

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
February 11, 2020**

January 21, 2020 PB Meeting

**Rhodes Site Plan and Special Permit (continuance) 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.
- Public hearing was opened and closed.
- Short Form EAF was reviewed and Negative Declaration was issued.

Site Plan and Special Permit was granted with condition.

**Paul Smithyman and Garrett Long Site Plan & Special Permit Applications -
property located at 5 Lake Drive, Tax Grid No. 6368-00-752443.**

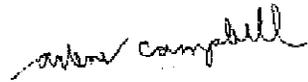
Applicant proposes to convert the existing garage to an accessory dwelling.

- This a 10.65 acre parcel in the C Zoning District.
- The property owner wishes to convert the existing 736 square feet building into an accessory dwelling for family use purposes.
- Requested area variances were granted by the Zoning Board of Appeals in December 2019.
- The board declared itself lead agency for SEQR purposes. SEQRA needs to be circulated.
- Ag Data Statement needs to be circulated.
- Public hearing is set to February 18, 2020.
- No other action taken.

February 4, 2020 PB Meeting

Meeting was cancelled.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Dean Michael, Liaison Officer

Conservation Advisory Committee Report
February 11, 2020 Town Board Meeting

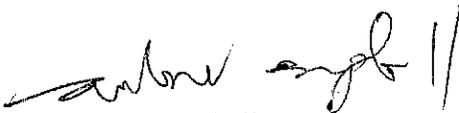
The Conservation Advisory Committee has not met since our last meeting. The next meeting of the CAC is tomorrow, February 12, at 6pm.

Report prepared by
Michael Whitton

Town of Clinton Building Department
January 2020 Monthly Report
Town Board Meeting 2-11-2020

Number of Building Permits Issued	13
Number of CO & CC issued	22
Number of Title Search	9
Total Number of Mileage by the Building Inspector	<u>188 miles</u>
Total Cost of Construction	<u><u>\$ 616,172.00</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Louis Fiorese
Building Inspector

Permit Report By Type

01/01/2020 - 01/31/2020
Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Deck/Porch BP-2020-7011	David Solomon	105 Longview Rd	6569-00-	01/09/2020	\$4,000.00	\$496.00
			Deck/Porch Total:		<u>1</u>	
			Amount Totals:		\$4,000.00	\$496.00
Demolition Permit BP-2020-7010	Kevin Burns	20 Heritage Rd	6566-00-	01/09/2020	\$1,000.00	\$150.00
BP-2020-7017	Rebecca Boucher	293 Clinton Ave	6366-00-	01/16/2020	\$10,000.00	\$150.00
			Demolition Permit Total:		<u>2</u>	
			Amount Totals:		\$11,000.00	\$300.00
Electrical Service BP-2020-7014	Eric Ryan	12 Firehouse Ln	6566-00-	01/13/2020	\$500.00	\$100.00
BP-2020-7016	Mary Williams	18 Blue Heron Ln	6467-01-	01/16/2020	\$5,000.00	\$100.00
			Electrical Service Total:		<u>2</u>	
			Amount Totals:		\$5,500.00	\$200.00
Fireplace BP-2020-7022	Frederick and Barbara Cohen	281 Kansas Rd	6369-00-	01/31/2020	\$2,400.00	\$125.00
			Fireplace Total:		<u>1</u>	
			Amount Totals:		\$2,400.00	\$125.00
Generator BP-2020-7013	James Fulmer	323 Schultz Hill Rd	6368-00-	01/09/2020	\$14,000.00	\$90.00
			Generator Total:		<u>1</u>	
			Amount Totals:		\$14,000.00	\$90.00
Masonry BP-2020-7021	Mary Williams	18 Blue Heron Ln	6467-01-	01/28/2020	\$1,000.00	\$0.00
			Masonry Total:		<u>1</u>	
			Amount Totals:		\$1,000.00	\$0.00
New Residential BP-2020-7009	Neal Hamilton	459 Mountain View Rd	6369-00-	01/02/2020	\$372,000.00	\$999.20

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Oil Tank						
BP-2020-7019	Wells Half Acre LLC	835 Fiddlers Bridge Rd				
				New Residential Total:	1	
				Amount Totals:	\$372,000.00	\$999.20
			6468-00-	01/23/2020	\$3,272.00	\$0.00
				Oil Tank Total:	1	
				Amount Totals:	\$3,272.00	\$0.00
Renovation						
BP-2020-7015	Nicholas Contelmo	7 Lauren Ln		01/14/2020	\$115,000.00	\$329.00
BP-2020-7018	Patrick Murphy	53 Lake Pleasant Dr		01/16/2020	\$8,000.00	\$104.00
				Renovation Total:	2	
				Amount Totals:	\$123,000.00	\$433.00
Residential Addition						
BP-2020-7012	David Solomon	105 Longview Rd		01/09/2020	\$80,000.00	\$320.00
				Residential Addition Total:	1	
				Amount Totals:	\$80,000.00	\$320.00
				Permit Grand Total:	13	
				Amount Grand Totals:	\$616,172.00	\$2,963.20

Completion Issued Report

01/01/2020 - 01/31/2020

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5680	6566-00-359553-0000	CC	1502	Kevin & Karen Burns	20 Heritage Rd	01/09/2020
Deck/Porch # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6527	6566-00-412985-0000	CC	1510	L. Fields LLC - J. Kraushaar	689 Schultsville Rd	01/28/2020
Tent # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6722	6566-00-396355-0000	CO	5592	Stephen Myers	24 Ryan Ct	01/14/2020
Renovation # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6761	6566-00-396355-0000	CO	5594	Stephen Myers	24 Ryan Ct	01/16/2020
Garage - Detached # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6771	6468-00-537706-0000	CC	1505	Jon Gelb	14 Maple Ln	01/14/2020
In Ground Pool # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6772	6267-00-915210-0000	CO	5591	Nicholas Contelmo	7 Lauren Ln	01/09/2020
Deck/Porch # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6781	6268-00-591367-0000	CC	1516	The Dutchess LLC	68 Naylor Rd	01/31/2020
Mechanical # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2018-6829	6268-00-591367-0000	CC	1515	The Dutchess LLC	68 Naylor Rd	01/31/2020
BP-2019-6938	6467-00-058730-0000	CC	1512	BBH White LLC	176 Schoolhouse Rd	01/31/2020
BP-2019-6944	6268-00-591367-0000	CC	1518	Dutchess LLC The	68 Naylor Rd	01/31/2020

Tent # of CC/CO :Issued : 3

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6955	6267-00-868974-0000	CC	1508	Mark Bamber	228 Browns Pond Rd	01/21/2020

Generator # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6957	6369-00-422703-0000	CC	1501	Neal Hamilton	459 Mountain View Rd	01/02/2020

Demolition Permit # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6966	6368-00-285540-0000	CC	1513	Donald Hart	188 Schultz Hill Rd	01/31/2020
BP-2019-6967	6268-00-591367-0000	CC	1517	Dutchess LLC The	68 Naylor Rd	01/31/2020

Tent # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6999	6469-00-482393-0000	CC	1504	John King	28 Crimson Hill Rd	01/13/2020
BP-2019-7000	6366-00-970817-0000	CC	1506	Justin Charpentier	36 Halstead Rd W	01/14/2020

Generator # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-7005	6267-00-420671-0000	CC	1511	Virginia Harper	43 W Cookingham Dr	01/31/2020

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

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7010	6566-00-359553-0000	CC	1503	Kevin Burns	20 Heritage Rd	01/09/2020

Demolition Permit # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2020-7011 6569-00-040085- CC 1507 David Solomon 105 Longview Rd 01/14/2020
 0000

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

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7014	6566-00-480730- 0000	CC	1509	Eric Ryan	12 Firehouse Ln	01/27/2020

Electrical Service # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7015	6267-00-915210- 0000	CO	5593	Nicholas Contelmo	7 Lauren Ln	01/14/2020

Renovation # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7016	6467-01-124522- 0000	CC	1514	Mary Williams	18 Blue Heron Ln	01/31/2020

Electrical Service # of CC/CO :Issued : 1

Grand Total: 22

Zoning Report for January 2020

Page 1 of 2

Violations - Order to Remedy Initiated:

384 Mountain View – single family residential – AR5 zone

Kennel operation noncompliant, without prior approval; “ORDER TO REMEDY” is issued;

Accessory dwelling unit noncompliant without prior approval;

Garage structure expanded without permit;

Residential structure deterioration;

Yards with debris;

817 Hollow – two-family residential – RH zone

Commercial vehicles stored open in required side and front yards; “ORDER TO REMEDY” is issued without response; resolution through legal action is anticipated;

Illegal commercial sign;

Structure deterioration;

Commercial dumpster;

83 Deer Ridge – single family residential used as a farm – AR5 zone

Open construction permit, extra sheds, animal waste; Owner denies access for inspection;

Kennel operation noncompliant, without prior approval; “ORDER TO REMEDY” is issued;

1076 Hollow – single family residential – AR5 zone

Unregistered vehicles stored open in required side and front yards;

“ORDER TO REMEDY” is issued but owner does not respond; resolution through legal action is anticipated;

9-11 Cedar Pl – (280) Residential: Multi-Purpose/Multi-Structure – AR3 zone

Building maintenance;

“ORDER TO REMEDY” is issued without response; resolution through legal action is anticipated;

373 Allen – single family residential – AR5 zone

Unregistered vehicles stored open in required side and front yards;

“ORDER TO REMEDY” is issued without response; resolution through legal action is anticipated;

Violations - Order to Remedy Pending:

319 Fiddlers Bridge - single family residential – AR5 zone

Unregistered vehicles stored open in required side and front yards;

Zoning Report for January 2020

Continued Page 2 of 2

227 Hollow - single family residential – RH zone

Unregistered vehicles stored open in required side and front yards;

Residential structure deterioration;

Yards with debris;

777 Pumpkin - (270) Residential: Mobile Home – AR5 zone

Unregistered vehicles stored open in required side and front yards;

Residential structure deterioration;

Yards with debris;

23 S Creek – single family residential – RH zone

DS Electric operating an industrial use: contractor yard not permitted in zoning district RH Material; stored on required side & rear yards;

DS signed vehicles stored overnight and weekend;

Commercial dumpster;

118 N Creek - (112) Agricultural: Livestock and Products: Dairy Products – AR5 zone

Assembly-Retail-Event Venue - “Old Adriance Farm” - not permitted in zone;

Alterations and interior improvements performed without permit;

Matters Resolved:

32 Halstead

186 Hollow

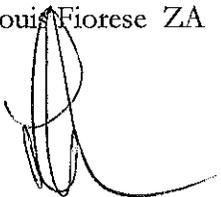
93 Deer Ridge

Building Permits reviewed

13

Respectfully submitted,

Louis Fiorese ZA 11Feb2020



Highway Department Report for JANUARY, 2020

The Highway Dept plowed and sanded roads 4 times this month

Major truck repairs are on going. Fixed sander plows, rear ends, changed fuel lines, welded and repaired wing arms and other equipment.

Started receiving price quotes on replacing 2 antiquated fleet vehicles. Current trucks/equipment is 20+ years old and can't continue to be economically maintained. Found the best practice is to buy year round trucks and make the best use of the towns investment

Began price shopping to fix and repair the fence around the Highway Dept building to ensure safety and prevent future vandalism

Repaired potholes, patched dirt roads and cold patched paved roads for several days - on going into February.

The Highway Department will no longer be accepting waste oil from town residents. Removal of the waste oil holding tanks began on the property to prevent environmental exposure.

Performed in house, general maintenance on trucks like oil changes, brakes, fixed diesel leak, repaired wings and sander

Disposed of old tires that were on the property

Repaired road posts and signs

Used the Shared Services bucket truck for tree work around the area

Cleared local roads of rocks and large branches/sticks. Cleaned out the ditches on Schultzville Rd and Sunset Trail. Cleaned culvert pipes. Repaired pipe on Oak Grove

Performed daily maintenance in the Shop this month, in addition to that, the floors were power washed and scrubbed

Library Report
February 11, 2020 Town Board Meeting

The Library Trustees met February 10, 2020.

- The library is accepting donations for the March Book Sale, taking place March 12-15.
- Attendance at programming events are up 46% over last January. In late February, the library will be adding an additional early literacy program.
- Circulation in January was also up from January 2019.
- The current library lease is schedule to expire in May 2020. Councilman Dean Michael and myself will begin negotiations for the lease extension, with our first meeting on February 18.

Report prepared by

Michael Whitton

Altice Report
February 11, 2020 Town Board Meeting

There has been no communication from Altice this past month. I have received several inquiries from residents about the recent price increases for cable television services. One resident informed me that when she contacted Altice to complain, she was told that rate increases are approved by the local government. This is not true, and I emailed the Altice Director of Government Affairs, John Dullaghan. He responded "We do not seek approval for price adjustments with any entity due to deregulation from the FCC a few years ago. The FCC determined there's enough competition in the marketplace. No longer requiring cable companies to seek approval on the state or local level."

In terms of cable, Altice is the only option in Clinton. There are satellite options, as well. It may be worth exploring our options to bring more competition into the Clinton. I need to do some research, and will report to this board if any promising information comes to my attention.

Report prepared by
Michael Whitton

Cemetery Report
February 11, 2020 Town Board Meeting

There were no burials since our last meeting.

I have included a financial report generated by Eliot Werner for 2019. The report shows income of \$121,102.57, the overwhelming majority of that being transfers from the existing accounts that the cemeteries controlled before the town took over. There was \$21,895.00 in expenses. These numbers were based on invoices collected from the attorney's office, the Town Clerk's office, and others that Eliot had in his possession. They will probably be adjusted once we get the Supervisors report for December 2019 when the AUD is completed.

Report prepared by

Michael Whitton

CEMETERY INCOME AND EXPENSES FOR 2019

INCOME

From Pleasant Plains	\$ 66,263.62
From Schultzville	\$ 44,052.15
From Providence	\$ 8,206.80
Miscellaneous Burials	\$ 2,580.00
Total	\$ 121,102.57

EXPENSES

Maintenance	\$ 22,950.00
Legal Fees	\$ 3,539.00
Schultzville Repairs	\$ 1,856.00
Title Searches	\$ 1,200.00
Buyback	\$ 300.00
Total	\$ 29,845.00

WIC Report
February 11, 2020 Town Board Meeting

The next scheduled meeting of the Wappinger Creek Watershed Intermunicipal Council is Friday, February 14, at 9am at the Farm and Home Center.

Report prepared by

Michael Whitton