

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

June 16, 2020 Meeting via Zoom

Littlefield Variance - 370 Clinton Corners Road, Tax Grid No. 6566-02-561529

The applicant is requesting area variances to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations reducing the rear yard setback from 50 feet to 16 feet and a variance on the allowable lot coverage of 12% which would increase by 68 square feet from the allowed 1934 square feet in order to permit the installation of a 21' Round Above Ground Pool.

This is a .37 acre nonconforming lot in the H Zoning District

Received a positive recommendation to the Zoning Board of Appeals.

Devereaux Special Permit for Bed & Breakfast – 18 Hollow Road, Tax Grid No. 6267-00-227660.

Applicant requests Site plan and Special Permit to operate a bed and breakfast in an existing house.

- Public hearing was open and closed.
- Number of people spoke and indicated their comments about the proposed parking spaces as approved by the Town Highway Superintendent.
- Requested special permit was granted.

Devereaux Bed & Breakfast Sign Permit – 18 Hollow Road, Tax Grid No. 6267-00-227660.

Applicant proposes a single, non-illuminated, painted wooden sign measuring 24" x 16.25" with a rendering of the house and reading "1773 DeWitt House"

- The sign will be located on Hollow Road at the corner of South Creek Road, in front of the house
- The proposed sign meets the requirements of Section 250-70 of the Zoning Code of the Town of Clinton

- Requested Sign Permit is granted.

Murphy Wetlands Permit – 53 Lake Pleasant Dr, Tax Grid No.6268-00-779108

Applicant proposes a Wetlands permit in order to expand and existing deck and to bury a propane tank.

- This property is 1.75 acre site in an AR-5 Zoning District.
- Variances were granted by the Zoning Board of Appeals on May 28,2020.
- The board declared itself lead agency and Negative Declaration was issued for SEQR purposes.

Requested Wetlands Permit is granted.

Evangelical Church Sign Permit – Salt Point Turnpike, Tax Grid No. 6566-02-587843

Applicant proposes to replace an existing sign of the Evangelical Free Church of Clinton Corners with new sign.

- This property is in the Hamlet District in the Town of Clinton.
- The Zoning Administrator determined to deny the application on the basis that the proposed sign, at 18 square feet, did not comply with Section 250-70(D)(2) of the Zoning Law, which limits the permissible size of a bulletin board erected by a church or other public non-commercial use to 15 square feet.
- The existing sign on the parcel is pre-existing, non-conforming and may have been erected in the 1980s.

After a lengthy discussion, and given that the applicant seeks to replace the existing sign panels with substantially similar panels mounted on the existing or replacement posts located in the same location as the existing sign, the Planning Board deems the proposed action to be maintenance **not** requiring a new permit pursuant to the exception set forth in Section 250-70 (H)(5).

July 7, 2020 Meeting via Zoom

Aldrich and Dye Area Variance – 206-210 Nine Partners Road, Tax Grid No. 6468-00-871646.

The applicants are requesting area variances to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations reducing the side yard setback from 50 feet to 35 feet to enlarge the existing Deck from 12' x 8' to 14' x 12'.

- This property is a 2-acre nonconforming lot in the AR3 Zoning District.
- The site contains a pond but the 100' buffer is not intruded upon by the enlargement of the deck.

- Received a positive recommendation to the Zoning Board of Appeals.

Pearl and Vidal Lot Line Adjustment – properties on 324-328 Schultz Hill and 344 Schultz Hill Road, Tax Grid Nos. 6268-00-960733, 986719,018720

J.

Applicants wish to combine three parcels of lands on Schultz Hill Road, (Tax ID: 6268-00-986719 – 2.26 acres (“Lot 1”); Tax ID: 6368-00-018720 – 1.67 acres (“Lot 2”); Tax ID: 6268-00-960733 – 3.64 acres (“Lot 3”)) into a 3.92 acre lot (“Lot A”) and 3.64 acres (“Lot B”)

- All these parcels are located in the AR5 Zoning District.
- The board agreed that Lots 1, 2 and 3 are non-conforming lots and the proposal will reduce the number of non-conforming lots from three to two.
- It was also discussed and noted that a combination of Lots 1 and 3 could reduce the number of non-conforming lots from three to one;

- Requested Lot Line Adjustment is granted with conditions.

Wiedman Site Plan and Special Permit for an office with plumbing – 176 Schoolhouse Road, Tax Grid No.6467-00-058730.

Applicant wishes to convert a barn into a home office/multi-purpose dwelling.

- This property is consists of 143 acres in the AR3 Zoning District.
- The panel had a lengthy discussion about the use of the building.

- It was noted that there was a determination/Interpretation by the Zoning Board of Appeals in 2002 that plumbing in the accessory structure is only permitted with Special Permit except for the poolhouse.

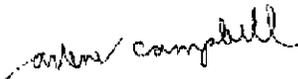
After a very lengthy discussion, the board agreed that the use of this building is a poolhouse. The applicant was also advised to file a demolition permit for a barn that was demolished.

Lack/Coyote Ridge Lot Sketch Plan (Discussion) – Coyote Ridge Road, Tax Grid No. 6268-00-662090

Applicant appeared before the board for discussion regarding the building Setback and front yard determination due to the layout of the land.

- This land is a 5.53-acre land in an AR5 Zoning District.
- The parcel has a 20 feet in width easement over the existing roadway farm.
- After a lengthy discussion, the board agreed that the front yard is Route 9 G instead of Coyote Ridge Road.
- No other action taken.

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 June 14, 2020**

June 25, 2020 Virtual ZBA Meeting

Littlefield Variance – property owned by **Eric Littlefield** located at 370 Clinton Corners Avenue, **Tax Grid No. 6566-00-561529.**

The applicant is requesting area variances to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations reducing the rear yard setback from 50 feet to 16 feet and a variance on the allowable lot coverage of 12% which would increase by 68 square feet from the allowed 1934 square feet in order to permit the installation of a 21' Round Above Ground Pool.

- This is a .37 acre nonconforming lot in the H Zoning District.

Requested variances are granted.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
July 14, 2020 Town Board Meeting

The Conservation Advisory Committee has not met due to the public health crisis. Future meetings will be decided as we move forward.

The CAC is working on ways to promote the Community Solar initiative throughout Clinton.

Report prepared by
Michael Whitton, Councilmember

**Recreation Department
Town Of Clinton
June 2020**

Friends Park

- *Little League is allowed now.
- *No garbage dumpster at this park until further notice.
- *Cost of new roof on the bathroom
\$ 4350
- * Cost of new fence at the ballfield.
Millbrook Fence: \$23,000 quote from fall 2019
Adams Fence: \$26,000 quote from fall 2019
Double M Fence: Waiting on quote
- *Plumber coming July 14th to fix bathroom.

Fran Mark Park

- *Park is open 9-6 with a gate guard and lifeguard daily.
- * Pavilion/Parties closed until further notice.
- * Pond weed control was applied on June 5th.
- * Pond is now open for swimming.
- * Lifeguards will take temperatures of people going swimming.
- *Lifeguards will wipe down chairs after each use.
- *Bathrooms are cleaned daily with a sign off sheet per DOH.
- *Just an FYI that with the dry spell the pond is very low.

Maintenance:

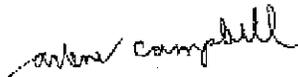
- *Will install new grill by the pavilion.
- *Set out more picnic tables
- *Will get mulch and put around playground area. Need to clean up the weeds/grasses. This will be done at both parks.

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

Town of Clinton Building Department
June 2020 Monthly Report
Town Board Meeting 7-14-2020

Number of Building Permits Issued	15
Number of CO & CC issued	13
Number of Title Search	8
Total Number of Mileage by the Building Inspector	174 miles
Total Cost of Construction	<u><u>\$ 4,497,100.00</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza
Building Inspector

Permit Report By Type

06/01/2020 - 06/30/2020
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Above Ground Pool							
	BP-2020-7063	Carl Jay Diesing	64 Bowmans Glen Ln	6568-00-	06/02/2020	\$40,400.00	\$150.00
				Above Ground Pool Total:		<u>1</u>	
				Amount Totals:		\$40,400.00	\$150.00
Barn/Shed							
	BP-2020-7077	Robert Ackert	172 Longview Rd	6568-00-	06/24/2020	\$500.00	\$0.00
				Barn/Shed Total:		<u>1</u>	
				Amount Totals:		\$500.00	\$0.00
Deck/Porch							
	BP-2020-7075	Bhagwan Jay Rao	674 Fiddlers Bridge Rd	6368-00-	06/24/2020	\$90,000.00	\$350.00
				Deck/Porch Total:		<u>1</u>	
				Amount Totals:		\$90,000.00	\$350.00
Demolition Permit							
	BP-2020-7071	Spooky Hollow Properties LLC	304 Clinton Ave	6366-00-	06/18/2020	\$5,000.00	\$90.00
				Demolition Permit Total:		<u>1</u>	
				Amount Totals:		\$5,000.00	\$90.00
Garage - Detached							
	BP-2020-7065	William Holman	192 Allen Rd	6466-00-	06/04/2020	\$30,000.00	\$170.00
	BP-2020-7070	BBH White LLC	176 Schoolhouse Rd	6467-00-	06/15/2020	\$45,000.00	\$0.00
				Garage - Detached Total:		<u>2</u>	
				Amount Totals:		\$75,000.00	\$170.00
Greenhouse							
	BP-2020-7072	Spooky Hollow Properties LLC	304 Clinton Ave	6366-00-	06/18/2020	\$19,000.00	\$225.00
				Greenhouse Total:		<u>1</u>	
				Amount Totals:		\$19,000.00	\$225.00
HVAC							
	BP-2020-7064	Gary Russell	80 Seelbach Ln	6367-00-	06/03/2020	\$16,000.00	\$115.00
	BP-2020-7066	Isaac and Eve Ashworth	49 Mountain View Rd	6368-00-	06/04/2020	\$30,000.00	\$115.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
New Residential						
BP-2020-7068	Dominick Devito	1581 Centre Rd	6469-00-	06/08/2020	2	\$0.00
BP-2020-7073	Adam Rosman	110 Mountain View Rd	6368-00-	06/22/2020	\$4,000,000.00	\$2,016.60
Renovation					2	
BP-2020-7067	Sandra Sanicki	13 Fifth Ave	6469-10-	06/04/2020	\$5,700.00	\$97.10
BP-2020-7074	Robert Fischetti	186 Hollow Rd	6267-00-	06/24/2020	\$2,000.00	\$86.00
Renovation Total:					2	
Amount Totals:					\$4,200,000.00	\$2,016.60
Residential Alteration						
BP-2020-7076	Terrence Hofweber	68 Old Bulls Head Rd	6469-00-	06/24/2020	1	\$84.50
Residential Alteration Total:					1	
Amount Totals:					\$1,500.00	\$84.50
Roof Mounted Solar ES						
BP-2020-7069	Leslie Payson	423 Lake Dr	6469-00-	06/11/2020	1	\$150.00
Roof Mounted Solar ES Total:					1	
Amount Totals:					\$12,000.00	\$150.00
Permit Grand Total:					15	
Amount Grand Totals:					\$4,497,100.00	\$3,649.20

Completion Issued Report

06/01/2020 - 06/30/2020
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3455	6368-00-102772-0000	CO	5611	Isaac and Eve Ashworth	49 Mountain View Rd	06/04/2020
					Residential Addition # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
591	6368-00-102772-0000	CO	5612	Margaret Currie	49 Mountain View Rd	06/04/2020
					Garage - Detached # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2006-5017	6467-03-070291-0000	CO	5610	Halton Construction Inc.	869 Hollow Rd	06/02/2020
					Residential Alteration # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2009-5550	6367-00-704408-0000	CC	1535	Sage Lehman	130-134 E Meadowbrook Ln	06/16/2020
BP-2013-6106	6566-00-364475-0000	CC	1534	Daniel Harkenrider	12 Friends Vw	06/11/2020
BP-2015-6375	6266-00-923816-0000	CC	1540	Daniel Kim Jennifer Chun	67 Rymph Rd	06/25/2020
					In Ground Pool # of CC/CO : Issued : 3	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2015-6400	6368-00-988310-0000	CC	1537	Bhagwan Jay Rao	674 Fiddlers Bridge Rd	06/22/2020
					Hot Tub # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2015-6401	6368-00-988310-0000	CC	1538	Bhagwan Jay Rao	674 Fiddlers Bridge Rd	06/22/2020
					Tennis/Basketball Court # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2015-6422	6266-00-923816-0000	CC	1539	Daniel Kim Jennifer Chun	67 Rymph Rd	06/24/2020

Generator # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6762	6367-00-542033-0000	CC	1533	James Devlin	8 Walnut Ln	06/08/2020

In Ground Pool # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7040	6467-00-180653-0000	CO	5613	Caiman Holdings LLC	803 Centre Rd	06/22/2020

Residential Alteration # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7050	6368-00-103811-0000	CC	1536	Savannah Guthrie	55 Mountain View Rd	06/22/2020

TESLA Charging Station # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7062	6367-00-403393-0000	CC	1532	Glen Campbell	16 E Meadowbrook Ln	06/04/2020

Renovation # of CC/CO : Issued : 1

Grand Total: 13

Highway Report for June, 2020

Blacktopping is completed for Pumpkin Lane. Road surface has been addressed and repaired. Work was done using shared equipment and many surrounding towns came to help haul materials. This approach makes a minimal burden of cost to the taxpayer.

The gates surrounding the Highway Department have been fixed and are working to secure the premises. One gate was fixed with in house labor and another was repaired by Adams Fence.

The 2 new Highway trucks are back in the manufacturer's production line for the cab and chassis. Things seem to be back on target for a

fall delivery date even amidst the COVID outbreak.

The Highway Dept. is no longer accepting waste oil. All waste oil equipment has been decommissioned. Please be sure to make other arrangements for your waste oil disposal.

Oil and stoning on roads will begin in July. Watch the town web site for notification of road closures.

Library Report
July 14, 2020 Town Board Meeting

The Library Trustees traditionally do not meet in July, so have had no meetings since our last Town Board meeting.

- The library resumed in-person services when the Mid-Hudson region entered Phase 4.
- Phase 4 allows for gathering up to 50 people. The library is beginning their outdoor summer concert series on July 17 at 6:30pm to 8pm. Please bring your own chair and respect social distancing guidelines (patrons that come to the concert together may sit together as a group). The concert will be cancelled in the event of inclement weather (rain, excessive heat, etc.) because we cannot safely move the performance indoors. A staff member will maintain an attendee count so we do not exceed the number of people allowed.

Report prepared by
Michael Whitton, Councilmember

Altice Report
July 14, 2020 Town Board Meeting

The Town of Clinton received a communication from Altice, dated June 12, 2020, and attached here.

- The Optimum Channel will be moving from channel 1 to channel 149, effective July 14, 2020.
- Altice has introduced new "Private Office" business packages in 4 different tiers. Please visit their website or call customer service for details.

The ongoing issue that was reported last month is now in the process of being resolved. I am monitoring the progress between Altice and the Clinton resident, as they come to an agreement.

Report prepared by
Michael Whitton, Councilmember



VIA ELECTRONIC FILING

June 12, 2020

Re: Channel Relocations and Launch of New Video Packages for Business Customers

To Whom it May Concern:

Altice USA, Inc. (“Altice USA” or “the Company”) hereby notifies your office of the following upcoming changes.

Channel Relocations

Effective 7/14/2020, Optimum Channel, currently available on channel 1, will be moved to channel 149 in all lineups. This channel is being moved in preparation for the relocation of Cheddar from channel 84 to channel 1 in all lineups on 7/30/2020, resulting in the removal of channel 84. There will be no loss in programming or change in rates as a result of this change.

Customers will be notified through the channel guides and slates of these changes. In addition, customers can always find Optimum’s current programming line-ups on our website at www.Optimum.net.

Launch of New Video Packages for Business Customers

Effective July 14, 2020, the Company will offer new tiered video packages to “Private Office” business customers as detailed below for new and existing customers. These Private Office packages will be available at the same monthly rate and will provide the same content as the existing Business packages. No changes are being made to any video pricing.

Existing business customers deemed as “Private Offices” will be migrated to these new package offerings. As indicated above, these packages will include the same content customers currently receive on the existing Business packages and the monthly rate will remain unchanged.

Private Office Packages:

- Private Office Basic – \$25.95/month
- Private Office Choice – \$44.95/month
- Private Office Value – \$68.95/month
- Private Office Preferred – \$78.95/month

Should you have any questions please do not hesitate to contact me at 929-418-4750 or by email at John.Dullaghan@AlticeUSA.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Dullaghan', written over a white rectangular area.

John Dullaghan
Director, Government Affairs

Cemetery Report
July 14, 2020 Town Board Meeting

There were no burials since our last meeting.

- Eliot Werner and I will be meeting with Leonard Breen on Wednesday, July 15, 2020. We will be touring the three cemeteries to evaluate which projects are eligible for grant funding from the NYS Division of Cemeteries.
- On the agenda tonight we will be discussing changes to the rules for our cemeteries. These changes will allow for up to 4 cremated remains to be interred in one grave. We will also be redefining a grave as 5' by 10', and eliminating half graves.
- On the agenda tonight is the repurchase of three graves from Donald Becker. He purchased the graves for \$200 each in May 1997. The town will purchase them back for \$600.
- A special thank you is in order for Ryan and Wyatt, for the great job they have been doing maintaining the cemeteries. Aside from the general mowing a weed wacking, they have been clearing overgrown brush. This has resulted in the discovery of 7 previously obscured gravestones at Providence Cemetery. They also uncovered a bench at Pleasant Plains Cemetery, and repaired some of the fencing at the rear of the cemetery. Great work!

Report prepared by
Michael Whitton

WIC Report
July 14, 2020 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council has not met since our last Town Board meeting.

Report prepared by
Michael Whitton, Councilmember