

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
September 10, 2019**

**August 20, 2019 PB Meeting**

**Rossman Variance Recommendation-** 110 Mountain View, Tax Grid No. 6368-00-304869

The applicants request an area variance to Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a rear yard setback reduction from 75 feet to 50 feet in order to construct a new one family dwelling and a pool.

- This is 5.36 acre parcel flag lot in the AR5 Zoning District.
- The property owner seeks an area variance due to the steep slopes on the property.
- The septic system is already approved by the Department of Health and the building area of the site is tight per the contractor.
  
- Received a positive recommendation to the Zoning Board of Appeals.

**Devereaux Special Permit for Bed & Breakfast (aka Dewitt's House) (continuance)** – 18 Hollow Road, Tax Grid. 6267-00-227660

The property owner wishes to operate a Bed and Breakfast in an existing home.

- This is a 9.83 acre property in a Residential Hamlet 1 Zoning District.
- The applicant proposes to use three bedrooms for bed and breakfast. Total number of bedrooms in this house is five. The new property owners underscored that they are not changing the character of the house.
- Public hearing was open and remains open.
- Numerous people appeared and indicated their strong concerns about this proposal. The neighboring property owners indicated their strong concern about the proposed parking and also questioned the liquor license that was granted to the property owner.

- The board asked the applicant to present another layout for a parking plan.
- No action is taken, Public hearing remains open.

**Daniels Special Permit for an Accessory Dwelling – 78 Germond Road, Tax Grid No. 6567-00-255054**

The applicants propose to convert the habitable space above an existing detached garage to a one bedroom apartment.

- This property is board of health approved for 8 bedrooms.
- The property owner wishes to correct the existing violation on the property.
- Public hearing was open and closed.
- Negative Declaration is issued.
- Site Plan and Special Permit Approvals were granted.

**Forschelers Lot Line Adjustment – 85 and 95 Maple Lane, Tax Grid Nos. 6468-00-678862 & 670872**

The property owners wish to move the lot lines between the two parcels that they owned.

- The subject parcels are two nonconforming lots in the AR5 Zoning District. Lot A – 4.37 acres and Lot B – 0.39 acres.
- The proposed action will result to Lot A - .98 acres and Lot B – 3.78 acres. Lot A is where the residential house is while Lot B is a vacant lot.
- After a very lengthy discussion, the board agreed that this proposed action will need variances.
- No action taken.

### **September 3, 2019 PB Meeting**

#### **Forschelers Area Variance – 85 and 95 Maple Lane, Tax Grid Nos. 6468-00-678862 & 670872**

The property owners request area variances to allow the creation of two proposed lots.

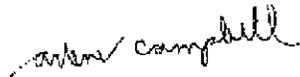
- The property owners wishes to move the lot line between two parcels in the AR 5 Zoning District. Lot A – 4.37 acres and Lot B – 0.39 acres.
- After a very long discussion, the board agreed that this application will need total of four variances (lot width and minimum acreage for each parcel).
- Received a neutral recommendation to the Zoning Board of Appeals.

#### **Hamilton Demolition Plan Approval – 459 Mountain View Road, Tax Grid No. 6369-00-422703**

The applicant seeks a demolition permit for the purpose of demolishing a residential dwelling that was destroyed by a fire.

- This is a 3 acre parcel in an AR5 A Zoning District.
- The house is not salvageable per the applicant.
- Demolition plan approval is granted.

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 September 10, 2019**

**Oyen Area Variances** - 12 Fourth Avenue, Tax Grid No. 6469-10-284628.

The applicants are seeking the following area variances to build an addition to an existing house to house an elderly relative.

Sec. 250 Attachment 2 of the Zoning Regulations

- Side yard setback reduction – 50' to 8'
- Side yard setback reduction - 50' to 21.5'
- Front yard setback reduction – 100' to 40'
- Building Coverage from 7% total of 275 sq feet to 1,118 square feet.
  
- This is a pre-existing nonconforming property in a C Zoning district.
  
- The pending litigation about the purchase of next door neighbor's house to house her mother triggers the construction of an addition that requires variances.
  
- Requested variances were granted.

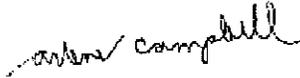
**Rossman Variance Recommendation-** 110 Mountain View, Tax Grid No. 6368-00-304869

The applicants request an area variance to Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a rear yard setback reduction from 75 feet to 50 feet in order to construct a new one family dwelling and a pool.

- This is 5.36 acre parcel flag lot in the AR5 Zoning District.
- As stated earlier, the property owner seeks an area variance due to the Topography of the property. This lot is already board of health approved, thus, building envelope is already sited.
- Also noted that this lot is a buildable lot, thus only need a building permit to build a house.

- Number of people appeared and indicated their strong oppositions about the proposed new house. Some of the strong concerns include water run off, drainage, septic concerns, neighborhood impact, etc.
- No action taken. The said application is tabled and public hearing remains open.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report  
September 10, 2019 Town Board Meeting

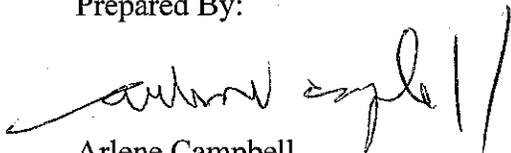
The Conservation Advisory Committee did not meet in August due to the lack of a quorum. Their next meeting is scheduled for tomorrow.

Report prepared by  
Michael Whitton

Town of Clinton Building Department  
August 2019 Monthly Report  
Town Board Meeting 9-10-19

Number of Building Permits Issued	16
Number of CO & CC issued	12
Number of Title Search	5
Total Number of Mileage by the Building Inspector	<u>227 miles</u>
Total Cost of Construction	<u><u>\$ 651,565.00</u></u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese  
Building Inspector

# Completion Issued Report

08/01/2019 - 08/31/2019

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3691	6368-00-244335-0000	CO	5566	Robert J & Nancy Greene	152 Deer Ridge Dr	08/21/2019
<b>Residential Alteration # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3834	6368-00-496860-0000	CC	1466	Amy Goldman	164 Mountain View Rd	08/22/2019
<b>Demolition # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
4091	6466-00-462894-0000	CC	1463	Raymond Mansell	354 Allen Rd	08/06/2019
<b>Mechanical # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5667	6368-00-496860-0000	CC	1467	Amy Goldman	164 Mountain View Rd	08/22/2019
<b>Greenhouse # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5673	6368-00-302054-0000	CC	1465	Patrick Palmatier	361 Fiddlers Bridge Rd	08/22/2019
<b>Residential Alteration # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5674	6467-00-127066-0000	CO	5561	William Gibson	572 Clinton Hollow Rd	08/01/2019
<b>Barn/Shed # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2012-6041	6366-00-600663-0000	CO	5565	Curtis Grosskopf	519 Ruskey Ln	08/20/2019
<b>Residential Alteration # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2015-6410	6366-00-600663-0000	CO	5564	Curtis & Mary Grosskopf	519 Ruskey Ln	08/20/2019
BP-2017-6652	6568-00-147600-0000	CO	5563	Carl Jay Diesing	64 Bowmans Glen Ln	08/02/2019
<b>Storage/Utility Building # of CC/CO :Issued : 2</b>						
BP-2017-6656	6568-00-147600-0000	CO	5562	Carl Jay Diesing	64 Bowmans Glen Ln	08/02/2019
<b>Garage/Carport - Attached # of CC/CO :Issued : 1</b>						
BP-2019-6906	6469-00-196903-0000	CC	1462	William Metzger	William Metzger 617 Slate Quarry Road	08/01/2019
<b>Mechanical # of CC/CO :Issued : 1</b>						
BP-2019-6936	6467-00-127066-0000	CC	1464	William Gibson	572 Clinton Hollow Rd	08/21/2019
<b>Generator # of CC/CO :Issued :</b>						<b>1</b>
<b>Grand Total:</b>						<b>12</b>

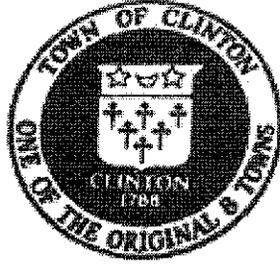
# Permit Report By Type

08/01/2019 - 08/31/2019

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Above Ground Pool</b>	BP-2019-6948	David Franzel & Alex Mogul	309 Allen Rd	6466-00-	08/29/2019	\$65,000.00	\$225.00
				Above Ground Pool Total:	1		
				Amount Totals:		\$65,000.00	\$225.00
<b>Deck/Porch</b>	BP-2019-6947	Dieter David Schoellnberger	107 Deer Hill Rd	6469-07-	08/27/2019	\$2,500.00	\$0.00
				Deck/Porch Total:	1		
				Amount Totals:		\$2,500.00	\$0.00
<b>Electrical Service</b>	BP-2019-6949	Harvey Janes	180 Clinton Hollow Rd	6466-00-	08/29/2019	\$100.00	\$0.00
				Electrical Service Total:	1		
				Amount Totals:		\$100.00	\$0.00
<b>Farm Structures</b>	BP-2019-6946	Michael Maloney	511-521 Schultzville Rd	6567-00-	08/27/2019	\$70,000.00	\$475.00
				Farm Structures Total:	1		
				Amount Totals:		\$70,000.00	\$475.00
<b>Garage/Carport - Attached</b>	BP-2019-6934	Raymond Mansell	354 Allen Rd	6466-00-	08/06/2019	\$68,000.00	\$225.00
	BP-2019-6937	Raymond Frizzell	368 Browns Pond Rd	6268-00-	08/08/2019	\$1,500.00	\$110.00
				Garage/Carport - Attached Total:	2		
				Amount Totals:		\$69,500.00	\$335.00
<b>Generator</b>	BP-2019-6936	William Gibson	572 Clinton Hollow Rd	6467-00-	08/08/2019	\$9,745.00	\$90.00
				Generator Total:	1		
				Amount Totals:		\$9,745.00	\$90.00
<b>New Residential</b>	BP-2019-6940	Richard Dingee	2325 Salt Point Tpke	6566-00-	08/13/2019	\$400,000.00	\$1,524.20
				New Residential Total:	1		
				Amount Totals:		\$400,000.00	\$1,524.20

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Oil Tank</b>						
BP-2019-6939	L Emerson Burger	40 S Creek Rd	6267-00-	08/08/2019	\$3,195.00	\$115.00
BP-2019-6941	Richard Shellhammer	841 Pumpkin Ln	6469-00-	08/20/2019	\$5,000.00	\$115.00
			<b>Oil Tank Total:</b>	<b>2</b>		
			<b>Amount Totals:</b>		<b>\$8,195.00</b>	<b>\$230.00</b>
<b>Renovation</b>						
BP-2019-6943	Peter Randlev	Peter and Yvonne Randlev 27 Silver Lake Rd	6469-00-	08/20/2019	\$5,000.00	\$80.00
			<b>Renovation Total:</b>	<b>1</b>		
			<b>Amount Totals:</b>		<b>\$5,000.00</b>	<b>\$80.00</b>
<b>Roof Mounted Solar ES</b>						
BP-2019-6942	Eric Bachli	129 Old Bulls Head Rd	6469-00-	08/20/2019	\$2,625.00	\$150.00
			<b>Roof Mounted Solar ES Total:</b>	<b>1</b>		
			<b>Amount Totals:</b>		<b>\$2,625.00</b>	<b>\$150.00</b>
<b>Tent</b>						
BP-2019-6935	Donald Hart	188 Schultz Hill Rd	6368-00-	08/07/2019	\$1,900.00	\$80.00
BP-2019-6938	BBH White LLC	176 Schoolhouse Rd	6467-00-	08/08/2019	\$5,000.00	\$185.00
BP-2019-6944	Dutchess LLC The	68 Naylor Rd	6268-00-	08/21/2019	\$7,000.00	\$191.00
BP-2019-6945	Amy Goldman	164 Mountain View Rd	6368-00-	08/22/2019	\$5,000.00	\$0.00
			<b>Tent Total:</b>	<b>4</b>		
			<b>Amount Totals:</b>		<b>\$18,900.00</b>	<b>\$456.00</b>
			<b>Permit Grand Total:</b>	<b>16</b>		
			<b>Amount Grand Totals:</b>		<b>\$651,565.00</b>	<b>\$3,565.20</b>



Highway Report  
For  
September 2019 meeting

- Crew cleaned up debris from storm damage on Browns Pond, Schoolhouse, Rusky Lane and all town roads
- York Rake dirt roads- I.e Schultzville, Breezy Hill Rd , Schoolhouse Rd
- Replace Culvert Pipe on Fallkill Rd
- Fix wash outs on Field Rd, Germond Rd and Kansas Rd
- Roadside mowing
- Dirt patch is ongoing

Library Report  
September 10, 2019 Town Board Meeting

The Library Trustees met on September 9.

Carol Bancroft has announced the Jenny Chin has been hired as the new Programming Director. Additionally, Eric Chin is back to manning the circulation desk on Saturday mornings.

On September 21, the Library is holding their annual community tag and book sale. From 11a-1p on that day, there will also be a touch-a-truck event. Vehicles and representatives from East and West Clinton Fire Departments, New York State Troopers, Dutchess County Sheriffs Dept, and the town Highway department will be on hand. It's a lot of fun for kids.

Tim Sullivan, a Library Trustee, is here tonight to give an update on library activities and events. I will let him speak for the library at the public comment section of this meeting.

Report prepared by  
Michael Whitton

Altice Report  
September 10, 2019 Town Board Meeting

We seem to have made it through the great northeast Optimum blackout of 2019, during the Yankees Red Sox game no less. Altice has stated that the outage was “power related” and they are investigating further. No additional details have been provided. With that in mind, I’m sure we are all pleased by their communication to the Town of Clinton on August 26, 2019.

In that communication we were informed of the following two items:

- Effective September 19, the optimum Gold package will be discontinued and replaced by Optimum Premier.
- Effective September 23, the fee for new Optimum Premier packages will increase five dollars, to \$109.95.

Report prepared by  
Michael Whitton

## **Zoning Monthly Report for August 2019**

### **General –**

Report notes departure by Robert Marrapodi 16 August 19. Expending efforts to become acquainted with Continued and new complaints, ZEO DM (Digital Message), Voicemail, filing system, pending matters, Received/Rtn'd Phone Calls

### **Complaints Continued –**

- 83 Deer Ridge – open construction permit, multiple sheds, animals, waste; denied entry by owner; Referral to TOC Attny; TBC (to be continued)
- 92 84 Deer Ridge – debris removed, storage shed relocated, lighting redirected; to be field verified; TBC
- 1076 Hollow – multiple unregistered vehicles; notice served w/certified mail; violation remains; TBC
- 302 Pumpkin – Animal waste smell at storage container; violation remains; TBC
- 384 Mountain View – Misc violations: dog breeding, 2<sup>nd</sup> dwelling undocumented, acc structures w/o proper setbacks; TBC
- 826 Hollow – junk in yard; TBC
- 817 Hollow – Misc violations junk in yard, unregistered vehicles, possible undocumented accessory dwelling; TBC
- 193 Shadblow - site visit, found compliant, photo documented; Closed
- 217 Fallkill (Adolphsen) - site visit, found compliant, photo documented, comm w/TOC attny; Closed
- 272 Shultz Hill (Behan) – Processing logs, deliveries and pick up, distance to property line violations; found noncompliant and unable to mitigate; resolution is operation vacates area; 263 Schultz Hill reports to police broken bottle glass placed purposely beneath car wheels; Closed
- 68 Naylor – Conference Ctr/Dude Ranch discovered promoting itself as hotel/restaurant; promotion discontinued; Closed

### **New Complaints -**

- 17 Park View – complaint via DM; violation of 229.2-C-4 - trail bike 50ft from dwelling; min 500ft req'd; prep'd certified mailing to owner; TBC
- 150 E Cookingham – complaint via DM; violation of 250-46 - fence & play area within front yard; side or rear allowed; DM comm w/prop owner & site visit; TBC
- Lawn maintenance, material stored in front yard – misc topics raised by property owner; TBC
- 6 Maple – Contractor equipment stored on site; Property has been sold to new owners; TBC

### **Events –**

- 164 Mountain View – 100 attendance, 3 days, family outdoor film festival, “not a public event”; no complaint received

**Permits-**

Wd stove; Generators; Fireplace insert; Tent permits

**Legal -**

Punchar - assemble paper copies of ZEO DM August, July, June, May;

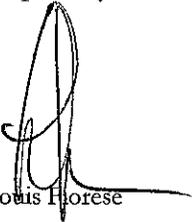
**Zoning Committee-**

Review and comment proposed Short Term Rental & Event Laws; attend ZC meeting

**ZBA-**

85-87 Maple Ln – Denial issued & assistance with prep of ZBA application for September ZBA

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Louis Fiorese', with a long horizontal flourish extending to the right.

Louis Fiorese

WIC Report  
September 10, 2019 Town Board Meeting

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

Sean Carroll, a representative of the Wappinger Creek Watershed Inter-municipal Council, has asked to speak to us tonight. He will have some time later in the meeting.

Report prepared by  
Michael Whitton