

**TOWN OF CLINTON  
PLANNING BOARD MEETING  
FINAL MINUTES  
April 16, 2019**

**MEMBERS PRESENT**

Art DePasqua, Chairman  
Gerald Dolan

Justin Carroll

Paul Thomas  
Tracie Ruzicka

Secretary – Arlene Campbell

**MEMBERS ABSENT**

Jack Auspitz

**ALSO PRESENT**

Eliot Werner, Liaison Officer

Chairman DePasqua called the meeting to order at 7:30 pm.

**VARIANCE APPLICATION:**

None

**PUBLIC HEARING:**

None.

**APPLICATIONS:**

**Primrose Hill Farm Site Plan Approval for a Ground Mounted SES** – property located at 203 Fiddlers Bridge Road, **Tax Grid No. 6367-00-158739.**

The applicant wishes to install a Ground Mounted Solar Energy System.

Lea Springstead of SunCommon appeared on behalf of the property owner. She explained that they are proposing to install a 9.8 kW(DC) Ground Mounted SES. It will be comprised of 28 (350 watts/piece) solar panels, measuring 46’02” x 12’6” (579.91 square feet), 10 feet high. Ms. Springstead noted that the proposed array will be screened by pre-existing vegetation consisting of hardwood and evergreen trees. These arrays will not be visible from the road.

Ms. Springstead indicated the setbacks of the proposed array. This will be 374 feet on the front yard, 1,455 feet on the rear, and 582 feet on the side yard.

Chairman DePasqua asked for questions and comments from the board.

Mr. Carroll explained his comments per his site visit. This is a pretty straightforward application. The proposed structure is well hidden from Fiddlers Bridge Road. The

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structures on this property are mostly surrounded by Christmas trees. He doesn't have any concerns with the proposal.

Chairman DePasqua agreed with Mr. Carroll. This seems to be a pretty straightforward application. He added that the board should have a public hearing to get views from the neighboring property owners. Ms. Ruzicka concurred with the chairman.

The board reviewed the site plan. Chairman DePasqua commented that the site plan looks good. It seems that everything is on there. The board agreed.

After a brief discussion, the board agreed to set the public hearing. Chairman DePasqua motioned to set the public hearing on May 7, 2019, seconded by Mr. Dolan, all Aye, Motion carried, 4-0.

No other action is taken.

Mr. Thomas joined the panel at 7:40 pm.

**Doniger Wetlands Permit** – property owned by Michael Doniger located at 221 Hollow Road, **Tax Grid No. 6267-00-740492.**

The applicant wishes to construct a driveway from Browns Pond Road and install an electric service that will access from Hollow Road that is within the 100-foot buffer of the wetlands per Sec. 250.78.

William Cornwell from Windmere Properties appeared on behalf of the property owner. This is a 47.44-acre parcel in an AR5 Zoning District. They are looking to construct a 4-bedroom house, septic field, and well on this property. Mr. Cornwell stated that they designed the plans to stay outside the wetlands buffer; however, in order to access the proposed house site, there will be a 2400-square foot driveway and possible disturbance to the 100-foot wetland buffer. This driveway access will be off Browns Pond Road.

Mr. Cornwell indicated the proposed installation of 540' underground electric service that is within 100 feet of the existing lake on the property. The electric service will access Hollow Road. Mr. Cornwell underscored that there will be no disturbance to the wetlands. The encroachment is in the buffer of the wetlands. Driveway permit and DEC permits were already issued.

Chairman DePasqua asked for questions and comments from the board.

Mr. Thomas stated that it seems that the applicant cannot start the work until October of this year per NYSDEC. The applicant agreed. Mr. Cornwell stated that they want to start the process sooner.

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Mr. Thomas indicated the driveway encroachment to the wetlands buffer. He asked if there was any reference to the paperwork about the electric trench that would be in the buffer.

Mr. Cornwell responded that they just received an email from the NYSDEC regarding the electric trench in the buffer.

Mr. Thomas asked about the detail of the electric trench which is to follow the existing driveway. He asked if there will be excavation. Mr. Cornwell responded that there will be an excavator with a 24-inch wide bucket. They are not sure whether there will be a trenching machine.

Mr. Dolan asked if they will be using conduits. The applicant responded, "Yes."

Mr. Thomas expressed his comment about the above application. The submission is well done. He suggested sending this application to the CAC as an interested party for SEQRA review. There are wetlands and a lake out there. Ms. Ruzicka shared the same view.

Mr. DePasqua asked the applicant about the status of the DEC permit. Mr. Cornwell responded that DEC permit and Board of Health approval were already issued.

The board exchanged opinions about the application. Chairman DePasqua opined that this project should be reviewed by the Town Engineer. The board needs to establish an escrow. Mr. Thomas agreed. He added that the Town Engineer should also look into the building envelope area to ensure the distance from the buffer.

The board declared lead agency.

Mr. Thomas motioned that the Town of Clinton Planning Board approves the following resolution:

Be it Resolved, that the Town of Clinton Planning Board hereby declares itself lead agency for review of the project pursuant to Sections 617.6(2) and (3) of 6 NYCRR 617, in the matter of Doniger Wetlands Permit Application for a driveway and underground electric service installation on property located at 221 Hollow Road, Tax Grid No. 6267-00-740492 for this unlisted and uncoordinated action with Short Form EAF.

BE IT FURTHER RESOLVED, the Planning Board hereby directs the copies of Wetlands Permit Application, Short Form EAF and Site Plan be sent to the identified interested agencies as noted on Attachment "A".

Seconded by Mr. Carroll, All Aye. Motion carried, 5-0.

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Attachment "A"  
Identified Interested Agencies**

**INTERESTED AGENCIES**

West Clinton Fire House  
219 Hollow Road  
Staatsburg NY 12580

Conservation Advisory Council  
Town of Clinton  
1215 Centre Road  
Rhinebeck NY 12572

Scenic, Historic and Preservation Committee  
Town of Clinton  
1215 Centre Road  
Rhinebeck NY 12572

Mr. Thomas motioned to establish a \$500 escrow in the matter of Doniger Wetlands Permit, seconded by Ms. Ruzicka, all Aye, Motion carried, 5-0.

No other action is taken.

**BOARD DISCUSSION:**

Mr. Werner discussed the status of the proposed Events Moratorium.

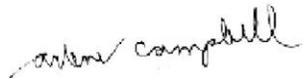
**APPROVAL OF MINUTES:**

Mr. Dolan motioned to accept the minutes of April 2, 2019, seconded by Ms. Ruzicka, all Aye, Motion carried, 5-0.

**ADJOURNMENT:**

Mr. Carroll motioned to adjourn the meeting at 8:35 pm, seconded by Mr. Dolan, All Aye, Motion carried, 5-0.

Respectfully Submitted,



Arlene A. Campbell, Clerk  
Planning & Zoning Board of Appeals