

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
May 14, 2019**

**April 16, 2019 PB Meeting**

**Primrose Hill Farm Site Plan for Ground Mounted SES – 203 Fiddlers Bridge Road, Tax Grid No. 6367-00-158736**

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

- The property is comprised of ±108.70 acres in an AR5 Zoning District.
- The applicant proposes 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.
- 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.
- Public hearing is set for May 7, 2019.

**Doniger Wetlands Permit - 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.

- This is a ±47.44-acre parcel in an AR5 Zoning District.
- The property owners are looking to construct a 4-bedroom house, septic field, and well on this property.
- 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.
- The applicant is also proposing an 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.
- It was noted 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.

- Lead Agency was declared for SEQRA purposes.
- SEQRA needs to be circulated.
- The board agreed that the Town Engineer should review the proposed project.
- Escrow account was established.
- No other action is taken.

### **May 7, 2019 PB Meeting**

#### **Primrose Hill Farm Site Plan for Ground Mounted SES (continuance) – 203 Fiddlers Bridge Road, Tax Grid No. 6367-00-158736**

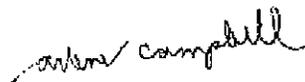
The applicant is seeking a Site Plan Review to allow installation of a Ground Mounted Solar Electric System.

- Public hearing was open and closed.
- Requested site plan is approved with condition.

#### **OTHER MATTERS:**

- Board Discussion about the Proposed Events Moratorium.

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 May 14, 2019**

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

Applicant requests 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 36' x 44' Agricultural Multi-use Pole Barn for storage, work space, and Farm store purposes.

- This is a 52.7 acre parcel in the C Zone District.
- The applicants wish to construct a multi-use pole barn, 36 ft x 44 ft, with three parking spaces and an unpaved driveway, in the front of the field where much of their farm products will be cultivated.
- The applicant asked to have the building closer to Lake Drive in order to accommodate anticipated pedestrian and vehicle traffic.
- The applicant was asked to design and submit a parking expansion plan.

Requested area variance is granted with conditions.

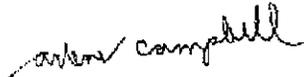
**Kimberly and Keith Puchar Interpretation (continuance) – property on Deer Ridge Drive**

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.

- The board went into an executive session.
- Public hearing was closed. Note that the board has 62 days to give a ruling after the public hearing is closed.
- No other action is taken.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report  
May 14, 2019 Town Board Meeting

The Conservation Advisory Committee has met twice since our last Town Board meeting.

April 10, 2019

- There was discussion from members of the CAC and the public regarding upcoming sections of the ongoing Zoning Revision workshops.
- The format for inputting data for the town energy benchmarking has proven difficult. Jean McAvoy asked for any guidance. It was decided to reach out to Europa McGovern for assistance.
- Plans were discussed for members of the CAC to participate in the annual roadside cleanup effort arranged by the Scenic and Historic Roads Advisory Committee.

May 8, 2019

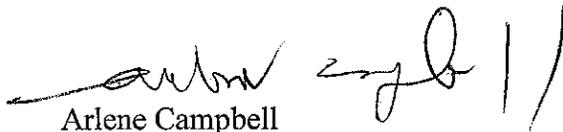
- Barbara Mansell performed a review of a property on Hollow Road at the request of the Planning Board. Her assessment is that all appropriate measures have been taken to protect water resources.
- Barbara and Jean McAvoy met with Europa McGovern to discuss issues with the inputting of data for our benchmarking program. Europa was able to help solve the problems, and all of the data has been submitted.
- The CAC is putting together another series of sponsored talks with the library for this summer. They spent some time hashing out ideas for that series.

Report prepared by  
Michael Whitton

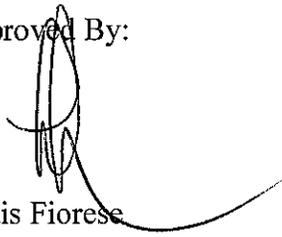
Town of Clinton Building Department  
April 2019 Monthly Report  
Town Board Meeting 5-14-19

Number of Building Permits Issued	7
Number of CO & CC issued	7
Number of Title Search	11
Total Number of Mileage by the Building Inspector	<u>313 miles</u>
Total Cost of Construction	<u><u>\$ 360,415.00</u></u>

Prepared By:

  
Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

  
Louis Fiorese  
Building Inspector

# Permit Report By Type

04/01/2019 - 04/30/2019  
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBI #	Issued	Valuation	Fee Amount
<b>Demolition Permit</b>							
	BP-2019-6891	Alan Peterson	42 Hickory Hill Rd	6566-00-	04/09/2019	\$5,000.00	\$90.00
						<u>1</u>	
						<b>Demolition Permit Total:</b>	
						<u>\$5,000.00</u>	<u>\$90.00</u>
						<b>Amount Totals:</b>	
						<u>\$5,000.00</u>	<u>\$90.00</u>
<b>Fireplace</b>							
	BP-2019-6892	Jeffrey Stephen Mayer	140 Willow Ln	6567-00-	04/15/2019	\$5,000.00	\$125.00
						<u>1</u>	
						<b>Fireplace Total:</b>	
						<u>\$5,000.00</u>	<u>\$125.00</u>
						<b>Amount Totals:</b>	
						<u>\$5,000.00</u>	<u>\$125.00</u>
<b>In Ground Pool</b>							
	BP-2019-6888	Thomas Rea	89 W Meadowbrook Ln	6367-00-	04/01/2019	\$60,740.00	\$225.00
	BP-2019-6890	Jeffrey Stephen Mayer	140 Willow Ln	6567-00-	04/04/2019	\$68,000.00	\$225.00
						<u>2</u>	
						<b>In Ground Pool Total:</b>	
						<u>\$128,740.00</u>	<u>\$450.00</u>
						<b>Amount Totals:</b>	
						<u>\$128,740.00</u>	<u>\$450.00</u>
<b>Oil Tank</b>							
	BP-2019-6889	Martin Masina	221 Rhynders Rd	6367-00-	04/04/2019	\$1,675.00	\$115.00
						<u>1</u>	
						<b>Oil Tank Total:</b>	
						<u>\$1,675.00</u>	<u>\$115.00</u>
						<b>Amount Totals:</b>	
						<u>\$1,675.00</u>	<u>\$115.00</u>
<b>Residential Alteration</b>							
	BP-2019-6893	Adam Chazan	116 Sunset Trl	6467-00-	04/16/2019	\$200,000.00	\$680.00
	BP-2019-6894	Thomas Seelbach	84 Rhynders Rd	6367-00-	04/16/2019	\$20,000.00	\$154.40
						<u>2</u>	
						<b>Residential Alteration Total:</b>	
						<u>\$220,000.00</u>	<u>\$834.40</u>
						<b>Amount Totals:</b>	
						<u>\$220,000.00</u>	<u>\$834.40</u>
						<b>Permit Grand Total:</b>	
						<u>7</u>	
						<b>Amount Grand Totals:</b>	
						<u>\$360,415.00</u>	<u>\$1,614.40</u>

# Completion Issued Report

04/01/2019 - 04/30/2019  
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2008-5343	6467-00-225909-0000	CO	5521	Philip & Maria Knollmueller	909 Centre Rd	04/02/2019
					Residential Addition # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6634	6368-00-944593-0000	CO	5520	Gregory Stanford	Gregory Stanford 90 Lake Dr	04/01/2019
BP-2018-6748	6266-00-948516-0000	CO	5522	David M Crosson	David M. Crosson 43 Forever Ivy Ln	04/09/2019
					New Residential # of CC/CO : Issued : <u>2</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6812	6467-00-225909-0000	CC	1446	Phillip Knollmueller	909 Centre Rd	04/02/2019
					Hot Tub # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6850	6469-00-476009-0000	CC	1447	Peter Harris Kross	1403 Centre Rd	04/15/2019
					Generator # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6873	6467-01-070508-0000	CO	5526	Bragada Real Estate LLC	89 Schoolhouse Rd	04/30/2019
BP-2019-6884	6469-10-281650-0000	CO	5523	Dana Tompkins	20 Fourth Ave	04/09/2019

Renovation # of CC/CO : Issued : 2

Grand Total: 7

May 2, 2019

TO: TOWN BOARD

FROM: Robert Marrapodi  
Zoning Administrator

**SUBJECT: April 2019 ZONING ADMINISTRATORS 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 was held on Thursday, April 4, 2019. The Defendant has agreed to remedy the violations by a combination of removing some of the debris, placing other debris in receptacles, covering abandoned automobiles and removing them from visibility by placing them in the rear of the property. The Judge gave the Defendant 120 days to remedy the violations on the property or we will be proceeding to trial on **August 1<sup>st</sup>**.

**REVIEW OF PERMITS**

The Zoning Administrator has reviewed Seven (7) building permits. These permits regarded types such as, Pool, Demolition, oil tanks, and residential alterations.

**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 neighbor's 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 was continued at the April meeting. The Town Attorney recommended that the public hearing be closed and a decision be made by the board in 62 days of the closure of the public hearing. The public hearing was closed. No further action was taken by board.

**OLD ADRIANCE FARM**

The owner's representative Cummings Engineers submitted a sign application for review and site plan for a microbrewery, parking area for 40 cars, adding a new well & septic system. Adding a pavilion for farm equipment & event venues. The application was incomplete; we are awaiting a completed application. Wedding venues will not be considered since they are not permitted in Zoning.

**PLEASANT VALLEY LANDSCAPING**

The property owner submitted an application for a building permit to enclose the existing pavilion located on a corner property at Hollow and North Quaker Road. The request was denied pending site plan review.

**272 SCHULTZ HILL ROAD**

A complaint by Ann Gales of 263 Schultz Hill Road claims that the property owners across the street is running a wood cutting & splitting business on their land.

I visited the property on 4/16 and viewed logs, split fire wood and equipment in the front yard. It was my impression based on viewing the property and speaking to Ms. Gales that firewood for sale business is in operation. I called Mr. Beahan regarding his activity and he stated that he has been doing this for years with his son for additional revenue without and problems from the neighbors.

Ms. Gale's major complaint was the excessive noise that was disrupting her quality of life.

I told Mr. Beahan to move all material and equipment from the front yard setback and make an effort to keep the operation as quiet as possible. No chain sawing. He agreed to my request and will attempt to speak with Ms. Gales to make amends.

#### 319 FIDDLERS BRIDGE ROAD

On going violations notice to the property owner (dated 5/15/18). I visited the property on 4/18 and viewed two unregistered vehicles in the yard. Previous notice of violation stated six unregistered vehicles. Town code allows one unregistered vehicle per parcel. I telephoned the property owner and stated the violation. Mrs. Gosiewski stated that she doesn't live at the property, it's rented. I gave her 30 days to contact her tenants and arrange to remove or garage one vehicle and come into compliance with the Town code.

#### 368 FIDDLERS BRIDGE ROAD

Open violations – Notice of violations dated 12/11/18. Property owner claimed she didn't receive notice. Ms. Friedberg doesn't live at the property full time and hasn't been to Clinton since the summer. The violation is for construction of an accessory structure without a building permit. As of this writing, Ms Friedberg has been contacted by the building inspector after my visit to the property on 4/17/19. I viewed a 20' Tepee mounted on a 30'x30' wood deck. No other zoning violations. Ms. Friedberg's contractor will be submitting the documentation required for a building permit.

#### 300 ALLEN ROAD

The building inspector referred this complaint to zoning. The property owner was upset that a tented structure was put up near her property line. I visited the property on 4/25/19 and spoke to Mrs. DeSantis, The tented structure was removed to Mrs. DeSantis satisfaction.

#### 92 DEER RIDGE DRIVE & 84 DEER RIDGE DRIVE

A complaint was submitted on 3/26/19 from Mrs. & Mr. Puchar regarding various zoning code violations on the properties of 94&84 Deer Ridge Drive.

The complaint stated that two accessory structures appear to be in the front/side yard setback and the storage of material, equipment, junk, vehicles, etc. also in the setback yards.

My visit on 4/23/19 to the mentioned properties found the violations were only on the property of 92 Deer Ridge Drive and no storage of materials on the adjacent property at 84 Deer Ridge Drive.

I attempted to contact the owners of 92 Deer Ridge by phone, left a message and didn't receive a return call. A follow up letter was sent out to the Bishops on 4/24/19.

Current status is that the Bishops came in to the Zoning office on 5/1/19 to discussing plans to remove the violations. They picked up an application for a variance for the shed.

#### 83 DEER RIDGE DRIVE

A complaint was submitted on 3/27/19 from Ms. Bishop regarding various zoning code violations on the property of 83 Deer Ridge Drive (Punchar).

The complaint stated that several accessory structures without permits/variances on the Punchar's property. In addition the complaint states that many animals are kept and caged on the premises and they are concerned about manure storage near a fresh water pond on the property and the burial of animals polluting the water to their well.

I contacted Kimberly Punchar to discuss the complaint violations and requested permission to visit her property. The request was denied. I sent her a copy of an open building permit for a pole barn built on the property in 1975. Mrs. Punchar replied in an email on 5/1/19 stated in short that her property is an operating farm and is exempt from the town zoning ordinance.

I referred the open building permit violation to the Building Inspector.

We are awaiting proof from the Punchar's that they are in fact a farm.

#### 193 SHADBLOW LANE

A notice of violation was mailed to the property owner, Mrs. D'Attor on April 1, 2019. This property is in violation of town zoning pertaining to vehicles that are unregistered and not in operating condition. She was ordered to remedy the violation and bring the property into compliance. This violation is pending further follow up. I was giving the property owner 30 days before I revisited the violation.

#### AREA VARIANCES

Area variances that have been applied for: Two (2) properties:

1. 546 Browning Road – Existing decks in side yard setback. Pending PB review.
2. 41 Lake Drive – Area variance was granted to Matthew and Miranda Mobley to construct a pole barn 30 feet from the road when a front setback of 100 ft is required, on their 52.7 acre parcel, The proposed building's purpose will combine farm product sales, greenhouse seedling preparation, and washing of farm produce.

END OF REPORT

Robert Marrapodi , May 2, 2019  
Zoning Administrator





Highway Report  
For  
May 14, 2019 Meeting

- Repaired driveway aprons from snow plow damage
- Sweep Roadways of winter debris
- Replace Culvert Pipe Lake Pleasant
- Repaired Shadblow, Nine Partners Rd, Deer Ridge Dr; broken asphalt, pot holes etc.
- Cold/Dirt Patch ongoing
- Crew attended OSHA 10 General Industry Course taught over 2 Days
  - Workplace Violence
  - Sexual Harassment
  - Emergency Action Plan
  - Blood Borne Pathogens
  - Fire Prevention Plans
  - and more.

Library Report  
May 14, 2019 Town Board Meeting

The Library Trustees met May 13, 2019.

- There were a couple of discussions regarding trainings that two trustees attended. One involved fiscal policies that the library should have, many of which they do have on the books. The other training involved legal issues facing library boards. The trustees have gained important knowledge and experience through these trainings and through sharing what they have learned with the rest of the board.
- Circulation is up, once again, as compared to last year. Attendance is up in all programs.
- In May, the library will start a family story time as a preview to see if it will continue through the summer.

Report prepared by  
Michael Whitton

Altice Report  
May 14, 2019 Town Board Meeting

No communication this month and nothing to report.

Report prepared by  
Michael Whitton

WIC Report  
May 14, 2019 Town Board Meeting

The Wappinger Creek Watershed Inter-municipal Council met on April 19, 2019.

- Ideas were discussed about involving young people in the effort to maintain a clean watershed. Among the ideas discussed was hosting our meetings at area high schools, as well as involving student in water quality campaigns.
- Various grant programs and their upcoming deadlines were discussed.
- A meeting of the Nine Element Plan steering committee, which I sat in on for educational purposes, followed the regular meeting. It will be important for communities within the watershed to develop detailed assessments of their sections of the watershed and plans to improve water quality. These individual community plans may be aggregated with other communities to improve the chances of obtaining grants.

Report prepared by  
Michael Whitton