ground Pool		Completion Type	Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2017-6650	6568-00-14963CC		1428	Brian and Pamela Chisli	54 Bowmans Glen Ln	11/8/2018

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

Mechanical		Completion Type	Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6824	6268-00-86162CC		1429	Alice Rolfe	401 Schultz Hill Rd	11/8/2018

Mechanical # of CC/CO :Issued : 1

New Residential		Completion Type	Completion Number	Applicant	Location	Issue Date
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date

New Residential # of CC/CO :Issued :      1

<b>Renovation</b>		<b>Completion Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Issue Date</b>
<b>Permit #</b>	<b>SBL</b>	<b>Completion Type</b>			
BP-2017-6630	6469-00-39432CO	5496	Craig Patel	1511 Centre Rd	11/13/2018

Renovation # of CC/CO :Issued :      1

<b>Residential Alteration</b>		<b>Completion Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Issue Date</b>
<b>Permit #</b>	<b>SBL</b>	<b>Completion Type</b>			
BP-2018-6840	6368-00-11833CO	5495	Nancy Morrissey	157 Deer Ridge Dr	11/8/2018

Residential Alteration # of CC/CO :Issued :      1

**Grand Total:      8**

December 5, 2018

TO: TOWN BOARD

FROM: Michael Appolonia  
Zoning Administrator

**SUBJECT: NOVEMBER 2018 ZONING ADMINISTRATOR REPORT**

**FALLKILL ROAD**

Final details pertaining to the prosecution of violations of the Town of Clinton Zoning Code are prepared. The Town Board has reviewed the resolution for final approval. Court agenda will be finalized for January or February meeting, depending on court schedule.

**ZIPFELDBURG ROAD**

A stop work order was 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 will direct the plans for renovation for review before the Planning Board.

**REVIEW OF PERMITS**

The Zoning Administrator has reviewed Ten (11) 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.

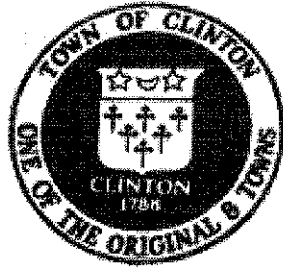
**OLD ADRIANCE FARM**

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 must apply for all required permits. Further action is pending, awaiting their plans.

**SOUTHBURY CIDER COMPANY**

An application has been received to operate a Hard Cider production facility, on the farm owned by Gregory Quinn, located at Hollow Road in the Town of Clinton. A Building permit is required, and an application to NYS AG and Markets must be applied.

Michael Appolonia  
Zoning Administrator



Highway Report  
For  
December 11, 2018 Meeting

- Plowed and sanded during November 15 & 16<sup>th</sup> snow storm
- Cleaned and made repairs on winter trucks after storm
- Cleaned ditches on town roads
- Removed dead trees on Maple Lane, Mountainview and Zipfeldburg Rd with shared service Bucket truck
- Dirt patching is on going

Library Report  
December 11, 2018 Town Board Meeting

The Library Trustees have met twice since our last meeting.

The first was on November 19 and their Annual Meeting on December 10. It has been a very successful year for the Clinton Community Library. Circulation has increased significantly over last year. The Children's Programs and Adult Programs have seen marked increases in attendance over last year. As has been mentioned in this report throughout the year, the library has received numerous awards and recognitions throughout 2018.

Three trustees whose terms are expiring were re-elected to the board of trustees last night. They are Matt Pfisterer, Zach Snow, and Mary Pat Sternberg. The officers for 2019 will be Matt Pfisterer as President, Mary Pat Sternberg as Vice President, SueEllen Fairbanks as secretary, and Johanna Whitton as Treasurer.

Report prepared by  
Michael Whitton

Altice Report  
December 11, 2018 Town Board Meeting

In a communication dated December 7, 2018, the Town was notified that there are upcoming changes to Optimum Sports packages with regards to Fox Soccer Plus and Univision Sports. For details please visit [optimum.net](http://optimum.net).

Report prepared by  
Michael Whitton

A

Town of Clinton 2019 Highway Materials Bid Date:

Bidders	Peckham	Package Pavement	Amenia	Red Wing	Callanan	Gorman	Chemung
Yard							
Screened Sand Ice Ctl.	13.75			8.00			
Screened Gravel (Item 4)				13.00			
ROB Gravel				8.00			
Tailings				9.50			
3/8" Washed Stone	14.75			12.00			
3/4" Stone	14.75			12.00			
1/4" Washed Stone	15.50						
Delivered							
Screened Sand Ice Ctl.	19.25			14.50			
Screened Gravel (Item 4)				19.50			
ROB Gravel				14.50			
Tailings				16.00			
3/8" Washed Stone	20.25			18.50			
3/4" Stone	20.25			18.50			
1/4" Washed Stone	21.00						
FOB - Per Ton							
Crush Bluestone 1's & 2's	14.75				12.50		
Bituminous Concrete Hot	68.50		74.50		65.50		
Bitum. Concrete Cold	93.00	108 per packet			120.00		
Lite Stone Fill 4"-10"	16.00				13.75		
3/8" Washed Stone	14.75						
3/4" Stone	14.75				12.50		
Quarry Crushed Item 4	14.50						
Delivered-Per Ton							
Crush Bluestone 1's & 2's	20.25				18.60		
Bituminous Concrete Hot							
Bitum. Concrete Cold	98.50				120.10		
Lite Stone Fill 4"-10"	21.50				19.85		
3/8" Washed Stone	20.25						
3/4" Stone	20.25				18.60		
Quarry Crushed item 4	20.00						
Liquid Calcium Chloride	1.04					1.03	
Magnesium Chloride	1.04					1.08	







C

# PECKHAM ROAD CORP.

763 Schoharie Turnpike • Athens, New York 12015 • 518.945.1120  
An Equal Opportunity Employer M/F • Fax 518.945.1298

November 29, 2018

Town of Clinton  
1215 Centre Road  
Rhinebeck, N. Y. 12572

Dear Sir/Madam:

In response to your advertisement for quotations on Bituminous Materials for the year 2019, we are pleased to quote as follows:

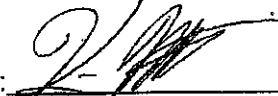
CRS-2	\$ 2.240 per gallon
CMS-2	\$ 2.449 per gallon
<u>CRS-2P</u>	\$ 2.350 per gallon
MC-800 Cutback	\$ 3.250 per gallon

Furthermore, for your consideration, we offer the following equipment rental rates. All equipment rentals are based on an eight (8) hour day minimum rental.

Self-propelled Chip Spreader With operator	<u>\$2,000.00 per 8 hour day</u>
Hot Mix paver with operator & 2 screedmen	<u>\$3,900.00 per 8 hour day</u>
Pugmill with operator	<u>\$2,700.00 per 8 hour day</u>
Rubber tired roller <u>with operator</u>	<u>\$1,650.00 per 8 hour day</u>
Steel Drum Roller <u>with operator</u>	<u>\$1,650.00 per 8 hour day</u>
Dual Drive Roller <u>with operator</u>	<u>\$1,650.00 per 8 hour day</u>
Equipment mobilization each	<u>\$750.00 per move</u>

The above quotation includes furnishing, heating, hauling, and applying the materials to the roadways in the Town of Clinton by distributors approved by the State of New York Department of Transportation. Each unit operated by fully experienced men.

Prices are based on the <sup>NOV 18</sup> December 2018 OGS Asphalt Cement Standard Index of \$558.00 per U.S Ton.

Signed:  Title: Assistant Secretary  
Kevin McCarthy