

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
January 14, 2020**

**December 17, 2019 PB Meeting**

Meeting was cancelled due to inclement weather.

**January 7, 2020 PB Meeting**

**Boucher Accessory Dwelling Demo Plan – 293 Clinton Ave. Tax Grid No. 6366-00-837288**

Applicant requests to demolish an accessory dwelling unit per Section 250.93 of the Town of Clinton Zoning Law.

- The property consists of 18.19 acre agricultural lands in the AR5 Zoning District.
- The structure is immediately adjacent but not connected to the main house.
- The building that is proposed to be demolished does not appear to have historic or architectural significance.
- Applicant stated that the building was used in part for storage and for an apartment not registered with the Town.
- The applicant stated that the structural integrity of the building has been compromised and that it would have to be rebuilt from the foundation up to be useful.
  
- Requested demolition was granted.

**Boucher Barn Demo Plan - 304 Clinton Avenue, Tax Grid No. 6366-00-774208**

Applicant requests to demolish a barn due to disrepair

- The subject barn was built in 1970 and said to have no historical value or significance.
- This is a 8.8-acre parcel in the AR5 Zoning District.
- The barn is in poor condition and would be too costly to repair per the applicant.
- The property owner owns the adjacent property with the best view of the barn.
- The ground will be left as open space after demolition.

- Requested demolition plan was granted.

**Wiedman Wetlands/Water Law Permit** (continuance) – 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 proposed fence posts would be installed manually, no mechanical equipment that would disturb ground or removal of trees.
- Comments were received from the Town Engineer and CAC.
- DEC permit was issued January 3, 2020.
- Army Corps of Engineer sent a comment letter dated 1-3-20 stating no permit required for the construction of fence.
- Negative Declaration was issued for SEQRA purposes.
  
- Received an approval with condition.

**Rhodes Site Plan and Special Permit** for an Accessory Dwelling – 600 Clinton Hollow 6467-00-125140

Applicant proposes an accessory apartment over the garage.

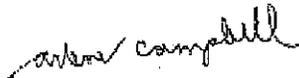
- This property consists of 6.99 acre of lands in the AR3 Zoning District.
- The principal structure contains 3 bedrooms and the proposed accessory dwelling contains 1 bedroom.
- The board declared itself lead agency. SEQR needs to be circulated.
- Public hearing scheduled January 21, 2020.
- No other action taken.

**RV Interlake Inc (Annual Permit Renewal) – 428 Lake Drive, Tax Grid No. SBL No. 6469-00-218434.**

Applicant wishes to renew their annual permit for 2020.

- Annual Permit to operate this year was granted.

Prepared by:



Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk

Cc: Dean Michael, Liaison Officer

**TOWN OF CLINTON**  
**ZONING BOARD OF APPEALS MEETING**  
**MONTHLY REPORT**  
**TB meeting January 14, 2020**

**Michael Dickett and Tara Jessen - 1567 Centre Road, Tax Grid No. 6469-00-364453.**

The applicants are requesting the following area variances to the Town of Clinton Zoning Regulations to permit a construction of a 40' x 36' Pole Barn/Garage..

Sec. 250 Attachment 2

- Side yard setback reduction from 50 feet to 19 feet
- Side yard setback reduction from 50 feet to 25 feet

Sec. 250-22 A-3

- Placement of an accessory structure in front of the principal building
  - This is a 3.36 acre lot in the C Zone District.
  - The land is a flag lot with substantial distances from adjacent homes.
  - The proposed garage will not be visible from the neighboring property owners.
- Requested area variances were granted.

**Paul Smithyman and Garrett Long - 5 Lake Drive, Tax Grid No. 6368-00-752443.**

The applicants are requesting the following area variances to the Town of Clinton Zoning Regulations to convert an existing structure to an accessory dwelling.

Sec. 250-29 D-1 and Sec. 250 Attachment 1

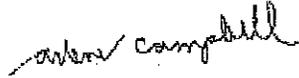
- Side yard setback reduction from 50 feet to 16 feet

Sec. 250-29 B-6

- Size of the accessory unit in relation to the principal dwelling which is an increase from 35% to 49%.

- The applicant wishes to convert the pre-existing structure to a habitable space for family purposes.
- The property consists of 10.65 acre lot in the C Zone District.
- There will be no change in the footprint.
  
- Requested area variances were granted.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Dean Michael, Board Liaison Officer

CAC Report  
January 14, 2020 Town Board Meeting

The Conservation Advisory Committee has met twice since our last meeting.

The first was December 11, 2019. There was a long discussion regarding a property on Schoolhouse Road that had gone to the planning board for a permit to install a deer fence. The plan was for the fence to go through a wetland buffer zone and cross over a creek two times. A letter was sent to the planning board with recommendations from the CAC, including a recommendation that the buffer zone not be breached.

The rest of that meeting was dedicated to planning upcoming projects and compiling more welcome folders for new residents.

Another meeting was held on January 8, 2020. Charlotte Binns was there to discuss Community Solar. Every person that enrolls in the community solar program will see a discount of up to 10% on their electricity bill. For every customer that enrolls, the Town of Clinton will receive a \$50 contribution to a sustainability fund. These funds can be used on an environmental sustainability project in our town. The more people that sign up, the bigger the fund will grow, and all customers will have lower electricity bills. I urge all residents to visit [hudsonvalleycommunitypower.com](http://hudsonvalleycommunitypower.com) to enroll.

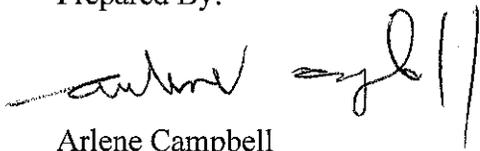
The CAC also discussed the ongoing project to design a page on the town website dedicated to the Climate Smart Community program. That page should launch within the next few weeks.

Report prepared by  
Michael Whitton

Town of Clinton Building Department  
December 2019 Monthly Report  
Town Board Meeting 12-14-19

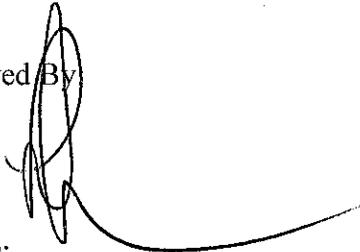
Number of Building Permits Issued	10
Number of CO & CC issued	4
Number of Title Search	4
Total Number of Mileage by the Building Inspector	<u>103 miles</u>
Total Cost of Construction	<u><u>\$ 907,019.00</u></u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By



Louis Fiorese  
Building Inspector

# Permit Monthly Report

12/01/2019 - 12/31/2019

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>December 2019</b>						
BP-2019-7005	12/19/2019	Virginia Harper	Deck/Porch	43 W Cookingham Dr SBL#: 6267-00-420671-0000	\$19,655.00	\$161.40
BP-2019-7003	12/11/2019	Jonathan Reinish	In Ground Pool	257-259 Hollow Rd SBL#: 6267-00-745300-0000	\$75,000.00	\$225.00
BP-2019-7000	12/05/2019	Justin Charpentier	Generator	36 Halstead Rd W SBL#: 6366-00-970817-0000	\$11,500.00	\$90.00
BP-2019-6998	12/03/2019	Matthew Mobley	Demolition	41-51 Lake Dr SBL#: 6368-00-829549-0000	\$3,000.00	\$90.00
BP-2019-7001	12/10/2019	Slate Quarry Road LLC	Garage - Detached	418 Mountain View Rd SBL#: 6369-00-525596-0000	\$40,000.00	\$244.00
BP-2019-7007	12/30/2019	Jon Selander	Generator	39 Oak Grove Rd SBL#: 6466-00-629890-0000	\$8,687.00	\$90.00
BP-2019-7006	12/30/2019	BBH White LLC	Renovation	176 Schoolhouse Rd SBL#: 6467-00-058730-0000	\$680,000.00	\$2,120.00
BP-2019-7008	12/30/2019	Alison Aldrich	Generator	206-210 Nine Partners Rd SBL#: 6468-00-871646-0000	\$11,200.00	\$90.00
BP-2019-7004	12/19/2019	Sue Cross	Renovation	16-18 Beaver Edge Rd SBL#: 6469-00-307321-0000	\$12,977.00	\$118.93
BP-2019-7002	12/10/2019	Michael Dickett	Garage - Detached	1567 Centre Rd SBL#: 6469-00-364453-0000	\$45,000.00	\$368.00
<b>December 2019 Total:</b>					<b>\$907,019.00</b>	<b>\$3,597.33</b>
<b>Reporting Period Total:</b>					<b>\$907,019.00</b>	<b>\$3,597.33</b>

# Permit Report By Type

12/01/2019 - 12/31/2019

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Deck/Porch</b>	BP-2019-7005	Virginia Harper	43 W Cookingham Dr	6267-00-	12/19/2019	\$19,655.00	\$161.40
					<b>Deck/Porch Total:</b>	<b>1</b>	
					<b>Amount Totals:</b>	<b>\$19,655.00</b>	<b>\$161.40</b>
<b>Demolition</b>	BP-2019-6998	Matthew Mobley	41-51 Lake Dr	6368-00-	12/03/2019	\$3,000.00	\$90.00
					<b>Demolition Total:</b>	<b>1</b>	
					<b>Amount Totals:</b>	<b>\$3,000.00</b>	<b>\$90.00</b>
<b>Garage - Detached</b>	BP-2019-7001	Slate Quarry Road LLC	418 Mountain View Rd	6369-00-	12/10/2019	\$40,000.00	\$0.00
	BP-2019-7002	Michael Dickett	1567 Centre Rd	6469-00-	12/10/2019	\$45,000.00	\$0.00
					<b>Garage - Detached Total:</b>	<b>2</b>	
					<b>Amount Totals:</b>	<b>\$85,000.00</b>	<b>\$0.00</b>
<b>Generator</b>	BP-2019-7000	Justin Charpentier	36 Halstead Rd W	6366-00-	12/05/2019	\$11,500.00	\$90.00
	BP-2019-7007	Jon Selander	39 Oak Grove Rd	6466-00-	12/30/2019	\$8,687.00	\$90.00
	BP-2019-7008	Alison Aldrich	206-210 Nine Partners Rd	6468-00-	12/30/2019	\$11,200.00	\$90.00
					<b>Generator Total:</b>	<b>3</b>	
					<b>Amount Totals:</b>	<b>\$31,387.00</b>	<b>\$270.00</b>
<b>In Ground Pool</b>	BP-2019-7003	Jonathan Reinish	257-259 Hollow Rd	6267-00-	12/11/2019	\$75,000.00	\$225.00
					<b>In Ground Pool Total:</b>	<b>1</b>	
					<b>Amount Totals:</b>	<b>\$75,000.00</b>	<b>\$225.00</b>
<b>Renovation</b>	BP-2019-7004	Sue Cross	16-18 Beaver Edge Rd	6469-00-	12/19/2019	\$12,977.00	\$118.93
	BP-2019-7006	BBH White LLC	176 Schoolhouse Rd	6467-00-	12/30/2019	\$680,000.00	\$2,120.00
					<b>Renovation Total:</b>	<b>2</b>	
					<b>Amount Totals:</b>	<b>\$692,977.00</b>	<b>\$2,238.93</b>

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Permit Grand Total:					10	
Amount Grand Totals:					\$907,019.00	\$2,985.33

# Completion Issued Report

12/01/2019 - 12/31/2020

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6863	6469-00-506413-0000	CO	5590	BDK3 Enterprises LLC	27 Crimson Hill Rd	12/17/2019
<b>New Residential # of CC/CO : Issued : <u>1</u></b>						
BP-2019-6957	6369-00-422703-0000	CC	1501	Neal Hamilton	459 Mountain View Rd	01/02/2020
<b>Demolition Permit # of CC/CO : Issued : <u>1</u></b>						
BP-2019-6993	6368-00-116351-0000	CC	1500	William Curran	165 Deer Ridge Dr	12/30/2019
BP-2019-6996	6268-00-824100-0000	CC	1499	Frederick Rodriguez	50 Lake Pleasant Dr	12/16/2019
<b>HVAC # of CC/CO : Issued : <u>2</u></b>						
<b>Grand Total:</b>						<b><u>4</u></b>

## Zoning Report for January 2020

### Complaints Unresolved

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; A NEW “ORDER TO REMEDY” IS IN PROCESS - RESOLUTION THROUGH LEGAL ACTION IS EXPECTED

817 Hollow – junk in yard, unregistered vehicles, no response to order; A NEW “ORDER TO REMEDY” IS IN PROCESS – RESOLUTION THROUGH LEGAL ACTION IS EXPECTED

186 Hollow – sawmill operation, dumping in yard, letter sent, stop work placard posted, no response to order; A NEW “ORDER TO REMEDY” IS IN PROCESS – 6Jan202 call with owner who “PROMISES TO STOP CUTTING LOGS AND REMOVE MATERIAL, EQUIPMENT AND REPAIR LAWN”

9-11 Cedar – building maintenance, letter sent, no response to order; TBC

384 Mountain View – kennel, acc structures w/o proper setback; AN “ORDER TO REMEDY” IS IN PROCESS –

373 Allen – multiple unregistered vehicles; TBC AN “ORDER TO REMEDY” IS IN PROCESS –

32 Halstead – legal residential property having multiple uses and facilities including: principal dwelling, contractor home occupation, accessory detached dwelling, accessory contractor storage structure, agricultural assessment. A dumpster, required for agriculture. Dumpster is being used by home owner-contractor for waste material disposal. Establishment of a “transfer station”. A “transfer station” is a prohibited use. Vehicle trips generated apparently exceeds what is allowed; AN “ORDER TO REMEDY” IS IN PROCESS –

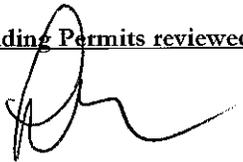
### Complaints – considered to be resolved

92 Deer Ridge – smoke – 13Nov2019 – COMPLAINT DETERMINED NOT TO BE AN OFFENSE OF ZONING CODE.

93 Deer Ridge – smoke – 16Nov2019 – COMPLAINT DETERMINED NOT TO BE AN OFFENSE OF ZONING CODE.

### Building Permits reviewed

10



Respectfully submitted,

Louis Fiorese ZA

7January2020

# Highway Department Report for DECEMBER, 2019

The Highway Dept plowed and sanded roads; 9 times

A new starter was put into Truck #8

The crew hauled in sand loads from Peckham in preparation for the winter season

They worked on winter trucks – performing maintenance and necessary services/repairs

Several crews were dispatched to patch the dirt roads

Plow blades were changed

Cold patching was done on blacktop roads

And, while the bucket truck was in Clinton for 3 days, the Highway Dept cut down several dead trees (on Maple Lane, Pumpkin Lane, Browns Pond Road and Old Bulls Head Road).

They also put up the Christmas Tree lights on the tree in front of the Town Hall complex

Library Report  
January 14, 2019 Town Board Meeting

The Library Trustees met January 13, 2020. There were discussions about several procedural and structural matters, including financial policies, clarifying the term lengths for trustees, and processes for bringing on board new trustees.

The first book sale of 2020 will take place from March 12-15.

Report prepared by

Michael Whitton

Altice Report  
January 14, 2020 Town Board Meeting

In a communication dated December 26, 2019, we were informed of several changes being made.

- El Rey is being added to all lineups on channel 155
- Sundance TV has been added to the Optimum Value package on channel 192
- With the new year came a host of changes to the pricing of many of the Optimum packages. These changes will be going into effect on February 1, and will effect both fees and broadcast packages, including sports packages. All customers should have been notified of changes to their bills at least 30 days in advance through bill messages or inserts. Current rate information is also available on the optimum website at [optimum.net](http://optimum.net).

Report prepared by  
Michael Whitton