

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
April 9, 2019**

**March 19, 2019 PB Meeting**

**Mobley Area Variance - 41-51 Lake Road, Tax Grid No. 6368-00-829549**

The applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Law for a front yard setback reduction from 100' to 16 feet in order to construct a 1600 square feet agricultural Pole Barn for farming purposes.

- This is a 52 acre parcel in the C Zone District.
- The applicants own a new organic food farm (Slow Fox Farm) and wishes to build a pole barn structure to support their 1.5 acre vegetable market garden. It will serve as a farm store and tool storage and a workspace for the vegetable operation.

After a very lengthy discussion and exchanged of opinion, the board agreed to table the application. The applicant was advised to provide more details of the proposed project. It was also suggested to move the proposed building back more to alleviate the amount of variance.

No action taken.

**John Petti Variance - 39 Sodom Road, Tax Grid Nos. 6366-00-442732 which is in the AR3A Zoning District.**

The applicants requested an area variance to Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a sideyard setback reduction from 50' to 20' to allow the construction of a 22' x 24' detached garage.

- This is a 3.14 acre lot. The house, which is set close to setbacks on both sides of the lot and is also non-conforming on its setbacks had a variance to be built.
- The two nonconforming lots were combined and is now a 3.14-acre conforming lot in an AR3 Zoning District, which was the condition of the variance that was granted in 2016.

- Received positive recommendation to the Zoning Board of Appeals.

**Susan and Jeff Mayer Variance - 140 Willow Lane, Tax grid # 6567-00-259864.**

Applicant requests an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Law for a rear yard setback reduction from 75' to 49 feet in order to install a 20' x 40' Gunitite in-ground pool.

- This is a ±2.87 acre parcel in the AR5A Zoning District in the Town of Clinton.
- The applicant wishes to construct a 20' x 40' pool within the 75 foot rear yard setback made necessary by the topography north of the pool's proposed location preventing an increase in the rear setback to more than 49'10',
- Received positive recommendation to the Zoning Board of Appeals subject to the following condition:
  - the pool equipment and any associated structures are located somewhere other than in the setback area.

**April 2, 2019 PB Meeting**

**Mobleys Area Variance (continuance) - 41-51 Lake Road, Tax Grid No. 6368-00-829549**

The applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Law for a front yard setback reduction from 100' to 30 feet in order to construct a 1600 square feet agricultural Pole Barn for farming purposes.

- The applicants were back and presented the modification of their proposition. They are now proposing to place the pole barn 30 feet from the road.

- The applicant underscored that the close proximity to the road would maximize store visibility and helps their farm business.
- The property owners also noted that construction of this size will be more cost efficient rather than installing different small buildings on the property.

Received a positive recommendation to the Zoning Board of Appeals subject to highway Department approval and subject further to the condition that any expansion of the facility beyond selling applicant's own produce (and vegetable propagation and workshop as set forth in the papers submitted) would require applicant to submit a site plan.

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

Applicant is seeking wetlands permit pursuant to Sec. 250-78 of the Town of Clinton Zoning regulations for the modification of the dam to meet NYSDEC regulations.

- Although the dam was built in the 1960s, it was never registered with the DEC. The discovery of the dam's nonregistration and noncompliance was discovered from a recent sale of the property. Registration and modification of the dam to meet DEC regulations were made a condition of the sale.
- This is a 40-acre parcel in an AR5 Zoning District.
- The modifications proposed are partially located within a Federal wetland and within the FEMA designated flood plain.
- The Town Engineer has signed off on the above proposed project subject to the issuance of temporary pass permit for the construction vehicles from the Highway Department.
- Short Form EAF was reviewed and Negative Declaration was issued for SEQRA purposes.

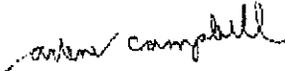
Requested Wetlands Permit is granted with conditions.

**Longpond (Omega) Campground Annual Permit Renewal – 15 Lake Drive ,  
Tax Grid No. 6468-00-0382842.**

Applicant requests a renewal for their annual permit.

- Annual Permit for 2019 to 2020 is granted subject to the issuance of Board Health approval.

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 April 9, 2019**

**Susan and Jeff Mayer Variance - 140 Willow Lane, Tax grid # 6567-00-259864.**

Applicant requests an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Law for a rear yard setback reduction from 75' to 49 feet in order to install a 20' x 40' Gunite in-ground pool.

- This is a ±2.87 acre parcel in the AR5A Zoning District in the Town of Clinton.
- The proposed pool will be heated with a propane fueled heater and will include a salt system instead of traditional chlorine system.
- The applicant wishes to construct the pool within the 75-foot rear yard setback due to the topography of the property. The waster and water utilities are located in the front yard of the property.

Area variance is granted with condition that the pool equipment and any associated items are located somewhere other than in the setback area.

**John Petti Variance - 39 Sodom Road, Tax Grid Nos. 6366-00-442732** which is in the AR3A Zoning District.

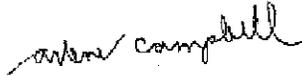
The applicants requested an area variance to Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a sideyard setback reduction from 50' to 20' to allow the construction of a 22' x 24' detached garage.

- This is a 3.45 acre parcel in an AR3 Zoning District.
- An area variance was granted in 2016 for the construction of the house. The proposed accessory structure would be on the north side of the house, which already abuts the 50 foot side yard setback.

- The lot, like a number of neighboring parcels, is narrow and deep, with a maximum width of only approximately 165 feet.
- Given the configuration of the lot, the benefit sought by the applicant cannot be achieved by other means. The back of the parcel is heavily wooded and contains a pond and protected wetland.

Area variance was granted with the condition that the applicant provides screening between the accessory structure and the adjacent parcel.

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 last met on March 13.

- Barbara Mansell reported on the 2019 Annual meeting of the Dutchess County CAC and EMC Roundtable. At that meeting, Barbara presented the 2018 report for the Town of Clinton CAC.
- Michael Whitton gave a presentation to the CAC regarding the Clean Energy Communities program and the Climate Smart Community program, updating our progress and discussing future plans to continue to make progress in the program.
- On March 28, the Library and CAC co-hosted a well-attended presentation in the library about preventing Lyme and other tick-borne diseases in our community. Dr. Ilya Fischhoff of the Cary Institute made the presentation.
- This Saturday, April 13, at 11:30am, the CAC is sponsoring a Home Garden Design Workshop in the Clinton Town Hall. Maya Goer-Palenzuela who is a Certified NYBG Landscape Designer and owner of Harmonyscapes will give the presentation. This workshop will show participants how to design an outdoor space based on an easy site inventory and the desire of the designer. Learn how to assess an area, make judgements, and render a plan for the space using simple tools and creating sketches of the site. The focus will be on plant selection and low impact installation.

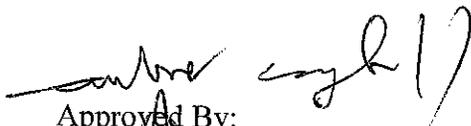
Report prepared by  
Michael Whitton

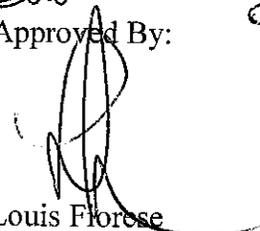
Town of Clinton Building Department  
March 2019 Monthly Report  
Town Board Meeting 4-09-19

Number of Building Permits Issued	10
Number of CO & CC issued	12
Number of Title Search	16
Total Number of Mileage by the Building Inspector	<u>152 miles</u>
Total Cost of Construction	<u><u>\$ 497,708.36</u></u>

Prepared By:

Arlene Campbell  
PB, ZBA, BD Clerk

  
Approved By:

  
Louis Florose  
Building Inspector

# Permit Report By Type

03/01/2019 - 03/31/2019

**Permit Type**

Permit #	Applicant	Parcel Location	SBL#	Issued	Valuation	Fee Amount
<b>Greenhouse</b>						
BP-2019-6882	David Levine	364 Schoolhouse Rd	6368-00-87516	03/14/2019	19,000.00	103.00
<b>Greenhouse Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>19,000.00</b>	<b>103.00</b>
<b>HVAC</b>						
BP-2019-6887	Michael Hochberger	111 Woodlea Rd	6466-00-29392	03/28/2019	19,165.00	205.00
<b>HVAC Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>19,165.00</b>	<b>205.00</b>
<b>In Ground Pool</b>						
BP-2019-6879	Jason Prager	147 Willow Ln	6567-00-24494	03/12/2019	56,000.00	225.00
<b>In Ground Pool Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>56,000.00</b>	<b>225.00</b>
<b>Renovation</b>						
BP-2019-6884	Dana Tompkins	20 Fourth Ave	6469-10-28165	03/19/2019	15,000.00	768.00
BP-2019-6885	Jeffrey Stephen Mayer	140 Willow Ln	6567-00-25986	03/19/2019	286,000.00	933.00
<b>Renovation Total:</b>						<b>2</b>
<b>Amount Totals:</b>					<b>301,000.00</b>	<b>1,701.00</b>
<b>Roof Mounted Solar ES</b>						
BP-2019-6883	Edward Thompsett	43 Heritage Rd	6566-00-40450	03/14/2019	10,881.00	150.00
<b>Roof Mounted Solar ESTotal:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>10,881.00</b>	<b>150.00</b>
<b>Solar panel</b>						
BP-2019-6881	Andre Barnett	15 Sodom Rd	6366-00-49067	03/12/2019	72,042.36	150.00
<b>Solar panel Total:</b>						<b>1</b>
<b>Amount Totals:</b>					<b>72,042.36</b>	<b>150.00</b>
<b>Storage/Utility Building</b>						
BP-2019-6878	Joseph O'Brien	203 Silver Lake Rd	6470-00-34902	03/06/2019	8,000.00	528.00
BP-2019-6880	Gregory Sax	76 Deer Hill Rd	6469-07-52185	03/12/2019	10,000.00	114.80
BP-2019-6886	Jeanne Clair	407 Clinton Hollow Rd	6466-00-00163	03/26/2019	1,620.00	137.60
<b>Storage/Utility Building Total:</b>						<b>3</b>
<b>Amount Totals:</b>					<b>19,620.00</b>	<b>780.40</b>
<b>Permit Grand Total:</b>						<b>10</b>
<b>Amount Grand Totals:</b>					<b>497,708.36</b>	<b>3,314.40</b>

April 03, 2019

# Town of Clinton CO & CC Issued Report

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

### Above Ground Pool

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
3565	6367-00-29158CC		1445	Stuart E Findlay	62 Seelbach Ln	3/27/2019

### Conversion To Residential

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6798	6368-00-28554CC		5514	Donald Hart	188 Schultz Hill Rd	3/25/2019

### Demolition Permit

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6862	6367-00-76632CC		1444	Patrick Studley	168 E Meadowbrook Ln	3/25/2019

### Garage - Detached

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2019-6868	6367-00-76632CC		5519	Patrick Studley	168 E Meadowbrook Ln	3/28/2019

### New Residential

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
158	6368-00-10258CO		5517	Anne Gales	263 Schultz Hill Rd	3/26/2019

### Renovation

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date

BP-2017-6697	6467-00-21922CO	5512	Nicole Augstein	8 Sunset Trl	3/7/2019
BP-2018-6758	6466-00-29392CO	5510	Michael Hochberger	111 Woodlea Rd	3/5/2019

**Residential Addition**

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
821	6368-00-10258CO		5515	Anne Gales	263 Schultz Hill Rd	3/26/2019
911	6368-00-10258CO		5516	Anne Gales	263 Schultz Hill Rd	3/26/2019

Renovation # of CC/CO :Issued : 2

**Solar panel**

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2018-6859	6368-00-87516CO		5513	David Levine	364 Schoolhouse Rd	3/18/2019

Solar panel # of CC/CO :Issued : 1

**Storage/Utility Building**

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Issue Date
BP-2011-5808	6368-00-10258CO		5518	Anne Gales	263 Schultz Hill Rd	3/26/2019
BP-2016-6535	6566-00-27536CO		5511	Peter Jacob	1549 Hollow Rd	3/7/2019

Storage/Utility Building # of CC/CO :Issued : 2

Grand Total: 12

March 27, 2019

TO: TOWN BOARD

FROM: Michael Appolonia  
Zoning Administrator

**SUBJECT: FEBRUARY 2019 ZONING ADMINISTRATOR REPORT**

**FALLKILL ROAD (Adolphsen)**

A second (2<sup>nd</sup>) court date pertaining to the prosecution of violations of the Town of Clinton Zoning Code has been set for Thursday, April 4, 2019. The first court date was held on March 7, 2019. This violation involves depositing and dumping garbage, trash, rubbish, litter, and multiple unlicensed motor vehicles on the property.

**REVIEW OF PERMITS**

The Zoning Administrator has reviewed Twenty (20) 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.

**AREA VARIANCES**

Area variances that have been applied for three (3) properties had been denied:

- 1) Sodom Road, 2) Willow Lane, 3) Lake Drive

These variances have been denied. Planning Board will review.

**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, March 27, 2019  
Zoning Administrator

*Michael Appolonia* 3/27/19  
Z.A.



Highway Report  
For  
April 9, 2019 Meeting

- Cleared trees and brush on Schultzhill, Browning Rd and Walnut with Shared Service Bucket Truck
- Sanded during 3/1 and plowed during 3/3 storm
- Replaced Culvert Pipe on Browns Pond
- Dirt road maintenance; dirt patching and repair “dig ins” from plow trucks during winter months Silver Lake, Lake Breezy, Horseshoe Trail, Sunset, Browns Pond, and Schultzville
- Crew attended HMA Safety Class at Peckham Materials on March 13<sup>th</sup>
  - Silo Load Out Safety and Communications with Plant Operators
  - Changes made to the HMA plant
  - Work Zone safety
  - Traffic Control, Signs, Etc.

Library Report  
March 12, 2019 Town Board Meeting

The Library Trustees met on April 8.

- In late Spring or early summer, the Mid Hudson Library System will begin offering auto-renewal of library materials eligible for renewal. If it is not eligible, fines will accrue until the item is returned.
- The library is planning to start a Saturday story time starting in May. They will see how it goes and continue for the summer.
- The staff is busy scheduling summer reading programs. They are looking to add several events for teens. The summer concerts are all scheduled. Check the library website for dates and performers.
- The Pleasant Valley Library is holding an "Open House - thank you" to the Clinton community on April 15 for our fundraising efforts after the devastating fire that occurred at their library.
- The library board would like to thank everyone that attended or volunteered at the recent successful book sale.

Report prepared by  
Michael Whitton

Altice Report  
April 9, 2019 Town Board Meeting

No communication and nothing to report.

Report prepared by  
Michael Whitton

WIC Report  
April 9, 2019 Town Board Meeting

The Wappinger Creek Watershed Inter-municipal Council has not met since our last Town Board meeting.

Report prepared by  
Michael Whitton