

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
July 09, 2019**

June 18, 2019 PB Meeting

Silver Lake Site Plan Amendment (Discussion) – Silver Lake Road, Tax Grid No. 6469-00-296724

Applicant requests modification of the approved subdivision plat.

- The applicant discussed the option of revising the approved site plan of a vacant lot that was part of the approved subdivision in 2004.
- The proposal is to extend the building envelope that could be located closer to the lake that it is still within the zoning setbacks and doesn't violate the 100' buffer from the lake.
- The board suggested that the applicant file a sketch plan application. No warranties were given. This project will also need a review from the town engineer.
- No action taken.

Solomon Wetlands Permit - 105 Longview Road, Tax Grid No. 6569-00-040085.

The applicant wishes to install an inground pool 75 feet from the edge of the pond.

Local Law of 2008 defines Controlled Area as any area within 100 feet of a watercourse, lake or pond.

- The applicant indicated the existing septic drain field that is within 100 feet of the pond.

After all the discussions were made, the board agreed that Wetlands Permit is not required. The said "pond" is not a pond by definition of the zoning regulations. The required setback is 50 feet for wetlands less than ½ an acre.

Town of Zoning regulations define Pond as inland body of water that has a surface water area at the mean high water mark of one acre or larger.

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 above subject matter received a conditional site plan approval in May 7, 2019 i.e. Certificate of Compliance will not be issued without further action from the Planning Board.
- No comments were received after mailings were circulated to the surrounding neighbors after the ground mounted arrays were installed.
- The board signed off the completion of the arrays.

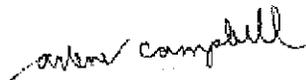
OTHER MATTERS:

- Councilman and Board Liaison Werner discussed the proposed events law.

June 18, 2019 PB Meeting

Meeting was cancelled.

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 July 09, 2019**

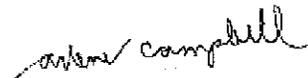
Kimberly and Keith Puchar Interpretation (verdict) – property on Deer Ridge Drive

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 unanimously voted to adopt the findings and decision dated June 27, 2019 which denies the applicant's request for an interpretation of the Town of Clinton Zoning Code reversing the determination of the former Zoning Administrator dated October 2, 2018.

No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report
July 9, 2019 Town Board Meeting

The Conservation Advisory Committee last met on June 12, 2019.

- There was discussion and planning regarding the Climate Smart Communities program and the Clean Energy Communities program.
- They discussed the status of the Community Choice Aggregation law and program that is being worked on by the Supervisor and Town Board.
- Ideas were discussed about hosting programs with the library and approaching the Camp Director about presentations for the children this summer at camp.
- A formal request has been made to the Town Board to create a page on the town website dedicated to the Climate Smart Communities Program.

Report prepared by
Michael Whitton

Town of Clinton Building Department
June 2019 Monthly Report
Town Board Meeting 7-09-19

Number of Building Permits Issued	15
Number of CO & CC issued	24
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u> </u> miles
Total Cost of Construction	<u><u>\$ 454,404.18</u></u>

Prepared By:


Arlene Campbell
PB, ZBA, BD Clerk

Approved By:

Louis Fiorese
Building Inspector

Completion Issued Report

06/01/2019 - 06/30/2019
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
1013	6467-00-022250-0000	Closed Out Certificate	1013	James Montross	860 Hollow Rd	06/27/2019
Barrn/Shed # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2041	6467-00-022250-0000	Closed Out Certificate	2041	James Montross	860 Hollow Rd	06/27/2019
Residential Addition # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3118	6467-00-022250-0000	Closed Out Certificate	3118	James Montross	860 Hollow Rd	06/27/2019
New Residential # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3329	6467-00-022250-0000	CO	5550	James Montross	860 Hollow Rd	06/27/2019
Garage - Detached # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3816	6467-00-361794-0000	CC	1456	Johannes Vanderlee	58 Breezy Hill Rd	06/27/2019
Residential Addition # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3841	6467-03-037276-0000	CO	5549	James Montross	860 Hollow Rd	06/27/2019
Residential Alteration # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
972	6468-00-433823-0000	CO	5548	Raymond Bawol	1277 Centre Rd	06/27/2019
Barrn/Shed # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

990 6467-00-361794- CO 5552 Johannes Vanderlee 58 Breezy Hill Rd 06/27/2019
 0000
 Residential Addition # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2010-5658 6566-02-556912- CO 5542 Mabel & Reed Russell 2482 Salt Point Tpke 06/13/2019
 0000 (Walker)
 Accessory/Addition # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2013-6132 6566-02-556912- CO 5540 Mabel Walker Russell 2482 Salt Point Tpke 06/13/2019
 0000 Pergola # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2014-6206 6566-02-556912- CO 5539 Mabel Walker 2482 Salt Point Tpke 06/13/2019
 0000
 BP-2014-6222 6566-02-556912- CO 5538 Mabel Walker 2482 Salt Point Tpke 06/13/2019
 0000 Residential Alteration # of CC/CO : Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2014-6242 6567-00-312917- CO 5546 Susan Dean 160 Willow Ln 06/20/2019
 0000 Deck/Porch # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2014-6313 6368-00-752443- CO 5543 Michael Murphy 5 Lake Dr 06/17/2019
 0000 Accessory Alteration # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2016-6458 6368-00-752443- CO 5544 Michael Murphy 5 Lake Dr 06/17/2019
 0000 Residential Alteration # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2016-6464 6567-00-312917- CO 5545 Susan Dean 160 Willow Ln 06/20/2019
 0000 Residential Addition # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2017-6605 6469-00-482393-0000 CC 1453 Scott Birnbaum 28 Crimson Hill Rd 06/18/2019
 In Ground Pool # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2017-6643 6268-00-919520-0000 CO 5536 Dana Veith 436 Browns Pond Rd 06/12/2019
 BP-2018-6810 6267-00-735235-0000 CO 5535 Mary Steiner Mary Steiner 276 Hollow Rd 06/11/2019
 Barrn/Shed # of CC/CO : Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2019-6871 6569-00-040085-0000 CC 1452 David Solomon 105 Longview Rd 06/18/2019
 Generator # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2019-6880 6469-07-521857-0000 CO 5551 Gregory Sax 76 Deer Hill Rd 06/27/2019
 Storage/Utility Building # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2019-6914 6566-01-486841-0000 CC 1454 Travis Angelo 30 Talleur Ln 06/25/2019
 Wood Stove # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2019-6918 6468-00-485772-0000 CO 5547 Richard Malena 6 Maple Ln 06/25/2019
 Residential Alteration # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2019-6920 6468-00-485772-0000 CC 1455 Richard Malena 6 Maple Ln 06/25/2019
 Central Air Conditioning # of CC/CO : Issued : 1

Grand Total: 24

Permit Report By Type

06/01/2019 - 06/30/2019
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Above Ground Pool							
	BP-2019-6913	Gay Smerek	353 Ruskey Ln	6366-00-	06/04/2019	\$300.00	\$150.00
	BP-2019-6919	Mary Steiner	Mary Steiner 276 Hollow Rd	6267-00-	06/24/2019	\$5,000.00	\$150.00
				Above Ground Pool Total:		2	
				Amount Totals:		\$5,300.00	\$300.00
Central Air Conditioning							
	BP-2019-6920	Richard Malena	6 Maple Ln	6468-00-	06/24/2019	\$26,000.00	\$150.00
				Central Air Conditioning Total:		1	
				Amount Totals:		\$26,000.00	\$150.00
Deck/Porch							
	BP-2019-6924	James Montross	860 Hollow Rd	6467-00-	06/27/2019	\$17,000.00	\$110.00
				Deck/Porch Total:		1	
				Amount Totals:		\$17,000.00	\$110.00
Generator							
	BP-2019-6912	BBH White LLC	176 Schoolhouse Rd	6467-00-	06/04/2019	\$995.00	\$0.00
	BP-2019-6925	Johannes Vanderlee	58 Breezy Hill Rd	6467-00-	06/27/2019	\$8,665.00	\$90.00
				Generator Total:		2	
				Amount Totals:		\$9,660.00	\$90.00
In Ground Pool							
	BP-2019-6922	David Solomon	105 Longview Rd	6569-00-	06/25/2019	\$64,555.00	\$225.00
				In Ground Pool Total:		1	
				Amount Totals:		\$64,555.00	\$225.00
Renovation							
	BP-2019-6915	Matthew Brimer	241 Fox Run Rd	6366-00-	06/05/2019	\$0.00	\$0.00
	BP-2019-6916	William Hogan	2467 Salt Point Tpke	6566-02-	06/12/2019	\$8,750.00	\$106.25
	BP-2019-6921	Teri Rhodes	600 Clinton Hollow Rd	6467-00-	06/24/2019	\$200,000.00	\$680.00
				Renovation Total:		3	
				Amount Totals:		\$208,750.00	\$786.25

Residential Alteration

Permit Type:

Permit #	Applicant	Location	SBL #	Issued	Valuation	Fee Amount
BP-2019-6917	Reed Russell	2482 Salt Point Tpke	6566-02-	06/13/2019	\$6,000.00	\$156.80
BP-2019-6918	Richard Malena	6 Maple Ln	6468-00-	06/17/2019	\$7,500.00	\$177.50
BP-2019-6923	Raymond Bawol	1277 Centre Rd	6468-00-	06/27/2019	\$11,261.00	\$113.78
Residential Alteration Total:					3	
Amount Totals:					\$24,761.00	\$448.08
Tent						
BP-2019-6911	BBH White LLC	176 Schoolhouse Rd	6467-00-	06/04/2019	\$97,678.18	\$373.03
Tent Total:					1	
Amount Totals:					\$97,678.18	\$373.03
Wood Stove						
BP-2019-6914	Travis Angelo	30 Talleur Ln	6566-01-	06/05/2019	\$700.00	\$125.00
Wood Stove Total:					1	
Amount Totals:					\$700.00	\$125.00
Permit Grand Total:					45	
Amount Grand Totals:					\$454,404.18	\$2,607.36

July 2, 2019

TO: TOWN BOARD

FROM: Robert Marrapodi
Zoning Administrator

SUBJECT: June 2019 ZONING ADMINISTRATORS REPORT

REVIEW OF PERMITS

The Zoning Administrator has reviewed Fifteen (15) building permits. These permits regarded types such as, Pool, Demolition, generators, residential alterations and new residential construction.

FALLKILL ROAD (Adolphsen)

A second (2nd) court date pertaining to the prosecution of violations of the Town of Clinton Zoning Code was held on Thursday, April 4, 2019. The Judge gave the Defendant 120 days to remedy the violations on the property or we will be proceeding to trial on **August 1st**.

83 DEER RIDGE DRIVE

The Zoning Board of Appeals meeting was continued at the June meeting. The Zoning Board of Appeals by unanimous vote upheld the Zoning Administrators determination that smoke, fumes, and odors which emanated from wood fire on 92 Deer Ridge Drive did not constitute a violation of the Town of Clinton Town Code.

272 SCHULTZ HILL ROAD

The Beahan's have erected a 6' fence as a visual & sound barrier and reduced the hours of activity and is trying to work when Ms. Gales is not home. The current activity is limited to 3-4 hours per week.

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 92 Deer Ridge Drive.

Progress has been made by the Bishop's in removing the violations. Not all of the debris has been removed. A storage shed has been relocated out of the front/side yard setback. An additional complaint was verbally communicated to the Zoning office of distracting exterior lighting shining on the road and other properties.

I visited the property at 9:30 PM and viewed two lanterns on either side of the front door and two lanterns on either side of the garage door at a lower level. I did not find the lighting a distraction as I drove passed the property. This matter is on going.

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. The violation was removed; the original structure was an agricultural building and did not require a building permit.

Ms. Punchar delivered to the zoning office on 6/4/19 a receipt for the sale of a pony in the amount of \$1250. She feels that this revenue proves that she is fact a Farm as defined by the Town of Clinton Code and she is exempt from the zoning laws.

I asked for permission to inspect her property to determine the agriculture business and she denied me access. This matter is on going

193 SHADBLOW LANE

A notice of violation was mailed to the property owner, Mrs. D'Attore 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. The Violation is still open.

1076 HOLLOW ROAD

A complaint was called in regarding junk cars in the front yard. I visited the property on 5/16 and viewed 3 unregistered junk vehicles. A notice of violation was mailed to the property owner. They were given 30 days to remove the vehicles that are in violation. The violation still exists. I visited the property and no one was home.

302 PUMPKIN LANE

A neighbor emailed in a complaint that stated that the horse farm across the road was storing manure in a dumpster located in the front yard setback. I visited the property to confirm violation, spoke to the owners of the farm and they agreed to move the dumpster to area away from the front of the property. I visited the property a second time and emailed the property owners. They claim they are still trying to find a spot for the dumpster. The violation is open.

68 NAYLOR ROAD

The Dutchess (Formerly Old Stone Farm) is advertising a "Secret Hotel and restaurant" business on their property. This business use is not permitted in the AR5 zoning district. The properties special use permit is for a Conference Center/Dude ranch only.

An email was sent on May 15th. To the owners of the property notifying them that they are not allowed to run a hotel/restaurant and must stop advertising as one.

I haven't received a response to my email and the advertising continues online and in local publications. A cease and desist order was issued after consulting the Town attorney. They were given two week to remove the website advertising the Hotel/Restaurant services and stop taking reservations. This matter is still open

384 MOUNTAIN VIEW ROAD

I received a complaint on 6/10/19 at my office from a neighbor stating violations of illegal dog breeding, illegal apartment and accessory structures too close to the property lines. A notice of violations was issued on this property Oct. 17, 2018.

I have tried many times to schedule an inspection of the property without success.

This matter is still open.

826 HOLLOW ROAD

A notice of violations was sent to the property owner on May 8, 2019. Mr. Rosen came into the zoning office on 6/5/19. He has been cleaning up the property and needs more time to complete the work. I visited the property and a considerable amount of cleanup was completed. The removal of vehicles continues.

817 HOLLOW ROAD

A notice of violations was sent to the property owner and a notice was posted on the tenants door. The Absentee owner has not responded. They are in violation of the Property Maintenance Code and Section 250-64 outdoor storage or parking of recreational or commercial vehicles. This matter will be referred to the town attorney.

3-11 CEDAR PLACE

A complaint was received on June 7, 2019. It is alleged that the property is renting apartments without a C.O. The matter was refereed to the building inspector.

188 SCHUTZ HILL ROAD

A complaint was received on June 11, 2019. It is alleged that the farm is hold events in a barn that was built for agricultural use and not for the assembly of people. I visited the property and spoke to the owner and refereed them to the building inspector.

1250 CENTRE ROAD

A complaint was received on June 26, 2019. A neighbor claims that the property is rented and not maintained. Loud music and cars coming and going. The building inspector has visited the property and issued a notice of violation to the property owner.

18 HOLLOW ROAD

The property was purchased by a couple that intends to convert the single family home into a bed & breakfast. The property is in a residential Hamlet and is permitted to operate a B&B once approved by the planning board and a special use permit is issued. A completed application is pending.

304 CLINTON HOLLOW AVE.

Spooky Hollow Properties has purchased a farm property with the intention of operating a commercial horse boarding operation for retired horses.

Agriculture and Markets has reviewed the property and has confirmed that the property is a start-up farm. They intend on renovating the buildings, add run-in sheds, six stall barn and housing for a caretaker.

Renovation plans will be submitted soon for a building permit.

AREA VARIANCES

No variances were issued.

END OF REPORT

Robert Marrapodi, July 2, 2019
Zoning Administrator





Highway Report

For

June 2019 meeting

- Repair Kansas Road: reshape and rake dirt
- Begin oil and stone on Field Road
- Put in culvert pipe on Kansas Road
- Remove dead tree on Hibernia Road
- Roadside mowing is ongoing

Library Report
July 9, 2019 Town Board Meeting

The Library Trustees do not meet in July. No report his month.

Report prepared by
Michael Whitton

Altice Report
July 9, 2019 Town Board Meeting

There has been no communication from Altice this month. Nothing to report.

Report prepared by
Michael Whitton

WIC Report
July 9, 2019 Town Board Meeting

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

Report prepared by
Michael Whitton