

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
October 8, 2019**

September 17, 2019 PB Meeting

Oylen Wetlands/Water Law Permit - 12 Fourth Avenue, Tax Grid No. 6469-10-284628.

The applicant is seeking Wetlands/Water Law Permit per Sec. 250-78 of the Town of Clinton Zoning Law due to proximity of the proposed addition to Silver Lake.

- The property owner wishes to build an addition to an existing house in order to house he mother.
- 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.
- The variance was granted by the ZBA in August of 2019.
- The board declared itself lead agency for SEQR purposes. A SEQRA review was conducted and resulted in a Negative Declaration of significance per NYS Quality Review Act.
- Wetlands Permit was granted

October 1, 2019 PB Meeting

The meeting was cancelled due to lack of quorum.

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 October 9, 2019**

Stephen and Beth Forschler - properties located at 85 and 95 Maple Lane, **Tax Grid Nos. 6468-00-670872 & 678862** which are in the AR5A Zoning District.

The applicants request the following area variances to Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations in order to do a lot line adjustment.

- Lots A & B require area variances from the minimum acreage requirement of 5 acres in the AR 5 Zoning District and another variance from the 400-foot lot width requirement in the AR 5 Zoning District.
- The property owners intent is to allow a proposed lot line adjustment for the purpose of combining a \pm 0.39 acre parcel located at 95 Maple Lane (**Tax Grid No. 132400-6468-00-678862**) with a \pm 0.59 acre portion of the 4.37 acre parcel located at 85 Maple Lane (**Tax Grid No. 132400-6468-00-670872**).
- The house lot on 85 Maple Lane will increase the lot size from .39 acres to .98 acres. The vacant lot (95 Maple Lane) will decrease its lot size from 4.37 to 3.78 acres. Both lots are nonconforming parcels in the AR5 Zoning District.
- Requested variances were granted. Applicants need to go back to the Planning Board for a lot line adjustment.

Rossman Variance Recommendation(continuance) - 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 public hearing was opened at the September meeting.
- As stated earlier, the property owner seeks an area variance due to the

topography of the property. This lot is notably Board of Health approved and the building envelope was already sited.

- Number of neighboring property owners were back and spoke in strong opposition of the proposed house.
- The board noted that the ZBA does not have the power to issue a building permit nor approve an engineering plan or a septic design. The role of the ZBA was to determine if the applicant's request meets the threshold for granting the variance.
- This lot is a buildable lot, thus technically only need a building permit to build a house.
- Public hearing was closed.
- The requested area variance is granted with conditions.

Mahoney Area Variance – 27 Shadblow Lane, Tax Grid No. 6469-00-906258.

The applicants wish to extend the variance that was approved in August of 2017.

- Variance to Sec. 250-29 B-6 of the Town of Clinton Zoning Regulations to increase the allowed total habitable space of the accessory dwelling in order to build a guest house with a total floor space of 3,187 square feet was granted in 2017.
- This is a 25 acre parcel in the AR5 Zone District.
- Applicants requested a variance extension due to Board of Health approval's septic review.
- Variance was extended for another year.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

CAC Report
October 8, 2019 Town Board Meeting

The Conservation Advisory Committee met on September 11. Most of the meeting revolved around the Community Choice Aggregation efforts being undertaken by the town. Hannah Karp from Hudson Valley Energy was in attendance. She explained the program to the CAC members and answered many of their questions. The CAC is helping to facilitate public meetings to inform the public about the Community Choice Aggregation program. Two meetings have been scheduled:

- Saturday, October 12, at 11:30am in the Town Hall
- Tuesday, October 22, at 7pm at the West Clinton Firehouse, Station 1

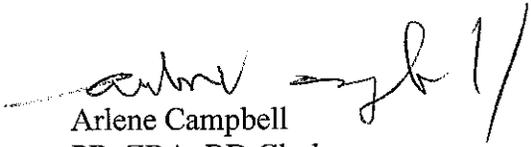
I want to thank the Clinton Community Library and West Clinton Fire Department for helping to facilitate these presentations.

Report prepared by
Michael Whitton

Town of Clinton Building Department
September 2019 Monthly Report
Town Board Meeting 10-09-19

Number of Building Permits Issued	15
Number of CO & CC issued	11
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>106 miles</u>
Total Cost of Construction	<u><u>\$ 225,418.39</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese
Building Inspector

Permit Report By Type

09/01/2019 - 09/30/2019
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Demolition	BP-2019-6959	Kat & Dog Properties LLC	39 Lake Pleasant Dr	6268-00-	09/19/2019	\$15,000.00	\$90.00
					Demolition Total:	1	
					Amount Totals:	\$15,000.00	\$90.00
Demolition Permit	BP-2019-6957	Neal Hamilton	459 Mountain View Rd	6369-00-	09/09/2019	\$16,500.00	\$90.00
					Demolition Permit Total:	1	
					Amount Totals:	\$16,500.00	\$90.00
Electrical Service	BP-2019-6965	Gleed Thompson	1413 Hollow Rd	6566-00-	09/30/2019	\$2,511.39	\$100.00
					Electrical Service Total:	1	
					Amount Totals:	\$2,511.39	\$100.00
Farm Structures	BP-2019-6958	Michael Maloney	511-521 Schultzeville Rd	6567-00-	09/18/2019	\$10,000.00	\$202.40
					Farm Structures Total:	1	
					Amount Totals:	\$10,000.00	\$202.40
Fireplace	BP-2019-6956	Louis Buononato	759 Slate Quarry Rd	6469-00-	09/05/2019	\$3,300.00	\$75.00
					Fireplace Total:	1	
					Amount Totals:	\$3,300.00	\$75.00
Generator	BP-2019-6954	Paul Thomas	63 Willow Ln	6567-00-	09/05/2019	\$11,250.00	\$90.00
	BP-2019-6955	Mark Bamber	228 Browns Pond Rd	6267-00-	09/05/2019	\$8,000.00	\$90.00
	BP-2019-6964	Cynthia Koch	31 Willow Ln	6567-00-	09/30/2019	\$8,877.00	\$90.00
					Generator Total:	3	
					Amount Totals:	\$28,127.00	\$270.00
Hot Tub	BP-2019-6951	Robert Greene	152 Deer Ridge Dr	6368-00-	09/03/2019	\$15,000.00	\$100.00

Permit Type:	Permit #	Applicant	Location	SBL #	Issued	Valuation	Fee Amount
HVAC	BP-2019-6950	Cornerstone Real Estate LLC	73-93 Serenity Hill Rd	6469-00-	09/03/2019	\$27,980.00	\$125.00
						Hot Tub Total:	1
						Amount Totals:	\$15,000.00
						HVAC Total:	1
						Amount Totals:	\$27,980.00
Oil Tank	BP-2019-6963	Barbara Rubin	24 Spooky Hollow Rd	6366-00-	09/24/2019	\$800.00	\$115.00
						Oil Tank Total:	1
						Amount Totals:	\$800.00
Residential Addition	BP-2019-6960	Robert Andrew Wild	506 Hollow Rd	6366-00-	09/19/2019	\$80,000.00	\$137.50
						Residential Addition Total:	1
						Amount Totals:	\$80,000.00
Residential Alteration	BP-2019-6961	Paul Smithyman	5 Lake Dr	6368-00-	09/19/2019	\$15,000.00	\$177.00
						Residential Alteration Total:	1
						Amount Totals:	\$15,000.00
Roof Mounted Solar ES	BP-2019-6952	William Bernart	92 Fiddlers Bridge Rd	6267-00-	09/05/2019	\$5,700.00	\$150.00
						Roof Mounted Solar ES Total:	1
						Amount Totals:	\$5,700.00
Wood Stove	BP-2019-6953	Fred Weil	183 Fiddlers Bridge Rd	6267-00-	09/05/2019	\$5,500.00	\$125.00
						Wood Stove Total:	1
						Amount Totals:	\$5,500.00
						Permit Grand Total:	15
						Amount Grand Totals:	\$225,418.39
							\$1,756.90

Completion Issued Report

09/01/2019 - 09/30/2019
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
668	6366-00-751515-0000	CO	5572	Rubin Mordecai	24 Spooky Hollow Rd	09/19/2019
					Residential Addition # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2015-6367	6469-00-326600-0000	CC	1468	Louis Buononato	759 Slate Quarry Rd	09/05/2019
					Generator # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6454	6366-00-749542-0000	CC	1473	Andrea Landes	42 Spooky Hollow Rd	09/30/2019
					Mechanical # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6584	6366-00-751515-0000	CC	1472	Barbara Rubin	24 Spooky Hollow Rd	09/24/2019
					Generator # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6601	6366-00-749542-0000	CC	1471	Andrea Landes	42 Spooky Hollow Rd	09/23/2019
					In Ground Pool # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6828	6469-00-296255-0000	CC	1469	Randall Downey	1481 Centre Rd	09/12/2019
					Generator # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6833	6468-00-562378-0000	CO	5568	Dennis Gendron	62 Nine Partners Rd	09/03/2019
					Farm Structures # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2018-6842	6267-00-280805-0000	CO	5571	Denise Daly	115 N Creek Rd	09/18/2019
BP-2019-6917	6566-02-556912-0000	CO	5569	Reed Russell	2482 Salt Point Tpke	09/03/2019

Residential Alteration # of CC/CO : Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6924	6467-00-022250-0000	CC	1470	James Montross	860 Hollow Rd	09/19/2019

Deck/Porch # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6943	6469-00-146640-0000	CO	5570	Peter Randlev	Peter and Yvonne Randlev 27 Silver Lake Rd	09/12/2019

Renovation # of CC/CO : Issued : 1

Grand Total: 11

Zoning Monthly Report for September 2019

General – Attendance at conference regarding Short Term Rental and impact to communities

Complaints Continued –

83 Deer Ridge – open construction permit, multiple sheds, animals, waste; denied entry by owner; Referral to SE TOC Attny; Cert mail notice of violation postponed subject to SE advice; TBC (to be continued)

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, 2nd 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

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; PC recv'd owner says will instruct kids.....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; DM rcvd continues to violate, PC w/owner says will move toys asap will move fence later TBC

1245 Lawn maintenance – complaint vi PC misc topics raised by property owne;TBC

6 Maple – GC equip stored on site requires enclosure; Property has been sold to new owners; Notice sent re: GC equip enclosureTBC

New Complaints –

92 Deer Ridge complaint regarding STR at 84 Deer Ridge; response crafted and sent via usps

83 Deer Ridge Foil re STR at 84 Deer Ridge; response crafted and sent via usps

189 Shadblow complaint vi DM; resolved

16 Shadblow complaint via DM; resolved

Rymph x Hollow Vicinity; noise w/o sheriff report; provided 250-28 to complainant;

Permits- 15 total

2 Events approved 68 Naylor 120 approved for 2,3,4October and 188 Schultz Hill 120 approved for 12October

Zoning Committee-

Draft short term rental; await comments

Draft Agricultural Events; await comments

Draft Event Center; await comments

ZBA-

817 Slate Quarry Rd -- Denial issued barn

817 Slate Quarry Rd -- Denial issued SFD

Facilitation

85 Maple - assist owner with ZBA application; variances granted; resolved

719 Pumpkin - is animal husbandry permitted?; resolved

291 Fallkill met with owner rep to advise resolution of multiple zoning variances required;.....TBC

Respectfully submitted,



Louis Fiorese



Highway Report
For
October 2019 meeting

- Trim Brush on Schultsville, Willow Lane, Germund and Hampton Court
- Grader Patch Lake Drive, Pumpkin Lane, and other areas around town
- Prepared Field Road for blacktop
- Completed black top on Field Road.

Library Report
October 8, 2019 Town Board Meeting

The Library Trustees met on October 7.

Much like the Town Board, they are working on the 2020 budget.

The recent book sale and tag sale was a great success. The weather cooperated and attendance at the events was high. Thanks to the East and West fire companies, Town of Clinton highway department, Dutchess County Sheriff's, and NYS Troopers for making the truck event a big hit.

Report prepared by
Michael Whitton

Altice Report
October 8, 2019 Town Board Meeting

There was a communication to the Town of Clinton on October 1, 2019, informing us of the following:

- Effective 11/1/19, the monthly rate for the a la carte Optimum Sports & Entertainment Pak1 will increase from \$10.00 to \$15.00 for any customer newly electing to subscribe to this service on or after 11/1/19.
- The Disney Corporation has decided to decommission it's a la carte Disney Family Movies Subscription Video On Demand service, effective 10/31/19.

Report prepared by
Michael Whitton

WIC Report
October 8, 2019 Town Board Meeting

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

Nothing to report.

Report prepared by
Michael Whitton