

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

July 21, 2020 Meeting via Zoom

Fischetti Variance – property on 186 Hollow Road, Tax Grid No. 6267-00-593385

The applicant asks an area variance to Sec. 250 Attachment 2 for rear yard setback reduction to approximately 22 feet from the required 50 feet to allow construction of One Family Dwelling.

- This is a .90 acre nonconforming lot in the Residential Hamlet (RH) District in the Town of Clinton.
- The lot contains pavilion which the applicant states that will be converted into a garage once the principal residence is built. This existing pavilion is not intended to become a dwelling per the property owner.
- Receives a positive recommendation to the Zoning Board of Appeals.

Wiedman Site Plan and Special Permit and Demo Plan Approval - 176 Schoolhouse Road, Tax Grid No.6467-00-058730.

Applicant wishes to convert a barn into a home office/multi-purpose dwelling that has plumbing. Also noted, that the applicant demolished the barn without obtaining a demo plan approval.

- This property is consists of 143 acres in the AR3 Zoning District.
- It was noted that there was a determination in 2002 about structures that contains plumbing which is only permitted with Special Permit approval. The only structure that is permitted to have plumbing without special permit is a poolhouse.
- After a very lengthy discussion, the board agreed that the use of the proposed building is a poolhouse and thereby special permit is not required.
- Requested demolition plan of the barn previously demolished is granted.

Lack and Winokur Coyote Ridge Lot Soil Erosion (Discussion) – Coyote Ridge Road, Tax Grid No. 6268-00-662090& 625110.

Applicant asked the board about a driveway and soil erosion sediment control plan.

- These properties are both in the AR5 Zoning District.
- The applicants also propose to combine these lots.
- The proposed action involves a driveway that is in the steep slopes.

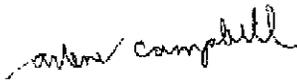
After a lengthy discussion, the board agreed to send the application to the Town Engineer for review. Escrow account was established. Lot line adjustment can be made through the Assessor's and Dutchess County Clerk's office once a conveyance of the land is made to the Lacks. It will then be simply removal of the lot line.

No other action taken.

August 4, 2020 Meeting via Zoom

Meeting is cancelled due to storm and power outage.

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 August 11, 2020**

July 23, 2020 Virtual ZBA Meeting

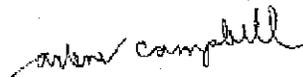
Alison Aldrich and Alison Dye Area Variance - property located at 210 Nine Partners Road, Tax Grid No. 6468-00-871646.

The applicants are requesting an area variance 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' in the AR3 Zoning District.

- This property is a nonconforming 2-acre lot in the AR3 Zoning District.
- The house that is closed to the road was built in 1894 and predates the zoning.
- There is a pond on the site but the 100' buffer is not intruded upon by the enlargement of the deck thereby Wetlands Permit is not required.

Requested area variance is granted.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
August 11, 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. Barbara Mansell had a meeting with Ray Oberly to work out details of the program.

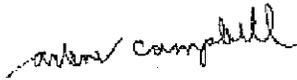
I am trying to finalize paperwork to get Clinton certified as a Clean Energy Community. We meet all the criteria, but NYSERDA rejected some paperwork. That is being worked out.

Report prepared by
Michael Whitton, Councilmember

Town of Clinton Building Department
July 2020 Monthly Report
Town Board Meeting 8-11-2020

Number of Building Permits Issued	17
Number of CO & CC issued	12
Number of Title Search	15
Total Number of Mileage by the Building Inspector	<u>215 miles</u>
Total Cost of Construction	<u><u>\$ 956,935.41</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza
Building Inspector

Permit Report By Type

07/01/2020 - 07/31/2020

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Above Ground Pool							
	BP-2020-7080	Francis Venezia	226-232 Long Pond Rd	6469-00-	07/09/2020	\$2,250.00	\$255.00
	BP-2020-7082	Adam Rosman	110 Mountain View Rd	6368-00-	07/13/2020	\$4,500.00	\$150.00
	BP-2020-7083	Eric Littlefield	370 Clinton Corners Rd	6566-02-	07/13/2020	\$2,350.00	\$150.00
	BP-2020-7090	Dwight Bonk	50 Tobin Dr	6569-00-	07/30/2020	\$5,350.00	\$150.00
				Above Ground Pool Total:		4	
				Amount Totals:		\$14,450.00	\$705.00
Deck/Porch							
	BP-2020-7086	Harold Partelow	601 Schultzeville Rd	6567-00-	07/16/2020	\$10,000.00	\$0.00
	BP-2020-7092	Alison Aldrich	206-210 Nine Partners Rd	6468-00-	07/30/2020	\$8,000.00	\$130.40
				Deck/Porch Total:		2	
				Amount Totals:		\$18,000.00	\$130.40
Demolition							
	BP-2020-7078	Geoff Damm & Lauri Novick	31 High View Lane	6367-00-	07/01/2020	\$500.00	\$90.00
				Demolition Total:		1	
				Amount Totals:		\$500.00	\$90.00
Electrical Service							
	BP-2020-7091	Dominick Devito	1581 Centre Rd	6469-00-	07/30/2020	\$500.00	\$100.00
				Electrical Service Total:		1	
				Amount Totals:		\$500.00	\$100.00
Generator							
	BP-2020-7094	Arthur De Pasqua	84 Deer Hill Rd	6469-00-	07/30/2020	\$7,300.00	\$90.00
				Generator Total:		1	
				Amount Totals:		\$7,300.00	\$90.00
In Ground Pool							
	BP-2020-7089	Darnien Matarazzo	111 E Cookingham Dr	6267-00-	07/29/2020	\$17,500.00	\$225.00
				In Ground Pool Total:		1	
				Amount Totals:		\$17,500.00	\$225.00
Mechanical							

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
BP-2020-7079	John Patrick Dee Hammond	146 Willow Ln	6567-00-	07/06/2020	\$31,750.00	\$125.00
					Mechanical Total:	1
					Amount Totals:	\$31,750.00
					\$125.00	
New Residential						
BP-2020-7084	Geoff Dann & Laurie Novick	31 High View Lane	6367-00-	07/15/2020	\$800,000.00	\$1,123.00
					New Residential Total:	1
					Amount Totals:	\$800,000.00
					\$1,123.00	
Pool House						
BP-2020-7081	Roderick Fraser	66 Mountain View Rd	6368-00-	07/13/2020	\$750.00	\$99.60
					Pool House Total:	1
					Amount Totals:	\$750.00
					\$99.60	
Residential Alteration						
BP-2020-7087	Darrie Williams	275 Fox Run Rd	6366-00-	07/16/2020	\$45,000.00	\$215.00
					Residential Alteration Total:	1
					Amount Totals:	\$45,000.00
					\$215.00	
Roof Mounted Solar ES						
BP-2020-7085	Kathy Motashami	15 Red Cedar Ln	6267-00-	07/16/2020	\$13,580.21	\$150.00
					Roof Mounted Solar ES Total:	1
					Amount Totals:	\$13,580.21
					\$150.00	
Wood Stove						
BP-2020-7088	Neil Whispell	17 Third Ave	6469-09-	07/23/2020	\$250.00	\$515.00
BP-2020-7093	Richard Goldberg	101-105 Milan Hollow Rd	6469-00-	07/30/2020	\$7,355.20	\$0.00
					Wood Stove Total:	2
					Amount Totals:	\$7,605.20
					\$515.00	
					Permit Grand Total:	17
					Amount Grand Totals:	\$956,935.41
						\$3,568.00

Completion Issued Report

07/01/2020 - 07/31/2020
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2134	6469-00-160027-0000	CO	5616	Francis Venezia	226-232 Long Pond Rd	07/02/2020
Add to Accessory Dwelling # of CC/CO :Issued : <u>1</u>						
3766	6469-00-160027-0000	CO	5615	Francis Venezia	226-232 Long Pond Rd	07/02/2020
Residential Alteration # of CC/CO :Issued : <u>1</u>						
4197	6368-00-240780-0000	CC	1541	Roderick Fraser	66 Mountain View Rd	07/01/2020
In Ground Pool # of CC/CO :Issued : <u>1</u>						
BP-2009-5542	6267-00-534642-0000	CO	5620	Damien Matarazzo	111 E Cookingham Dr	07/27/2020
Residential Addition # of CC/CO :Issued : <u>1</u>						
BP-2010-5692	6567-00-376265-0000	CO	5617	Harold Partelow	601 Schultzeville Rd	07/09/2020
BP-2012-6003	6369-00-411230-0000	CO	5619	Ira Licht	292 Mountain View Rd	07/23/2020
Barn/Shed # of CC/CO :Issued : <u>2</u>						
BP-2015-6414	6469-00-160027-0000	CC	1542	Francis and Sandra Venezia	226-232 Long Pond Rd	07/06/2020
Deck/Porch # of CC/CO :Issued : <u>1</u>						
BP-2019-6979	6267-00-273787-0000	CC	1544	Enrico Troiano	107 N Creek Rd	07/16/2020
Storage/Utility Building # of CC/CO :Issued : <u>1</u>						

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7018	6268-00-779108-0000	CO	5618	Patrick Murphy	53 Lake Pleasant Dr	07/15/2020

Renovation # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7057	6469-00-124434-0000	CC	1545	Huge Lewis	429 Lake Dr	07/23/2020

Oil Tank # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7078	6367-00-401998-0000	CC	1543	Geoff Dann & Lauri Novick	31 High View Lane	07/15/2020

Demolition # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7088	6469-09-242638-0000	CC	1546	Neil Whispell	17 Third Ave	07/27/2020

Wood Stove # of CC/CO : Issued : 1

Grand Total: 12

Zoning Department Report

Month: 2020 July

- * Reviewed & Issued 16 Building Permits
- * Closed-out 5 Zoning violations
- * Received & returned 22 emails
- * Received & returned 26 phone calls
- * (3) Zoning site-visits

Thank you,

John Fenton

Highway Report for July, 2020

Blacktop & chip sealing has been completed for 2020. Shoulder reconstruction and maintenance has now begun on the roads.

The Highway Dept has additional surplus items that are being put together for approval of their sale.

Shane Empert (a part time employee) has resigned from the Highway Dept effective 7/31/20

The Town Highway Dept will be plowing County Route 14 & County Route 18 this winter. Additional monetary payments will be forthcoming from the County. These increased funds will help offset expenses on the 2 new trucks. The IMA (Intermunicipal Agreement for Snow Removal) needs to be reviewed and signed.

The Dutchess County's used roadside mower has been purchased and delivered. It can now be seen mowing our roads.

The 2 new Highway truck bodies have arrived at the dealership along with their plow wing and sander. Late Fall is the anticipated completion date for delivery.

A new pickup truck is proposed to replace the 16 year old truck currently in use by the Highway Superintendent

The IMA (Intermunicipal Agreement for Shared Services) with Red Hook needs to be reviewed and signed.

Library Report
August 11, 2020 Town Board Meeting

The Library Trustees met on August 10.

- The library has resumed Friday night concerts, limited to 50 patrons, socially distanced, as per COVID regulations.
- There will be a shredding event for the library on September 26, 9am to 11am
- I am pleased to report that circulation is only minimally down from last year. This was unexpected, considering the COVID-19 pandemic. E-books circulated at the highest numbers this year in July.

Report prepared by

Michael Whitton, Councilmember

Altice Report
August 11, 2020 Town Board Meeting

The Town of Clinton received no communication from Altice this month. I have been dealing with several residents that had issues with Altice.

- A resident on Allen Road had no phone/cable/internet. They are taking care of a person recovering from surgery, and the phone service is vital. I was able to get Altice to move up their service call by two days.
- Another resident on Allen Road lost service during the storm, and could not get through to Altice. I put the resident in touch with our representative.
- A resident with property that straddles the line between Clinton and Pleasant Valley is in a unique position. Neither Altice (Clinton) or Spectrum (PV) will provide service, with both saying the property is in the others service area. This is still being worked on.
- The ongoing issue that was reported for the last few months is still in the process of being resolved. I am monitoring the progress between Altice and the Clinton resident, as they come to an agreement. Altice has been almost completely non-responsive to emails on this issue.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
August 11, 2020 Town Board Meeting

There were no burials since our last meeting.

- Eliot Werner and I met with Leonard Breen on Wednesday, July 22, 2020. We toured the three cemeteries to evaluate which projects are eligible for grant funding from the NYS Division of Cemeteries. We are now gathering all of the estimates needed to submit the paperwork for the grants.
- There are 3 signs at our cemeteries. Two at Pleasant Plains and one at Providence. The signs were made about 32 years ago, and are in need of restoration. The Highway Department removed the signs and I picked them up. The restoration is in process and should be completed in a couple of weeks. This is being done with no cost to the town by a volunteer.
- We have a cremation burial schedules for September at Schultzville Cemetery.
- Shane Egan is creating a form for the town to use during the occasional buyback of graves/plots.

Report prepared by
Michael Whitton

WIC Report
August 11, 2020 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council met via Zoom on July 24, 2020.

- They are working on a large spreadsheet document that will enumerate suggestions for projects in each town that could help our watershed. I am looking forward to the completion of this project, as it will help guide us when thinking about opportunities for work in the future.

- The Hudson River Watershed Alliance will be holding a four part webinar series in September, called Stream & Buffer Protection. This is a good learning opportunity for our CAC and anyone else interested in local work to protect our watershed.

Report prepared by
Michael Whitton, Councilmember