

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
January 8, 2019**

December 18, 2018 PB Meeting

Levine/Abramson Site Plan for Ground Mounted SES (continuance) - 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, 691 square feet Ground Mounted SES.
- This is a 22.1 acre-property in an AR5 Zoning District.
- The proposed solar array will be sited at the back of the house. This property is not visible from the road since it is a flag lot.
- Public hearing was opened and closed.
- Negative Declaration was issued after reviewing the Short Form EAF.

Requested Site Plan approval was issued with condition. 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 15.36 kw DC 32, 868.5 square feet Ground mounted SES.
- This is a 23.34 acre-property in an AR3 Zoning District.
- The proposed solar system will be screened from the road by the main house and the storage shed and the adjacent neighboring property owners by the natural topography of the land. sited at the back of the house.
- Short Form EAF was reviewed and Negative Declaration was issued.
- Public hearing was opened and closed.

Site Plan Approval was granted with condition.

Thorpe and Daly Lot Line Adjustment – properties located at 121 N. Creek Rd, tax grid #6267-00-287825 (Lot 1), and 115 N Creek Road, tax grid #6466-00-861415 (Lot 2),

The property owners wish to move the property lot lines.

- The intent of this action is to adjust lot lines to reflect the conveyance of a total of 0.038 acres. Lot 1 will convey 0.132 acres to Lot 2 and .094 acres from Lot 2 to Lot 1 with a net result of 0.038 acres.
- Request lot line adjustment was granted.

Studley Demolition Plan Approval - 168 E. Meadowbrook Lane, Tax Grid No. 6367-00-766326

Applicant requested a Demolition Permit for a removal of a 20 x 20 single story shed/ garage circa pre-1950 due to its disrepair condition.

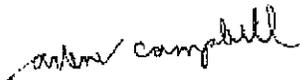
- This is a 35.7 acre site located in an AR3 Zoning District.
- A 28'x 24' new shed/garage is proposed to replace the demolished structure.

Requested Demolition plan approval was granted.

January 1, 2019 PB Meeting

No meeting. Happy New Year!!!

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 1-08-19**

Kimberly and Keith Puchar Interpretation – property on Deer Ridge Drive

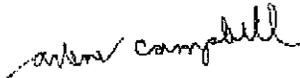
The appellants are seeking a reversal of the Zoning Administrator's interpretation of Sections 250-28 (B) and (J) of the Town of the Clinton Code regarding a determination made by the Zoning Administrator for activities related to smoke, fumes and odors emanating and occurring at 92 Deer Ride Drive, Staatsburg NY 12580 Tax Grid No. 6368-00-289180.

- The Puchars are requesting an interpretation of Sec. 250-28 (B) and (J) to reverse the Zoning Administrator's decision regarding the so claim recurring outdoor burning on Deer Ridge Drive.
- The Town Attorney, Puchar's lawyer and the Bishop's lawyer were all present at the meeting.
- The Zoning Administrator in his response letter to the Puchars dated August 21, 2018 found that the outdoor burning by the Bishops did not violate Sec. 250-28 (B) and (J) of the Town Zoning Regulations.
- It was noted that the Town commenced an action in Justice Court last year regarding the alleged violation of the Town Code due to the emissions of smoke, fumes and odors and court found the defendants not guilty of all charges.
- Public hearing was open and remains open.
- Numerous people from the neighboring properties attended and spoke at the meeting.

After a very long discussion and exchanged of opinions, the board agreed to adjourn the meeting.

No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report
January 8, 2019 Town Board Meeting

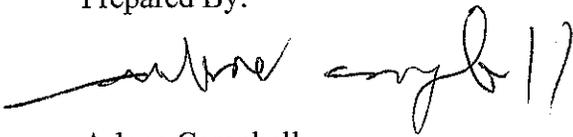
The Conservation Advisory Committee did not meet in December. There are currently ongoing discussions regarding the scheduled time of the CAC meetings, as the schedules of members have been changing.

Report prepared by
Michael Whitton

Town of Clinton Building Department
December 2018 Monthly Report
Town Board Meeting 1-08-19

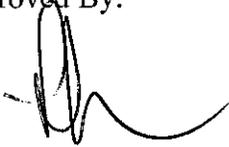
Number of Building Permits Issued	12
Number of CO & CC issued	5
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>99 miles</u>
Total Cost of Construction	<u><u>\$ 1,109,367.00</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese
Building Inspector

Permit Report By Type

12/01/2018 - 12/31/2018

Permit Type

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
Commercial Structures						
BP-2018-6857	Barry Milea (Milea Winery)	Milea Winery 450 Hollow Road	6366-00-12076	12/18/2018	150,000.00	250.00
Commercial Structures Total:						1
Amount Totals:					150,000.00	250.00
Deck/Porch						
BP-2018-6855	Alexander Santoro	38 Ryan Ct	6566-00-41032	12/11/2018	10,000.00	575.00
Deck/Porch Total:						1
Amount Totals:					10,000.00	575.00
Demolition Permit						
BP-2018-6862	Patrick Studley	168 E Meadowbrook Ln	6367-00-76632	12/20/2018	4,000.00	90.00
Demolition Permit Total:						1
Amount Totals:					4,000.00	90.00
Fireplace						
BP-2018-6856	Morgan Powell	161 W Meadowbrook Ln	6367-00-34844	12/13/2018	4,700.00	115.00
Fireplace Total:						1
Amount Totals:					4,700.00	115.00
HVAC						
BP-2018-6852	Richard Collier	140 Deer Ridge Dr	6368-00-27130	12/04/2018	4,000.00	125.00
HVAC Total:						1
Amount Totals:					4,000.00	125.00
In Ground Pool						
BP-2018-6860	Chirag Patel	1511 Centre Rd	6469-00-39432	12/20/2018	4,800.00	225.00
In Ground Pool Total:						1
Amount Totals:					4,800.00	225.00
New Residential						
BP-2018-6858	Christopher Fraina	20 Woodlands Trl	6466-00-74392	12/20/2018	250,000.00	1,391.00
BP-2018-6863	BDK3 Enterprises LLC	27 Crimson Hill Rd	6469-00-50641	12/27/2018	550,000.00	942.80
New Residential Total:						2
Amount Totals:					800,000.00	2,333.80
Renovation						
BP-2018-6853	Kimberly Burns	60 Schoolhouse Rd	6467-00-09843	12/06/2018	17,000.00	131.00
Renovation Total:						1
Amount Totals:					17,000.00	131.00
Solar panel						
BP-2018-6854	Jean Cook Jo Shute	169-193 Hollow Rd	6267-00-64051	12/11/2018	68,867.00	286.60
BP-2018-6859	David Levine	364 Schoolhouse Rd	6368-00-87516	12/20/2018	22,000.00	275.00
BP-2018-6861	Jennifer Malcarne	89 Rymph Rd	6266-00-94887	12/20/2018	24,000.00	152.00
Solar panel Total:						3
Amount Totals:					114,867.00	713.60
Permit Grand Total:						12
Amount Grand Totals:					1,109,367.00	4,558.40

January 02, 2019

Town of Clinton CO & CC Issued Report

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

Contact Type : Applicant

Deck/Porch	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6855	6566-00-41032CO		5499	Alexander Santoro	38 Ryan Ct	12/11/2018

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

Generator	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6817	6369-00-77458CC		1432	Damion Townsend	328 Kansas Rd	12/20/2018
BP-2018-6846	6469-07-51793CC		1431	Dieter David Schoelhnk	107 Deer Hill Rd	12/5/2018

Generator # of CC/CO :Issued : 2

Residential Addition

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2008-5400	6367-00-34844CO		5500	Morgan Powell	161 W Meadowbrook Ln	12/13/2018
BP-2016-6524	6369-00-32773CO		5498	Tanya Murray	322 Slate Quarry Rd	12/5/2018

Residential Addition # of CC/CO :Issued : 2

Grand Total: 5

January 2, 2019

TO: TOWN BOARD

FROM: Michael Appolonia
Zoning Administrator

SUBJECT: DECEMBER 2018 ZONING ADMINISTRATOR REPORT

FALLKILL ROAD

A court date pertaining to the prosecution of violations of the Town of Clinton Zoning Code has been set for February 7, 2019, at 5:00 PM. This violation involves depositing and dumping garbage, trash, rubbish, litter, and multiple unlicensed motor vehicles.

ZIPFELDBURG ROAD

The stop work order that was served to the owner of this property has been answered.. A major renovation to the structure was started without any notification to the Town of Clinton Planning or Zoning, The property owner has processed an application for an interpretation to the Zoning Board of Appeals, to be heard on January 24, 2019.

REVIEW OF PERMITS

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

DEER RIDGE DRIVE

The property owner on Deer Ridge Drive that requested an interpretation, and subsequent reversal of the Zoning Administrators decision, regarding "hazardous Smoke odors" emitted from a neighbors property had a hearing before the Zoning Board of Appeals t the December meeting. The Zoning Board heard testimony on both sides of the controversy. The Zoning Board of Appeals will continue the hearing at the February meeting.

OLD ADRIANCE FARM

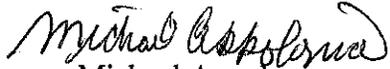
The farm has created a business without the required building permits, special permits, and site plan review. The principals are formulating a proposal as to the proposed usage of the farm and will explain the plan to Building and Zoning. Subsequently the owners must apply for all required permits. Further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

INTERLAKE RV PARK AND SALES

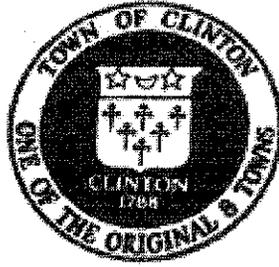
The annual inspection of the Interlake R V Park and sales was accomplished on December 19, 2018. There were no additional sites on the property since the last inspection. The property is well kept and maintained.

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
January 2, 2019



Highway Report
For
January 8, 2018 Meeting

- Crew sanded town roads during 12/13, 12/14, 12/16, 12/17, 12/30 and 1/3 winter storms
- Cleaned and made repairs on winter trucks after storms
- Cleaned ditches on Old Hollow, Horseshoe Trail , Oak Grove
- Removed dead trees on Schultsville Rd, Lake Drive, Browns Pond and Nine Partners with shared service Bucket truck
- Dirt patching is on going

Library Report
January 8, 2019 Town Board Meeting

The Library Trustees have not met since our last meeting.

The next library trustee meeting is scheduled for Monday, January 14.

Report prepared by
Michael Whitton

Altice Report
January 8, 2019 Town Board Meeting

In a communication dated December 31, 2018, the Town was notified that there are several changes to Optimum packages and pricing:

- Effective 12/19/18, the tennis channel has been added to certain packages.
- Effective 1/4/19, Star India channels are no longer available
- Effective 1/1/19, The Music Choice suite of channels are no longer available as Altice upgrades to the Stingray music service.
- All customers paying less than the standard \$24.99/month for Broadcast Basic service, will see their rates rise to \$24.99/month.
- All customers paying \$10.00/month for a set-top box will now pay \$11.00/month.
- Customers subscribed to Optimum Core or higher tiers paying \$7.97/month sports surcharge will now pay an \$8.97/month.
- New Broadcast Basic and above customers paying a \$4.99/month "Broadcast TV Surcharge" will now pay \$5.99/month.

For details please visit optimum.net or call the number on your bill.

Report prepared by
Michael Whitton



VIA ELECTRONIC FILING

December 31, 2018

Re: Programming Launches, Eliminations, and Rate Changes

To Whom it May Concern:

Altice USA, Inc. (“Altice USA” or “the Company”) hereby notifies your office that effective February 1, 2019, there will be changes to the programming lineup and some monthly service fees and surcharges for certain existing residential customers. The programming changes are being made to enhance the content available to Optimum customers, and the pricing changes are being made to align customer rates, but more directly reflect the rising cost of programming and our significant investment in our network. Optimum pricing is competitive when compared with other providers, and the Company continues to offer a wide array of products to meet all consumer needs.

To limit the impact of the revised pricing, some customers who are impacted by several of these changes will see a special credit on their bill to cap their increase at a lower rate.

- **Tennis Channel:** Effective 12/19/18, the Company launched the Tennis Channel in SD on channel 226. This channel is available to residential and commercial customers subscribing to Optimum Silver and above, as well as the Sports & Entertainment Pak. Customers’ rates will not be affected by this change and no channel is relocating as a result of this activity.
- **Star India:** The Company was just notified by Star India that effective 1/4/19, they will be ceasing operations of 3 channels – Star Bharat, Star India Plus, and Star India Gold. As a result, customers will no longer be able to subscribe to these channels a la carte.¹ Additionally, these channels were offered through Optimum Premier South Asian package. This package will remain available to customers at a reduced rate.
- **Music Choice:** Effective 1/1/19, the Music Choice suite of audio channels (850-899) will no longer be available to residential and commercial customers. We are upgrading our music service to Stingray, which will offer our customers an enhanced musical experience. We intend to launch this service by the time our contract with Music Choice concludes, resulting in minimal disruption to our customers.
- **Broadcast Basic Tier:** New residential customers currently pay \$24.99 per month for Broadcast Basic. To align basic tier rates, this same rate will apply to existing residential Broadcast Basic customers, who currently pay a monthly rate of either \$14.95 or \$19.99.
- **Set-Top Box:** New residential customers currently pay \$11.00 per month to receive a set top box from Optimum. This rate will apply to existing customers currently paying \$10.00 a month.
- **Sports Surcharge:** To partially cover the continually increasing costs that programmers charge Altice to carry sports, new customers subscribing to the Optimum Core or higher tiers currently pay \$8.97 a month. This surcharge will apply to existing customers currently paying a rate of \$7.97 a month. Broadcast Basic customers do not pay this surcharge.

¹ Beginning 1/4/19, any customer subscribing to the a la carte Star networks will receive a credit adjustment.



- **Broadcast Surcharge:** New Broadcast Basic and above customers currently pay a \$5.99 monthly “Broadcast TV Surcharge” to partially offset the high costs that broadcasters charge. Existing customers, currently paying \$4.99, will move to the \$5.99 rate.

Customers are being notified at least 30 days in advance of the total increase in their bill through bill messages or inserts. In addition, current rate information and the current programming line-up is available on our website at www.optimum.net.

Should you have any questions, please do not hesitate to contact me at 929-418-4750 or by email at John.Dullaghan@AlticeUSA.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'JD', is positioned above the typed name.

John Dullaghan
Director, Government Affairs