

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

**November 19, 2019 PB Meeting**

**Smithyman Area Variance – 5 Lake Drive, Tax Grid No. 6368-00-752443.**

Applicants requested area variances to Sec. 250-29 D-1 and Sec. 250 Attachment 1 for a side yard setback reduction from 50 feet to 16 feet and Sec. 250-29 B-6 increasing the allowable accessory dwelling floor area from 35% to 49% of the principal structure for the purpose of adding a bathroom to an existing converted garage structure

- This is a 10.65 acre parcel in the C Zone District.
- The applicant wishes to convert the existing structure into habitable space to house guest and family members.

Received positive recommendation to the Zoning Board of Appeals.

**Dickett Area Variance – property on 1567 Centre Rd, Tax Grid Number 132400-6469-00-564453 in the C zone.**

The applicant wishes to build an 40'x36' accessory structure with variances requiring sideyard setbacks of 50' to 19' and 50' to 25'. Also requested is a variance for placement of an accessory structure in front of the principle building.

- This is a 3.36 acre flag lot parcel located in the C zone district.
- The proposed site is the only feasible location of the structure due the pond.
- The site contains Federal wetlands but the buffer is not intruded upon by the placement of the accessory structure.
- The proposed pole barn/garage will not be visible from the road.

Received a positive recommendation to the Zoning Board of Appeals.

**Forschlers 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.

- Required variances for each lots from the minimum acreage requirement and lot width regulations were granted by the Zoning Board of Appeals dated September 26, 2019.
- Both lots are nonconforming lots.

Requested Lot Line Adjustment is granted with conditions.

**Hughes-Ghee Wetlands Permit** (continuance) – 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.

- Requested variances were granted by the Zoning Board of Appeals dated 10-24-19.
- It was noted that construction of a storage shed will correct the property maintenance violation on this property.
- Comments from the CAC were received expressing no objection of the proposed action.
- DEC Permit was issued dated September 10, 2019.
- Short Form EAF was reviewed and Negative Declaration was issued for SEQRA purposes.
- Public hearing was waived.

Wetlands Permit is granted.

**Wiedman Wetlands/Water Law Permit** – 176 Schoolhouse Road, Tax Grid No. 6467-00-058730

Applicant requests wetlands/water law permit to Sec. 250-78 to allow construction of a 6,000 foot deer fence within a controlled area.

- This is a 143.29 acre parcel in an AR5 Zoning District.
- The board declared lead agency for SEQR purposes.
- SEQRA needs to be circulated to the agencies.
- Escrow account was established for an engineering review from the Town Engineer.
  
- No action taken.

**Murphy 2 Lot Subdivision** – 83 Willow Lane, Tax Grid No. 6567-00-129884.

Applicant wishes to subdivide a 61.80 acre parcel into two lots. Lot 1 is 6.41 acres and Lot 2 is 55.39 acres.

- The subject property is in the AR5 Zoning District.
- Big part of the parcel is in the Dutchess Land Conservancy.
- The applicant proposes driveway access from Lot 1 to get to Lot 2.
- Proposed Lot 2 is a flag lot and putting a driveway on this lot is tough due to the topography and sight distance.
- Escrow account was established.

No action taken.

**Cornerstone of Rhinebeck (Discussion)** – 73-93 Serenity Hill Road, SBL No. 6469-00-531763.

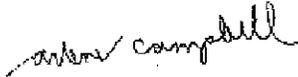
The property owner wishes to expand the number of bed count from 100 to 138 beds.

- Although the application is just for discussion, number of property owners appeared to hear what the proposal is.
  
- Note that this facility is a pre-existing nonconforming use in the C Zone District.

- The proposal is to demolish an existing one story indoor pool addition to the main three-story building. Current use of the one story addition is storage.
- This area would be replaced in the exact footprint with a two story above grade and one story partially below grade structure to increase the patient bed count by 38 beds.
- Escrow was established for a legal opinion.

No other action was taken.

Prepared by:



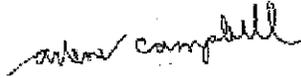
Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON  
ZONING BOARD OF APPEALS MEETING  
MONTHLY REPORT  
TB meeting December 10, 2019**

There was no meeting in November due to Thanksgiving Holiday!

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Eliot Werner, Board Liaison Officer

CAC Report  
December 10, 2019 Town Board Meeting

The Conservation Advisory Committee met on November 13. There was a SEQRA review of the Devereux- Dewitts Bed and Breakfast at 18 Hollow Road, and a review of the Hughes-Ghee – Shed Proposal at 8 Schoolhouse Road. Letters of recommendation for both of those reviews were sent to the Planning Board.

The Town of Clinton Authorization CCA Package was submitted to the Department of Public Service by Jeff Domanski of Hudson Valley Energy. When approved, a letter from the Town will be mailed to Clinton residents notifying them how they may “Opt Out” of the CCA. Two more public CCA meetings will be scheduled.

Report prepared by  
Michael Whitton

**Recreation Department  
Town Of Clinton  
November 2019**

***Summary for 2019.***

- Park opened mid - April and closed mid-October.
- Pavilion at Fran Mark Park generated revenue of \$4700.
- 4 weeks of youth camp – included swim lessons.
- Roofs replaced on dugouts at Fran Mark Park.
- New spinner for playground at Fran Mark.
- More lighting installed at both parks.
- 2 new grills and benches at Fran Mark.
- Flower garden planted at Fran Mark Park – along the guard rail.
- New lifeguard chair.
- 

**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**

**Upgrade shed at Fran Mark to house shared equipment.**

### **Camp weeks**

**1<sup>st</sup> week – July 6-10**

**2<sup>nd</sup> week – July 13-17**

**3<sup>rd</sup> week – August 3-7**

**4<sup>th</sup> week – August 17-21**

### **Miscellaneous:**

#### **Pavilion Fee's:**

**\$150 for resident**

**\$250 non resident**

**\$350 organization**

**\$700 Commercial Rental**

- **Rec Fund Sub division balance \$108,288**

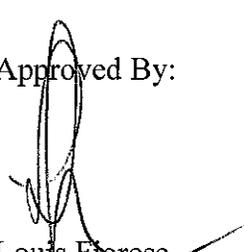
Town of Clinton Building Department  
November 2019 Monthly Report  
Town Board Meeting 12-10-19

Number of Building Permits Issued	17
Number of CO & CC issued	15
Number of Title Search	7
Total Number of Mileage by the Building Inspector	<u>217 miles</u>
Total Cost of Construction	<u>\$5,697,414.00</u>

Prepared By:

Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

  
Louis Fiorese  
Building Inspector

# Permit Report By Type

11/01/2019 - 11/30/2019  
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Barn/Shed</b>	BP-2019-6989	William Metzger	William Metzger 617 Slate Quarry Road	6469-00-	11/21/2019	\$50,000.00	\$723.00
						<b>Barn/Shed Total:</b>	<b>1</b>
						<b>Amount Totals:</b>	<b>\$50,000.00</b>
<b>Demolition</b>	BP-2019-6981	Sara Love	220 Willow Ln	6567-00-	11/06/2019	\$500.00	\$150.00
	BP-2019-6995	H2O Toos LLC	14 Fourth Ave	6469-10-	11/26/2019	\$2,500.00	\$100.00
						<b>Demolition Total:</b>	<b>2</b>
						<b>Amount Totals:</b>	<b>\$3,000.00</b>
<b>Electrical Service</b>	BP-2019-6992	Henry Malloy	78-90 Spooky Hollow Rd	6366-00-	11/25/2019	\$100.00	\$100.00
	BP-2019-6994	Henry Malloy	78-90 Spooky Hollow Rd	6366-00-	11/26/2019	\$500.00	\$0.00
						<b>Electrical Service Total:</b>	<b>2</b>
						<b>Amount Totals:</b>	<b>\$600.00</b>
<b>Generator</b>	BP-2019-6980	Jaime Dillinger	474 Slate Quarry Rd	6369-00-	11/01/2019	\$8,900.00	\$90.00
	BP-2019-6988	Howard Cook	2 Kansas Rd	6468-00-	11/18/2019	\$6,375.00	\$90.00
						<b>Generator Total:</b>	<b>2</b>
						<b>Amount Totals:</b>	<b>\$15,275.00</b>
<b>HVAC</b>	BP-2019-6993	William Curran	165 Deer Ridge Dr	6368-00-	11/25/2019	\$2,507.00	\$675.00
	BP-2019-6996	Frederick Rodriguez	50 Lake Pleasant Dr	6268-00-	11/26/2019	\$6,682.00	\$115.00
						<b>HVAC Total:</b>	<b>2</b>
						<b>Amount Totals:</b>	<b>\$9,189.00</b>
<b>New Residential</b>	BP-2019-6987	William Metzger	William Metzger 617 Slate Quarry Road	6469-00-	11/12/2019	\$150,000.00	\$425.60
	BP-2019-6990	Michael Dontiger	221 Hollow Rd	6267-00-	11/21/2019	\$1,100,000.00	\$975.00
	BP-2019-6997	Dutchess County Partnership	418 Mountain View Rd	6369-00-	11/27/2019	\$4,000,000.00	\$1,732.00

Permit Type:

Permit #	Applicant	Location	SBI #	Issued	Valuation	Fee Amount
<b>Oil Tank</b>						
BP-2019-6982	Christian Fekete	793 Fiddlers Bridge Rd	6468-00-	11/07/2019	\$3,350.00	\$115.00
BP-2019-6983	Cornerstone Real Estate LLC	73-93 Serenity Hill Rd	6469-00-	11/08/2019	\$18,000.00	\$150.00
<b>Oil Tank Total:</b>					<b>2</b>	
<b>Amount Totals:</b>					<b>\$21,350.00</b>	<b>\$265.00</b>
<b>Renovation</b>						
BP-2019-6984	Graham Kavanagh	133 Browns Pond Rd	6267-00-	11/08/2019	\$23,000.00	\$149.00
BP-2019-6985	Spooky Hollow Properties LLC	304 Clinton Ave	6366-00-	11/12/2019	\$250,000.00	\$830.00
<b>Renovation Total:</b>					<b>2</b>	
<b>Amount Totals:</b>					<b>\$273,000.00</b>	<b>\$979.00</b>
<b>Residential Addition</b>						
BP-2019-6986	Michael and Marion Morris	30 Heritage Rd	6566-00-	11/12/2019	\$75,000.00	\$254.00
<b>Residential Addition Total:</b>					<b>1</b>	
<b>Amount Totals:</b>					<b>\$75,000.00</b>	<b>\$254.00</b>
<b>Permit Grand Total:</b>					<b>17</b>	
<b>Amount Grand Totals:</b>					<b>\$5,697,414.00</b>	<b>\$6,673.60</b>

# Completion Issued Report

11/01/2019 - 11/30/2019  
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3220	6468-00-030976-0000	CC	1491	Howard Cook	2 Kansas Rd	11/14/2019
					In Ground Pool # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3243	6468-00-030976-0000	CO	5587	Howard Cook	2 Kansas Rd	11/14/2019
					Deck/Porch # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6514	6368-00-289180-0000	CC	1492	Michael Bishop	92 Deer Ridge Dr	11/18/2019
					Above Ground Pool # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6619	6366-00-913923-0000	CC	1489	Matthew Taney	Browning Rd	11/13/2019
					Mechanical # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6806	6568-00-292840-0000	CO	5583	Timothy Snyder	381 Nine Partners Rd	11/07/2019
					Renovation # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6809	6567-00-427430-0000	CO	5586	Thomas Bonanno	85 Pumpkin Ln	11/14/2019
					Barn/Shed # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6834	6368-00-162924-0000	CO	5588	Bruce Brown	119 Mountain View Rd	11/18/2019
					Residential Alteration # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2019-6911 6467-00-058730-0000 CC 1493 BBH White LLC 176 Schoolhouse Rd 11/19/2019  
 Tent # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date  
 BP-2019-6922 6569-00-040085-0000 CC 1494 David Solomon 105 Longview Rd 11/19/2019  
 In Ground Pool # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date  
 BP-2019-6925 6467-00-361794-0000 CC 1488 Johannes Vanderee 58 Breezy Hill Rd 11/07/2019  
 Generator # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date  
 BP-2019-6942 6469-00-878543-0000 CC 1490 Eric Bachli 129 Old Bulls Head Rd 11/13/2019  
 BP-2019-6968 6567-00-427430-0000 CC 1495 Thomas Bonanno 85 Pumpkin Ln 11/20/2019  
 Roof Mounted Solar ES # of CC/CO Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date  
 BP-2019-6981 6567-00-412949-0000 CO 5589 Sara Love 220 Willow Ln 11/25/2019  
 Demolition # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date  
 BP-2019-6992 6366-00-658617-0000 CC 1497 Henry Malloy 78-90 Spooky Hollow Rd 11/25/2019  
 BP-2019-6994 6366-00-658617-0000 CC 1498 Henry Malloy 78-90 Spooky Hollow Rd 11/26/2019

Electrical Service # of CC/CO Issued : 2  
 Grand Total: 15

## Zoning Report for November 2019

### Complaints Unresolved – “Order to Comply” issued

- 83 Deer Ridge – open construction permit, extra sheds, animals, waste; denied entry, claims to be a farm; TBC (to be continued)
- 1076 Hollow – multiple unregistered vehicles; violation remains, no response to order ; TBC
- 817 Hollow – junk in yard, unregistered vehicles, no response to order ; TBC
- 188 Schultz Hill Rd. -- front yard setback violation, AG shed, owner says he will move shed; TBC
- 186 Hollow – sawmill operation, dumping in yard, letter sent, stop work placard posted, no response to order; TBC
- 9-11 Cedar – building maintenance, letter sent, no response to order; TBC

### Complaints – pending “Order to Comply” in process

- 384 Mountain View – kennel, acc structures w/o proper setback; TBC
- 373 Allen – multiple unregistered vehicles; TBC

### New Complaints – receipt acknowledged

- 92 Deer Ridge – smoke – 13Nov2019
- 93Deer Ridge – smoke – 16Nov2019

### Zoning denial

- 5 Lake Drive – proposed detached accessory dwelling due to non-compliant side setback & building area limit exceeded
- 83 Willow – proposed 40FT wide land bridge located in established conservation easement would result in un-buildable driveway

### Town Attorney Zoning Ordinance Memorandum:

- 83 Deer Ridge - farm establishment, accessory structures, regulations;
- 384 Mountain View - kennel regulations;

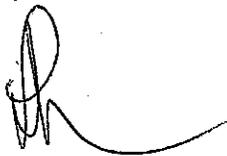
### Building Permits reviewed

17

Respectfully submitted,

Louis Fiorese ZA

9December2019





Highway Report  
For  
December 2019 meeting

- Sand & Plow during 12/1, 12/2, 12/3 snow storm
- Sand roads 12/3 12/9
- Remove dead trees on town roads
- Maintenance on trucks after storms
- Clean ditches on Germond Rd, Schultzville Rd
- Dirt patch is ongoing

Library Report  
December 10, 2019 Town Board Meeting

The Library Trustees met for their annual meeting and holiday party last night, December 9, 2019. There took place a series of votes to approve the financials, the 2020 budget, officers for 2020, and the purchase of some shelving units.

It's worth noting that attendance at the library's childrens programs has more than doubled over last year, and attendance at adult programs has gone up over 33%. They have been been doing incredible work with the community, and our community is responding in large numbers.

The library will be closing early on Christmas Eve and New Years Eve, at 1pm. Please check the website for any changes to programming on those days.

Zach Snow is leaving the Board of Trustees at the end of December. He has been on the board for over 4 years, seeing the library through their reorganization and the 414 referendum. His contributions to the library and the board have been invaluable. I would like to extend our heartfelt thanks to Zach, and wish him well in his future endeavours.

Report prepared by  
Michael Whitton

Alice Report  
December 10, 2019 Town Board Meeting

There has been no communication between Alice and the Town of Clinton this month.

Report prepared by  
Michael Whitton