

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
November 12, 2019**

October 15, 2019 PB Meeting

Hughes-Ghee Area Variance – 8 Schoolhouse Road, Tax Grid No. 6467-03-054308

The applicant is requesting the following area variances to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations (Area Bulk Regulations) to permit a construction of a 8.25 feet x 14.5 feet Shed for storage.

- Side yard setback reduction from 22 feet to 1.5 feet
- Side yard setback reduction from 22 feet to 8.25 feet
- Rear yard setback reduction from 50 feet to 29 feet
- Building lot coverage increase from 12% to 15%

The applicant requests to construct a 120 square feet shed for storage purposes that will correct the property maintenance violation on this property.

This is a .22 acre lot in the Hamlet.

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.
- Public hearing was open in August of 2019 meeting.
- Strong Concerns from the neighboring property owners about the proposed parking lot and its impact on Hollow Road and South Creek Road which is a one way road were raised by the public.
- The board advised the applicant to discuss the proposed parking layout with the DPW and the Town Highway

Superintendent to ensure safety and address traffic concerns.

- Public hearing remains open.
- No action taken.

Hughes-Ghee Wetlands Permit – 8 Schoolhouse Road, Tax Grid No. 6467-03-054308

The applicant requests wetlands/water law permit for the placement of a storage shed within the 100' buffer of the Little Wappingers Creek.

- The board declared lead agency and use Short Form EAF for SEQRA purposes.
- Needs to be circulated to the interested parties for review.
- No action taken.

November 5, 2019 PB Meeting

The meeting was cancelled due to the General Election.

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 November 12, 2019**

Terrence Hughes-Ghee - 8 Schoolhouse Road, Tax Grid No. 6467-03-054308.

The applicant is requesting the following area variances to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations (Area Bulk Regulations) to permit a construction of a 8.25 feet x 14.5 feet Shed for storage.

- Side yard setback reduction from 22 feet to 1.5 feet
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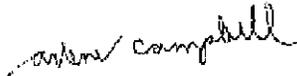
- The proposed Structure will be to store things currently in the yard and will correct the property maintenance violation on this property.

- The applicant believes this is the only placement that makes sense on this very small lot bordering Wappingers Creek.

- There are similar garages and sheds with similar placements in the neighborhood.

- Requested variances are granted.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Board Liaison Officer

CAC Report
November 12, 2019 Town Board Meeting

The Conservation Advisory Committee met on October 9. Most of the meeting revolved around the Community Choice Aggregation efforts being undertaken by the town. The CAC coordinated with Hudson Valley Energy to schedule two public informational workshops about the upcoming Community Choice Aggregation program. Two more workshops will be scheduled soon. I want to thank the Clinton Community Library and West Clinton Fire Department for helping to facilitate these presentations. Thanks also go to Maya Goer-Palenzuela for designing flyers for the workshops.

The CAC is also working on more educational programs for the community for next year. Their programs with the library and at the summer camp went well this year, and they would like to continue those activities in 2020.

Report prepared by
Michael Whitton

**Recreation Department
Town Of Clinton
October 2019**

ACTIVITIES:

Roof on dugouts complete at Fran Mark Park.

Looking for camp counselor and Aquatic's Director for 2020 camp. Will start accepting applications in January 2020.

Lifeguards will be needed as well. Looking for 8 lifeguards which includes head lifeguard.

Wish list for both parks:

Friends Park

Upgrade playground area

New fence for ball field

Fix skating rink – to hold water better

Upgrade tennis court so they can be used

Picnic Tables and grills

Sign at the entrance – to advertise recreation activities. Can make it look nice with a roof and plants around it.

Fran Mark Park

Upgrade playground area (remove the old equipment that's unsafe)

Start a walking path.

Look to install a Frisbee golf course.

Install security cameras.

Gazebo by north side of pond. By the fence.

Lifeguard station.

Sign at the entrance – to advertise recreation activities. Can make it look nice with a roof and plants around it.

**FRAN MARK PARK WILL BE CLOSED
NOVEMBER 15, 2019 - APRIL 15, 2020.
THE GATE WILL BE LOCKED**

Camp weeks

1st week – July 6-10

2nd week – July 13-17

3rd week – August 3-7

4th week – August 17-21

Miscellaneous:

Pavilion Fee's:

\$150 for resident

\$250 non resident

\$350 organization

\$700 Commercial Rental

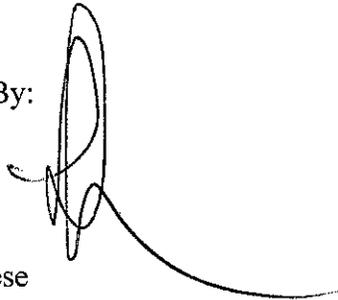
Town of Clinton Building Department
October 2019 Monthly Report
Town Board Meeting 11-12-19

Number of Building Permits Issued	11
Number of CO & CC issued	24
Number of Title Search	11
Total Number of Mileage by the Building Inspector	<u>260 miles</u>
Total Cost of Construction	<u><u>\$ 920,280.35</u></u>

Prepared By:

Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese
Building Inspector

Permit Report By Type

10/01/2019 - 10/31/2019
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Electrical Service	BP-2019-6976	Andre Barnett	15 Sodom Rd	6366-00-	10/28/2019	\$22,000.00	\$100.00
				Electrical Service Total:		1	
				Amount Totals:		\$22,000.00	\$100.00
Fireplace	BP-2019-6970	Janice Daniele	78 Germond Rd	6567-00-	10/21/2019	\$20,000.00	\$250.00
				Fireplace Total:		1	
				Amount Totals:		\$20,000.00	\$250.00
In Ground Pool	BP-2019-6973	Philip Tom	1439 Hollow Rd	6566-00-	10/23/2019	\$117,732.00	\$225.00
				In Ground Pool Total:		1	
				Amount Totals:		\$117,732.00	\$225.00
New Residential	BP-2019-6978	Timothy Goodnanson	1485 Centre Rd	6469-00-	10/29/2019	\$577,000.00	\$75.00
				New Residential Total:		1	
				Amount Totals:		\$577,000.00	\$75.00
Residential Addition	BP-2019-6971	Steven Maggio	61 Schoolhouse Rd	6467-00-	10/21/2019	\$55,279.00	\$645.84
				Residential Addition Total:		1	
				Amount Totals:		\$55,279.00	\$645.84
Roof Mounted Solar ES	BP-2019-6968	Thomas Bonanno	85 Pumpkin Ln	6567-00-	10/17/2019	\$35,000.00	\$0.00
	BP-2019-6977	Savannah Guthrie	55 Mountain View Rd	6368-00-	10/29/2019	\$69,817.35	\$150.00
				Roof Mounted Solar ES Total:		2	
				Amount Totals:		\$104,817.35	\$150.00
Storage/Utility Building	BP-2019-6972	Steven Maggio	61 Schoolhouse Rd	6467-00-	10/21/2019	\$5,452.00	\$526.20
	BP-2019-6979	Enrico Troiano	107 N Creek Rd	6267-00-	10/30/2019	\$5,000.00	\$1,150.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Tent	BP-2019-6966	Donald Hart	188 Schultz Hill Rd	6368-00-	10/02/2019	\$1,000.00	\$308.00
	BP-2019-6967	Dutchess LLC The	68 Naylor Rd	6268-00-	10/08/2019	\$12,000.00	\$650.00
					Tent Total:	2	
					Amount Totals:	\$13,000.00	\$958.00
					Permit Grand Total:	11	
					Amount Grand Totals:	\$920,280.35	\$4,080.04

Completion Issued Report

10/01/2019 - 10/31/2019
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
341	6267-00-420671-0000	CO	5578	Frank Locascio	43 W Cookingham Dr	10/29/2019
						New Residential # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3559	6467-00-062470-0000	CO	5575	Steven Maggio	61 Schoolhouse Rd	10/21/2019
						Residential Addition # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
461	6467-00-062470-0000	CC	1486	Steven Maggio	61 Schoolhouse Rd	10/21/2019
						Garage - Detached # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2004-4692	6368-00-330585-0000	CO	5573	Scott Hues	160 Schultz Hill Rd	10/01/2019
						Deck/Porch # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5764	6468-00-210665-0000	CC	1479	Kurt Corrigan & Mary Lawlor	13 Camp Dr	10/09/2019
						Mechanical # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2013-6125	6267-00-273787-0000	CO	5582	Enrico Troiano	107 N Creek Rd	10/30/2019
						Deck/Porch # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6609	6568-00-179156-0000	CO	5580	Ary and Judy Freilich	445-455 Pumpkin Ln	10/30/2019
						Renovation # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2017-6610 6568-00-179156-0000 CO 5581 Ary and Judy Freilich 445-455 Pumpkin Ln 10/30/2019
 Garage - Detached # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2017-6632 6568-00-179156-0000 CC 1485 Ary and Judy Freilich 445-455 Pumpkin Ln 10/17/2019
 In Ground Pool # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2017-6644 6568-00-179156-0000 CO 5579 Ary and Judy Freilich 445-455 Pumpkin Ln 10/30/2019
 Residential Addition # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2018-6729 6267-00-240847-0000 CC 1478 Donna Franzik 4 Meadows Ct 10/09/2019
 Roof Mounted Solar ES # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2018-6760 6366-00-120767-0000 CC 1484 Barry Milea 46 Rymph Rd 10/17/2019
 Mechanical # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2018-6774 6268-00-591367-0000 CC 1477 The Dutchess LLC 68 Naylor Rd 10/08/2019
 Tent # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2018-6784 6566-00-552107-0000 CO 5574 Eric Johnson 196 Clinton Corners Rd 10/10/2019
 Garage - Detached # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2018-6836 6568-00-179156-0000 CC 1487 Ary and Judy Freilich 445-455 Pumpkin Ln 10/22/2019
 Generator # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2019-6907 6266-00-819678-0000 CC 1476 Nicole Skalla 205 E Fallkill Rd 10/02/2019
 In Ground Pool # of CC/CO Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6912	6467-00-058730-0000	CC	1474	BBH White LLC	176 Schoolhouse Rd	10/01/2019
Generator # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6935	6368-00-285540-0000	CC	1475	Donald Hart	188 Schultz Hill Rd	10/02/2019
Tent # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6952	6267-00-908512-0000	CC	1481	William Bernart	92 Fiddlers Bridge Rd	10/11/2019
Roof Mounted Solar ES # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6954	6567-00-061862-0000	CC	1480	Paul Thomas	63 Willow Ln	10/09/2019
BP-2019-6964	6567-00-027794-0000	CC	1483	Cynthia Koch	31 Willow Ln	10/15/2019
Generator # of CC/CO : Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6965	6566-00-003426-0000	CC	1482	Gleed Thompson	1413 Hollow Rd	10/15/2019
Electrical Service # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6971	6467-00-062470-0000	CO	5577	Sieven Maggio	61 Schoolhouse Rd	10/22/2019
Residential Addition # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6972	6467-00-062470-0000	CO	5576	Sieven Maggio	61 Schoolhouse Rd	10/22/2019
Storage/Utility Building # of CC/CO : Issued : <u>1</u>						
Grand Total:						<u>24</u>

Zoning Report for October 2019

Complaints Continued

- 83 Deer Ridge – open construction permit, extra sheds, animals, waste; denied entry; TBC (to be continued)
- 1076 Hollow – multiple unregistered vehicles; notice served w/certified mail; violation remains; TBC
- 384 Mountain View – kennel, acc structures w/o proper setback; TBC
- 826 Hollow – junk in yard; TBC
- 817 Hollow – junk in yard, unregistered vehicles; TBC
- 1245 Centre - yard maintenance, motor vehicle open to weather; TBC

Closed Complaints

- Rymph x Hollow Vicinity – noise nuisance
- 150 E Cookingham – play toys in front yard
- 302 Pumpkin – animal waste nuisance
- 17 Park View – motor bike noise nuisance
- 28-38 Allen – site work, no permit posted
- 6 Maple – screening required of commercial equipment
- 291 Fallkill – subdivision driveway condition
- 84 Deer Ridge – Short Term Rental operation

New Complaints

- 373 Allen – multiple unregistered vehicles
- 186 Hollow – dumping in yard
- 9-11 Cedar – building maintenance

ZBA

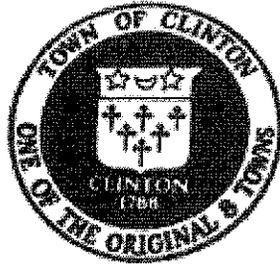
- 1567 Centre Rd – Denial issued for a proposed assessor structure – garage to be located within a front yard – facilitation provided

Respectfully submitted,

Louis Fiorese

ZA

30Oct2019



Highway Report
For
2019 meeting

- Prepare Trucks for winter: assemble plows, wings etc
- Remove debris and leaves from ditches and culvert pipes
- Clear dead trees on Schultzville Rd, Schoolhouse Rd , Rhynders Rd and Schultzhill Rd.
- Clean up 10/17 and 11/5 wind/rain storm damage
- Dirt patch is ongoing

Library Report
November 12, 2019 Town Board Meeting

The Library Trustees postponed this months meeting for one week due to the Veteran's Day Holiday. They will meet on November 18, at 6:30pm.

Report prepared by
Michael Whitton

Altice Report
November 12, 2019 Town Board Meeting

There was a communication to the Town of Clinton dated October 14, 2019:

- Effective 11/13/19, This TV will be replacing Court TV on channel 111.
This will have no effect on rates.

Report prepared by
Michael Whitton

WIC Report
November 12, 2019 Town Board Meeting

The Wappinger Creek Watershed Inter-municipal Council has not met since our last Town Board meeting. They are scheduled to meet on November 15.

Report prepared by
Michael Whitton