

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
February 12, 2019**

**January 15, 2019, PB Meeting**

**Whan Variance** – 238 Zipfeldburg Road, Tax Grid No 6369-00-131394.

The applicant is seeking a variance to Sec. 250 Attachment 1 (Schedule of Use Regulations -Accessory Uses of structures to allow plumbing in an accessory structure.

- The applicant seeks to repair and renovate the second floor of a pre-existing non-conforming barn (1820) on her property for her personal use, including creating spaces for yoga and dance practice and art projects.
- The subject structure is within the front yard setback and approximately 8 feet from the road centerline.
- This is a 5.42-acre property in an AR5 Zoning District. A minimum of 10 acres would be required for approval of an accessory dwelling in the AR5 Zoning District.
- The structure in question has not been approved as an accessory dwelling.
- The Zoning Administrator denied the applicant's request for a building permit on the grounds that, per a prior Zoning Board of Appeals determination, the Schedule of Use Regulations governing accessory uses "does not permit a bath (toilet and sink) in an accessory building, without an approval from the Town of Clinton Zoning Board of Appeals."

Received a neutral recommendation to the Zoning Board of Appeals.

**Barnett Site Plan for a Ground Mounted Solar Energy System** – 15 Sodom Road, Tax Grid No. 6366-00-490674

The applicant is seeking Site Plan Review to allow installation of a Ground Mounted Solar Electric System.

- The proposed array is 19.62 kW(DC), 15.2 kW(AC), and is comprised of (60) 327 w solar panels) broken into two separate arrays (north array – 32 panels and south array – 28 panels). Total square footage of the array is 1,052.4 square feet.
- The proposed height is 10 feet.
- This is a 3.16-acre property in an AR3 Zoning District.

- The board declared lead agency. SEQRA needs to be circulated.
- The Public hearing is set on February 5, 2019.
- No other action is taken.

**RV Interlake Inc (Annual Permit Renewal) -428 Lake Drive Tax Grid No. 6469-00-218434.**

The applicant requests renewal of their annual permit.

- There are no changes to the site plan.
- The Annual permit is renewed subject to the receipt of annual Board of health approval.

**February 5, 2019, PB Meeting**

**Barnett Site Plan for a Ground Mounted Solar Energy System (continuance)  
– 15 Sodom Road, Tax Grid No. 6366-00-490674**

The applicant is seeking a Site Plan Review to allow installation of a Ground Mounted Solar Electric System.

- The public hearing was opened and remains open.
- A couple of neighboring property owners appeared and expressed their concerns about the visibility of the structure.
- The board has a lengthy discussion about screening the structure.

The applicant was advised to submit a plan about an all year round screening instead of the seasonal. No action is taken.

**O'Leary Lot Line Adjustment (Amendment of Lot Line) - 2127 Salt Point Tpke & 2039-2127 Salt Point Tpke, Tax Grid Nos. 6566-00-088191 & 6466-00-861415**

The applicants wish to amend the lot line adjustment that was approved in December of 2018.


- It was noted that the approve lot line in December 2018 was not submitted yet to the Dutchess County Clerk's office.
- Requested lot line adjustment is approved.

**Boss Lady/Adriance Site Plan and Special Permit – 148 N. Creek Road, Tax Grid No.. 6267-00-41289.**

The applicant proposes to have a small farm store and use one of the existing barns as a wine tasting room. Another intention is to host events of less than 100 people.

- This property is known as the Adriance Farm.
- It was noted that this property received a violation letter from the Department of Health about the septic system.
- The town also issued a violation letter to the property owner for the renovation of the existing barns without a building permit.
- The property owner has also been using the property for hosting an event without the proper approval from the town. Cease and Desist violation was issued.
- Escrow is established. The Town Planner and Town Engineer need to review the proposed project.
- No action needed.

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 2-12-19**

**Whan Variance and Interpretation Applications – 238 Zipfeldburg Road, Tax Grid No 6369-00-131394.**

The applicant is seeking a variance to Sec. 250 Attachment 1 (Schedule of Use Regulations -Accessory Uses of structures) and an interpretation of the zoning law after a determination of the Zoning Board of Appeals dated April 25, 2002 that the only accessory building that can contain plumbing is one that has a special permit for an accessory dwelling unit.

- This is a 5.42 acre property in an AR5 Zoning District.
- The property owner wishes to convert the existing 1820's barn to a dance studio with a toilet and sink.
- It was noted that the applicant was issued a violation letter for renovating an existing barn without a building permit.
- The subject barn is approximately 8 feet from the road centerline.
- There were 8 letters received from the surrounding property owners indicating strong opposition of the proposal.
- Numerous neighboring property owners appeared and spoke expressing strong objection of the above proposition. Some of the concerns include the use of Airbnb, traffic and parking concerns.

After a very lengthy discussions and review of the matter, the board took a vote and upheld the previous ZBA decision made in 2002 (that sewage disposal is not permitted in the accessory structures).

Request denied.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report  
February 14, 2019 Town Board Meeting

The Conservation Advisory Committee met on February 13. There was a review of the benchmarking program and a discussion of the Community Choice Aggregation law before us tonight.

The Dutchess County Environmental Management Council is meeting later this month, and each of the CAC's in the county give a report on their activities. Barbara Mansell will be submitting the report, highlighting the 5 educational programs co-hosted by the CAC this past year. The report also describes our progress made in the Clean Energy Communities and Climate Smart Communities programs, and the creation of the Aquifer Overlay map as part of the zoning revision.

Report prepared by  
Michael Whitton

**Recreation Department  
Town Of Clinton  
January 2019**

**ACTIVITIES:**

Early stages of planning community day in the fall.

**Camp Weeks:**

**Residents -- \$75/week**

**Non-Residents-- \$225/week**

**July 8-12**

**July 15-19**

**August 5-9**

**August 12-16**

**Looking to start a men's basketball league in the spring/summer.**

**Need to hire more lifeguards so need to get the word out?**

Going through school's guidance counselor now.

**EQUIPMENT NEEDS:**

\*Picnic tables

\*Benches

\*Grill's

\*A sign stating hours we are open at Fran Mark Park.  
(Still working on this)

- Park will be closed for the winter November 15th-April 15th.

**ISSUES:**

- Roof repair on dugouts at Fran Mark and Bathroom at Friends Park.
- New fence at baseball field at Friends Park.

**Miscellaneous:**

Pavilion Fee's:

\$150 for resident

\$250 non resident

\$350 organization

\$700 Commercial Rental

***Rec Committee Members***

Dan Harkenrider

Nancy Cunningham

Katherine Mustello

Garrett DeCesare

Samantha Smith

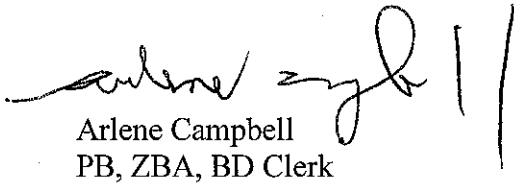
Park will open for swimming Memorial Weekend.

Respectfully submitted by  
Dan Harkenrider  
Recreation Director

Town of Clinton Building Department  
January 2019 Monthly Report  
Town Board Meeting 2-12-19

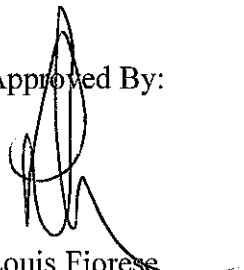
Number of Building Permits Issued	8
Number of CO & CC issued	6
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u>67 miles</u>
Total Cost of Construction	<u>\$ 260,000.00</u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese  
Building Inspector



# Permit Report By Type

01/01/2019 - 01/31/2019

**Permit Type**

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
<b>Accessory Dwelling New</b>						
BP-2019-6867	James Lack	126 Coyote Ridge Rd	6267-00-63195	01/07/2019	200,000.00	615.00
<b>Accessory Dwelling New Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>200,000.00</b>	<b>615.00</b>
<b>Deck/Porch</b>						
BP-2019-6869	Daniel Ali	32 Upper Meadows Dr	6267-00-35074	01/24/2019	3,000.00	588.80
<b>Deck/Porch Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>3,000.00</b>	<b>588.80</b>
<b>Garage - Detached</b>						
BP-2019-6868	Patrick Studley	168 E Meadowbrook Ln	6367-00-76632	01/10/2019	23,000.00	209.40
<b>Garage - Detached Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>23,000.00</b>	<b>209.40</b>
<b>Generator</b>						
BP-2019-6864	Rhonda Ramparas	244 Sunset Trl	6467-00-49864	01/03/2019	11,000.00	90.00
BP-2019-6865	Carol McCabe	200 Zipfeldburg Rd	6369-00-05938	01/03/2019	8,000.00	90.00
BP-2019-6866	Bradley Cole	54 Deer Hill Rd	6469-07-53685	01/03/2019	9,000.00	90.00
<b>Generator Total:</b>						<b>3</b>
<b>Amount Totals:</b>					<b>28,000.00</b>	<b>270.00</b>
<b>Hot Tub</b>						
BP-2019-6870	William & Kathleen Flood	9 E Meadowbrook Ln	6367-00-39253	01/29/2019	6,000.00	200.00
<b>Hot Tub Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>6,000.00</b>	<b>200.00</b>
<b>Residential Addition</b>						
4468	Thomas Daniele	78 Germond Rd	6567-00-25505	01/10/2019	0.00	2,250.00
<b>Residential Addition Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>0.00</b>	<b>2,250.00</b>
<b>Permit Grand Total:</b>						<b>8</b>
<b>Amount Grand Totals:</b>					<b>260,000.00</b>	<b>4,133.20</b>

February 07, 2019

# Town of Clinton CO & CC Issued Report

Completion Dates From January 01, 2019 to January 31, 2019  
Contact Type : Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
224	6368-00-16292	Closed Out Certificate	224	Bruce Brown	119 Mountain View Rd	1/17/2019
<b>Garage - Detached</b>						
Garage - Detached # of CC/CO :Issued : 1						
<b>Generator</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6822	6366-00-37027	CC	1433	Peter Riegert	67-73 Browning Rd	1/9/2019
BP-2018-6832	6369-00-76746	CC	1435	Harvey Podolsky	282 Kansas Rd	1/29/2019
<b>Renovation</b>						
Generator # of CC/CO :Issued : 2						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6839	6466-00-53295	CO	5501	Anderson Educational	368 Allen Rd	1/8/2019
<b>Residential Alteration</b>						
Renovation # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6723	6566-00-58306	CO	5502	Ayman Elhalafawy	178 Clinton Corners Rd	1/16/2019
<b>Solar panel</b>						
Residential Alteration # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6854	6267-00-64051	CC	1434	Jean Cook Jo Shute	169-193 Hollow Rd	1/16/2019
Solar panel # of CC/CO :Issued : 1						

**Grand Total:** 6

Michael Appolonia ZGO 2-4-19

SEARCHED	
INDEXED	

SUBJECT JANUARY 2019 ZONING ADMIN REPORT

1) Fallkill Road

A DATE FOR TRIAL IS SET FOR VIOLATION OF Zoning Code - COURT DATE Feb 7, 2019

2) ZIFFELDBURG RD -

WORK HAS BEEN STOPPED ON PROPERTY WHOSE OWNER IS RESTORING STRUCTURE WITHOUT PERMITS - A PLANNING BOARD DATE HAS BEEN SET & DENIED SEWAGE DISPOSAL UNIT IM PAT.

3) Deer Ridge Drive -

INTERPRETATION HEARING BEFORE ZONING BOARD OF APPEALS WAS HEARD. A FOLLOW-UP MEETING IS SCHEDULED FOR FEBRUARY

4) OLD ADVANCE FARM

OWNERS HAVE MADE APPLICATION TO BE HEARD BEFORE THE TOWN OF CLINTON PLANNING BOARD - REVIEWED PLANS - ISSUED LETTER OF NON-CONFORMANCE TO ZONING CODE -

5) REVIEW OF PERMITS

THE ZONING ADMINISTRATOR HAS REVIEWED 15 PERMITS REGARDING MECHANICAL RENOVATIONS, SOLAR, POOLS AND OIL TANKS.

6) MANY QUESTIONS - WEDDING VENUES -

AND BED AND BREAKFASTS IN TOC. THESE ARE NOT SPECIFICALLY ADDRESSED IN OUR ZONING CODE

7) OLD General Store - Hollow Rd.  
A COMPLAINT IS BEING FOLLOWED FOR  
PROPERTY CONTAINING UNLICENSED VEHICLES, &  
BOATS ON PROPERTY -

8) PEAK CONSTRUCTION - Buils Head ROAD  
CRIMSON HILL SUB-DIVISION  
MET WITH PRINCIPALS TO REVIEW  
SITE PLAN FOR SUB-DIVISION.

9)

Michael Appolonio 2-4-19  
MICHAEL APPOLONIA ZEO



Highway Report  
For  
February 12, 2019 Meeting

- Crew sanded town roads eight times during winter storms ( 1/3 , 1/18, 1/20 1/21 1/23 1/24 1/26 1/29 )
- Crew plowed four times snow storms (1/20, 1/21, 1/25 1/30)
- Cleaned and made repairs on winter trucks after storms
- Cleaned ditches and catch basins from melting snow and water over flow
- Spread gravel and stone on soft spots on Kansas and Stonehouse and other dirt roads.
- Removed dead trees on Maple Lane, Lake Drive, Schultz Hill and Mountain View with shared service Bucket truck
- Dirt patching is on going

Library Report  
February 14, 2019 Town Board Meeting

The library trustees did not meet in January.

The February meeting took place on February 11.

Due to the success of the annual appeal, the library is moving forward with plans to make improvements to the facility over the course of this year. The trustees have approved new carpeting in the library, and plans are being made to repaint the space.

The operating hours of the library are changing slightly. On Friday evenings, they will close at 7pm.

A devastating fire completely destroyed the Pleasant Valley library in November. Donations from all over this region have enable them to reopen at a temporary location at 3 Maggiacomo Lane. The Clinton Community Library has temporarily loaned a large table, some children's furniture, and 2 children's computer stations. Those computer stations have been replaced with children's tablets.

Report prepared by  
Michael Whitton

Alice Report  
February 14, 2019 Town Board Meeting

No communication and nothing to report.

Report prepared by  
Michael Whitton