

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

February 19, 2019 PB Meeting

Sax Area Variance - 76 Deer Hill Road, Tax Grid No. 6469-07-521857.

The applicant is requesting an area variance to Sec. 250 Attachment 2 to reduce the sideyard setback from 50 feet to 15 feet to construct a 199 square foot Octagonal shed.

- This is a nonconforming .51 acre lot in the C Zone District. The house is also within the setback which predates the zoning.
- The proposed shed is 199 square feet, 15' in diameter, with no electric nor plumbing.
- Placement of the proposed shed in a different location would still require variances due to the irregular nature of the size and shape of the lot in relation to the neighbors.
- Received a positive recommendation to the Zoning Board of Appeals.

Hart Special Permit – 188 Schultz Hill Road, Tax Grid No. 6368-00-285540.

Applicants propose to convert the newly constructed barn to a gathering and entertainment events.

- This lot is part of the 4 lot subdivision that was approved in 2018.
- The property owner proposes to host commercial events (from wedding, charity, art shows, etc) in the barn which is located at the rear site of his property where his residence is.
- This is a ±33 acre-lot in an AR5 A Zoning District.
- The barn will host 6 to 8 events a year and can accommodate 130 guests. The barn size is 70' x 38'.
- Although, it is not a public hearing, numerous property owners from the surrounding area appeared for this application.

The board had a lengthy discussion about the proposal. It was noted that there was a determination from the previous Zoning Enforcement Officer that wedding events for commercial uses are not allowed. The

current Zoning Administrator also made a determination that the current town code does not have regulations regarding wedding events and therefore not allowed under the current zoning regulations.

The board advised the applicant to review the zoning regulations to get an understanding of the code in relation to their proposal.

No action taken.

March 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.

- Applicant proposes 60 modules Ground Mounted System. North rack is 4 rows of 8 and south rack is 4 rows of 7.
- This is a 3.16 acre parcel in an AR3 Zoning District.
- Public hearing was closed after it remained opened from the previous meeting.
- As per discussion at the previous meeting, the applicant presented the new screening. 19 Colorado Blue Spruce trees are to be planted to screen the ground mounted solar systems. These trees grow between 12" to 24" per year. No less than 8' tree shall be planted at the time of planting.
- Requested Site Plan for a Ground Mounted Solar System is granted.

OTHER MATTERS:

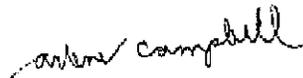
- The Town Planner joined the board for a discussion over applications received by the board about hosting wedding events on their property.

The board discussed the growing trends about hosting wedding venues on residential and agricultural parcels in the Town. Also noted are the number of properties who were already operating such venues without the required permits.

After a very lengthy discussion and exchange of opinions, the board agreed to send a memo to the Town Board requesting a 6-month moratorium on the said issue.

The board needs a specific legislative guidance which is lacking in the current law.

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 3-12-19**

Joseph and Janet O'Brien - 203 Silver Lake Road Tax grid # 6470-00-349027 which is in the C Zoning District in the Town of Clinton.

Applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Law for a side yard setback reduction from 50' to 35 feet for an existing tool shed.

- The applicant seeks a variance to a 20' x 12' tool shed that is 35 feet of the rear setback.
- The property owner stated that the shed was installed prior to owning the property.
- Though the property is large and another area can be an alternative location for the shed, there were many issues that can affect the placement of the shed to other location such as wetland buffers, steep slopes, rock cropping as well as septic location.

- Requested area variance is granted.

Gregory Sax - 76 Deer Hill Road Tax grid # 6469-00-521857 which is in the C Zoning District in the Town of Clinton.

Applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Law for a side yard setback reduction from 50' to 15 feet in order to construct a 199 square feet octagonal shed structure.

- This is a .51 acre parcel in a C Zoning District. The minimum acreage in this area is 5 acres,
- The benefit sought by the applicant cannot be achieved by an alternative method without a variance due to the irregular nature of the size and shape of the lot.
- The house is also within the set-back, pre-existing zoning.

Requested area variance is granted with conditions.

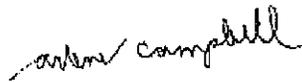
Kimberly and Keith Puchar Interpretation (continuance) – property on Deer Ridge Drive

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.
 - o The Town Attorney, Bishop's lawyer were back for this interpretations. It was noted that the the Bishops' attorney requested an adjournment last minute due to his medical condition.
 - o There were a number of people in the audience who stood up and spoke in favor of the Bishops.
 - o After a very lengthy discussions and exchange of opinions, the board agreed to adjourn the meeting to April.

No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report
March 12, 2019 Town Board Meeting

The Conservation Advisory Committee has not had a scheduled meeting since we last met. Their next meeting has been rescheduled to March 20 at 6pm.

Report prepared by
Michael Whitton

**Recreation Department
Town Of Clinton
February 2019**

Meeting Date: March 4, 2019

KATHERINE MUSTELLO RESIGNED AS CAMP DIRECTOR.
Will begin searching for her replacement.

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

Currently planning community day for the fall. Date TBD

ACTIVITIES:

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.

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

Garrett DeCesare

Samantha Smith

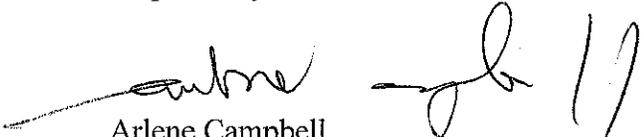
Park will open for swimming Memorial Weekend.

Respectfully submitted by
Dan Harkenrider
Recreation Director

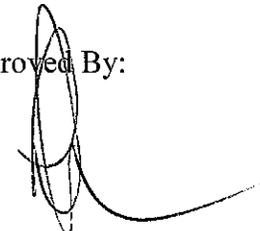
Town of Clinton Building Department
February 2019 Monthly Report
Town Board Meeting 3-12-19

Number of Building Permits Issued	7
Number of CO & CC issued	14
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u>177 miles</u>
Total Cost of Construction	<u><u>\$ 2,278,900.00</u></u>

Prepared By:


Arlene Campbell
PB, ZBA, BD Clerk

Approved By:


Louis Fiorese
Building Inspector

Permit Report By Type

02/01/2019 - 02/28/2019

Permit Type

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
Accessory Alteration						
BP-2019-6876	Joshua Dick	2497-2499 Salt Point Tpke	6566-00-47389	02/26/2019	120,000.00	440.00
					Accessory Alteration Total:	1
					Amount Totals:	120,000.00
Fireplace						
BP-2019-6877	Kimberly Burns	60 Schoolhouse Rd	6467-00-09843	02/28/2019	5,000.00	125.00
					Fireplace Total:	1
					Amount Totals:	5,000.00
Generator						
BP-2019-6871	David Solomon	105 Longview Rd	6569-00-04008	02/07/2019	10,000.00	90.00
BP-2019-6872	Joshua Stylman	126-128 Schultz Hill Rd	6368-00-43649	02/11/2019	8,900.00	90.00
					Generator Total:	2
					Amount Totals:	18,900.00
Renovation						
BP-2019-6873	Bragada Real Estate LLC	89 Schoolhouse Rd	6467-01-07050	02/25/2019	120,000.00	440.00
					Renovation Total:	1
					Amount Totals:	120,000.00
Residential Addition						
BP-2019-6875	Elizabeth Robertshaw	43 Field Rd	6569-00-16283	02/25/2019	2,000,000.00	1,590.00
					Residential Addition Total:	1
					Amount Totals:	2,000,000.00
Residential Alteration						
BP-2019-6874	Iain Birchwood	186 Clinton Hollow Rd	6466-00-41128	02/25/2019	15,000.00	125.00
					Residential Alteration Total:	1
					Amount Totals:	15,000.00
					Permit Grand Total:	7
					Amount Grand Totals:	2,278,900.00

March 07, 2019

Town of Clinton CO & CC Issued Report

Completion Dates From February 01, 2019 to February 28, 2019
Contact Type : Applicant

Barn/Shed

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2005-4862	6267-00-99976CO		5507	Megan Kent	189 Fiddlers Bridge Rd	2/26/2019

Deck/Porch

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2016-6531	6368-00-43649CO		5503	Joshua Stylian	126-128 Schultz Hill Rd	2/11/2019
BP-2019-6869	6267-00-35074CC		1437	Daniel Ali	32 Upper Meadows Dr	2/7/2019

Demolition

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2011-5807	6368-00-10258CC		1442	Anne Gales	263 Schultz Hill Rd	2/20/2019

Garage - Detached

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
90	6368-00-10258CC		1443	Anne Gales	263 Schultz Hill Rd	2/28/2019

Generator

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6796	6469-00-43343CC		1441	David Veith	1556 Centre Rd	2/20/2019
BP-2019-6865	6369-00-05938CC		1436	Carol McCabe	200 Zipfelfburg Rd	2/6/2019
BP-2019-6866	6469-07-53685CC		1438	Bradley Cole	54 Deer Hill Rd	2/7/2019
BP-2019-6872	6368-00-43649CC		1439	Joshua Stylian	126-128 Schultz Hill Rd	2/14/2019

Garage - Detached # of CC/CO :Issued : 1

Demolition # of CC/CO :Issued : 1

Deck/Porch # of CC/CO :Issued : 2

Barn/Shed # of CC/CO :Issued : 1

Generator # of CC/CO :Issued : 4

Hot Tub

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2019-6870	6367-00-39253CC		1440	William & Kathleen Flo	9 E Meadowbrook Ln	2/19/2019

Hot Tub # of CC/CO :Issued : 1

In Ground Pool

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
3968	6267-00-99976CO		5508	Megan Kent	189 Fiddlers Bridge Rd	2/26/2019

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

Residential Addition

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
4037	6267-00-99976CO		5506	Gavin Kent	189 Fiddlers Bridge Rd	2/20/2019
4177	6267-00-99976CO		5505	Megan Kent	189 Fiddlers Bridge Rd	2/20/2019

Residential Addition # of CC/CO :Issued : 2

Storage/Utility Building

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6799	6566-00-27536CO		5509	Peter Jacob	1549 Hollow Rd	2/26/2019

Storage/Utility Building # of CC/CO :Issued : 1

Grand Total: 14

March 6, 2019

TO: TOWN BOARD

FROM: Michael Appolonia
Zoning Administrator

SUBJECT: FEBRUARY 2019 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 Thursday, March 7, 2019, at 6:00 PM. This violation involves depositing and dumping garbage, trash, rubbish, litter, and multiple unlicensed motor vehicles.

REVIEW OF PERMITS

The Zoning Administrator has reviewed 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 second hearing before the Zoning Board of Appeals at the February meeting. The Zoning Board heard testimony on both sides of the controversy. The Zoning Board of Appeals meeting was adjourned and will continue at the April 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. Wedding venues will not be considered since they are not permitted in Zoning.

SOUTHBURY CIDER COMPANY

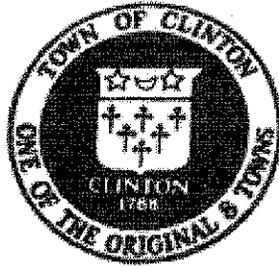
An application has been received to operate a Hard Cider production facility, on the farm owned by Gregory Quinn, located at Hollow Road in the Town of Clinton. A Building permit is required, and an application to NYS AG and Markets must be applied.

CRIMSON HILL-PEAK CONSTRUCTION

Reviewed the construction site for the development with the Developer, the TOC Building Inspector, and Town Engineer. All plans are satisfactory

Michael Appolonia

Michael Appolonia
Zoning Administrator
March 6, 2019



Highway Report
For
March 12, 2019 Meeting

- Crew plow/sanded six times during winter storms
- Crew sanded roads during icy conditions
- Cleaned and made repairs on winter trucks after storms
- Removed brush and dread trees during wind storm
- Replaced road signs with high visibility
- Dirt patching is on going

Library Report
March 12, 2019 Town Board Meeting

The Library Trustees met on March 11.

There was a discussion regarding plans to upgrade lighting in the space, and the concerns that the library is getting darker. There are already two fixtures that are completely burned out, and need to be replaced. This is on the agenda for our meeting tonight.

On March 2nd the Clinton Community Library held a fundraising and storytelling event to assist in the rebuilding effort of the Pleasant Valley library after their devastating fire. It was well attended and I am pleased to announce that the Clinton Community Library and the residents of our community raised \$800 towards this worthy cause.

On March 1st the library launched the availability of Kanopy. This is a video streaming service available on many streaming devices. The service is limited to our library patrons. They can check out 8 programs a month for free. Once a video is downloaded the patron has it for 72 hours. This company offers indie and foreign films, documentaries, great courses, etc.

Report prepared by
Michael Whitton

Altice Report
March 12, 2019 Town Board Meeting

No communication and nothing to report.

Report prepared by
Michael Whitton

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Zoning Workshops

1 message

Eliot Werner <eliotwerner217@gmail.com>
To: Carol Mackin <TownClerk@townofclinton.com>
Cc: Dean Michael <dmichael@getaction.net>

Fri, Mar 8, 2019 at 10:36 AM

Following is the agenda for the March 21st meeting.

250-15B-D
250-19
250-29
250-29.1

Thanks for posting.

WIC Report
March 12, 2019 Town Board Meeting

The Wappinger Creek Watershed Inter-municipal Council met on February 15th. Three resolutions were passed, one of which applied to Clinton. It was a resolution of blanket support for any future projects mitigating point source pollution in the watershed.

There was a presentation from the Twin Island Lake Association about invasive plant species being introduced to their lake. Something we should be aware of is the importance for all boaters to wash their boats before and after putting it into a body of water. This will go a long way toward preventing the spread of invasive plant species in our ponds and lakes.

The DEC buffer in a bag program is open until April 3rd. If you own property along a stream or water body, you can apply for a free bag of bare-root trees and shrubs. For information or to apply, visit their website at dec.ny.gov, and search for "buffer in a bag"

Report prepared by
Michael Whitton