

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
October 13, 2020**

September 15, 2020 Meeting via Zoom

Kathy Motashami Variance - 15 Red Cedar Lane, Tax Grid No. 6267-00-500714.

The applicant requests an area variance to convert the basement into an apartment or second dwelling.

- The applicant underscored that she lost her job and needed an income. She wanted to construct an accessory apartment, including a bathroom and kitchen in the basement of her single family dwelling.
- This is approximately 1504 square foot single family dwelling located on a 3.183-acre lot in the AR5 Zoning District.
- This lot is a nonconforming lot in the AR5 Zoning District.
- The proposed project requires variances to Section 250-29-C (1) (minimum acreage, five acres to 3.183 acres, Section 250-29-B (2) (lot area and lot width, five acres to 3.183 acres and 400 feet to approximately 280 feet) Section 250-29-B (6) (apartment maximum square footage approximately 500 sf to approximately 750 sf)
- Aside from the above area variances, the board also agreed that this application requires a use variance per Section 250-29-C (2) allowing accessory dwelling within principal structure that does not predate effective date of current Zoning Law)
- Received neutral recommendation to the Zoning Board of Appeals.

October 6, 2020 Meeting via Zoom

Glenmore Farms, Kirchhoff and O'leary Lot Line – properties on 1963 and 2039-2105 Salt Point Turnpike, Tax Grid Nos. SBL Nos. 6466-00-837132, 761188 & 861415

The three property owners wish to do lot line adjustment for purpose of conveying 16.142 acre parcel from Glenmore Farm Inc. to Andrea Kirchhoff and 19.859 acre remaining parcel to Dr. O'leary's property eliminating the 36.0001 acre Glenmore Farm Inc. parcel.

Requested Lot Line Adjustment is granted.

Fierro Lot Line Adjustment - 1338 and 1346 Centre Road, Tax Grid Nos. 6468-00-469954 & 496960

Applicants wish to move lot line between the two parcels that they own.

- These are both nonconforming parcels in an AR3 Zoning District. Parcel A, at 1338 Centre Road, is 1.25 acres. Parcel B, at 1346 Centre Road, is 2.75 acres.
- Applicants propose to transfer 1.75 acres from B to A, making A, i.e. 1338 Centre Road, 3 acres and B, that is 1446 Centre Road, 1 acre.
- The 1.75 acres in question were, at least as of 1969, a separate, landlocked lot before being combined with 1346 Centre road.
- The proposal has the advantage of making 1338 Centre Road into to a conforming lot, at 3 acres. However, 1446 would then become even more nonconforming, at 1 acre.

The board agreed that this application needs area variance per Sec. Section 206-13(B)(1) that states "The proposed lot line adjustment shall not create any substandard lot, or render any lot more substandard than it may be."

- Issued a positive recommendation to the Zoning Board of Appeals with regards to the variance. No action taken on Lot Line Adjustment.

Charles 2 Lot Subdivision - 404 Pumpkin Lane, Tax Grid No. No. 6568-00-340232

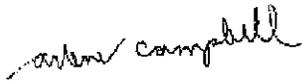
Applicants wish to subdivide a 26.85-acre lot into two (2) residential lots.

- These parcels are separated by Pumpkin Lane. 10.79-acre lot to the north and 16.06-acre lot to the south of Pumpkin Lane.
- This property is in the AR5 Zoning District.

Page 3/...September 2020 PB report to TB meeting 8-11-2020

- Note that the previous property owners proposed the same action in 2014 but did not pursue the application.
- Conditional Sketch Plan approval is 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 October 13, 2020**

September 24, 2020 Virtual ZBA Meeting

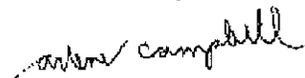
Kathy Motashami Variance - 15 Red Cedar Lane, Tax Grid No. 6267-00-500714.

The applicant requests the following area variances to construct an accessory apartment, including a bathroom and kitchen, in the basement of an approximately 1504 square foot single family dwelling located on a 3.183-acre lot in the AR5 Zoning District.

- a. Section 250-29-C (1) (minimum acreage, five acres to 3.183 acres)
 - b. Section 250-29-B (2) (lot area and lot width, five acres to 3.183 acres and 400 feet to approximately 280 feet)
 - c. Section 250-29-B (6) (apartment maximum square footage approximately 500 sf to approximately 750 sf)
 - d. Section 250-29-C (2) (use variance allowing accessory dwelling within principal structure that does not predate effective date of current Zoning Law)
- This is a ±3.183 acres nonconforming lot in the AR5 Zoning District
 - A very lengthy discussion whether the proposed action allowing an accessory dwelling within the principal structure constitute a use variance.

Applicant withdrew the application. No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

Cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
October 13, 2020 Town Board Meeting

On September 9th, several CAC members and I took part in a webinar presentation on a Grants Program Pilot for Hudson Valley Climate Smart Communities given by an organization called The Boat Builders given by Vanessa Bertozzi and Paige Ruane. They want to help Clinton develop a Climate Smart Taskforce. We will remain in contact with them and give updates to the pilot program as they become available.

The CAC plans to meet via Zoom on Wednesday, October 21, at 6:00pm.

Report prepared by
Michael Whitton, Councilmember

**Recreation Department
Town Of Clinton
September 2020**

Friends Park

- *Roof repaired
- * Need public hearing to replace ballfield fence.
- * Will winterize bathroom by October 31st.

Fran Mark Park

- * Total number of swimmers this year was 886 -- this includes patrons on the beach as well.
- * The park will remain open for picnic and walking through October Unless COVID spikes and then we may need to close.
- *Will winterize bathroom by October 31st.

Maintenance:

- Ropes were taken out of the pond.
- Swimming area closed and equipment put away for the season.
- Fountain removed mid - October and stored for the winter.

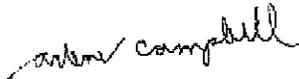
General information on how we handled COVID at the park. Temperature was taken for anyone entering the park and hand sanitizer was available. If 6' social distance could not be maintained then a mask was required for town employees. Bathrooms were cleaned at least once during a lifeguards shift. The bathrooms were also cleaned every night.

Submitted by
Dan Harkenrider

Town of Clinton Building Department
September 2020 Monthly Report
Town Board Meeting 10-13-2020

| | |
|--|----------------------|
| Number of Building Permits Issued | 17 |
| Number of CO & CC issued | 21 |
| Number of Title Search | 16 |
| Total Number of Mileage by the Building Inspector | <u>208</u> miles |
| Total Cost of Construction | <u>\$ 330,825.00</u> |

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza
Building Inspector

Completion Issued Report

09/01/2020 - 09/30/2020
 Contact Type: Applicant

| Permit # | SBL | Completion Type | Completion Number | Applicant | Location | Completion Date |
|---|---------------------|-----------------|-------------------|--------------------|----------------------|-----------------|
| 1019 | 6367-00-877773-0000 | CO | 5632 | Christian Hanckel | 222 Schoolhouse Rd | 09/28/2020 |
| Mechanical # of CC/CO : Issued : <u>1</u> | | | | | | |
| 2024 | 6469-00-265074-0000 | CC | 1569 | Henry Congregane | 296 Lake Dr | 09/23/2020 |
| Barn/Shed # of CC/CO : Issued : <u>1</u> | | | | | | |
| 2766 | 6469-00-265074-0000 | CC | 1568 | Henry Congregane | 296 Lake Dr | 09/21/2020 |
| Residential Addition # of CC/CO : Issued : <u>1</u> | | | | | | |
| 3360 | 6469-00-307321-0000 | CO | 5628 | Cornack Michael Mc | 16-18 Beaver Edge Rd | 09/10/2020 |
| Garage - Detached # of CC/CO : Issued : <u>1</u> | | | | | | |
| 62 | 6469-00-265074-0000 | CO | 5631 | Henry Congregane | 296 Lake Dr | 09/23/2020 |
| New Residential # of CC/CO : Issued : <u>1</u> | | | | | | |
| BP-2010-5682 | 6369-00-662514-0000 | CC | 1559 | Deborah Briggs | 297 Kansas Rd | 09/01/2020 |
| Mechanical # of CC/CO : Issued : <u>1</u> | | | | | | |
| BP-2012-6009 | 6266-00-686542-0000 | CO | 5630 | Brian Tucker | 142 E Fallkill Rd | 09/17/2020 |
| Residential Alteration # of CC/CO : Issued : <u>1</u> | | | | | | |
| Permit # | SBL | Completion Type | Completion Number | Applicant | Location | Completion Date |

BP-2012-6054 6566-00-215438-0000 CC 1570 Rhea Cohen 2235 Salt Point Tpke 09/23/2020
 Mechanical # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2013-6141 6368-00-829288-0000 Closed Out Certificate BP-2013-6141 Jennifer Friedberg 638 Fiddlers Bridge Rd 09/01/2020
 Deck/Porch # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2016-6577 6366-00-238165-0000 CO 5633 ANX Associates LLC 11 Browning Rd 09/30/2020
 Renovation # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2018-6778 6469-00-090458-0000 CC 1572 Joseph DiSaverio 439 Lake Dr 09/29/2020
 Oil Tank # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2019-7004 6469-00-307321-0000 CC 1561 Sue Cross 16-18 Beaver Edge Rd 09/10/2020
 Renovation # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2020-7081 6368-00-240780-0000 CO 5629 Roderick Fraser 66 Mountain View Rd 09/14/2020
 Pool House # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2020-7090 6569-00-188218-0000 CC 1567 Dwight Bonk 50 Tobin Dr 09/21/2020
 Above Ground Pool # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2020-7091 6469-00-317486-0000 CC 1562 Dominick Devito 1581 Centre Rd 09/15/2020
 Electrical Service # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2020-7103 6569-00-188218-0000 CC 1566 Dwight Bonk 50 Tobin Dr 09/21/2020
 Deck/Porch # of CC/CO Issued : 1

| Permit # | SBL | Completion Type | Completion Number | Applicant | Location | Completion Date |
|--------------|---------------------|-----------------|-------------------|--------------------------|---|-----------------|
| BP-2020-7109 | 6469-10-283641-0000 | CC | 1564 | Daniel Wheeler | 18 Fourth Ave | 09/21/2020 |
| | | | | | Residential Alteration # of CC/CO : Issued : <u>1</u> | |
| Permit # | SBL | Completion Type | Completion Number | Applicant | Location | Completion Date |
| BP-2020-7113 | 6567-00-271881-0000 | CC | 1563 | John Patrick Dee Hammond | 146 Willow Ln | 09/17/2020 |
| BP-2020-7116 | 6268-00-824073-0000 | CC | 1560 | Thomas Masiello | 42 Lake Pleasant Dr | 09/10/2020 |
| | | | | | Oil Tank # of CC/CO : Issued : <u>2</u> | |
| Permit # | SBL | Completion Type | Completion Number | Applicant | Location | Completion Date |
| BP-2020-7119 | 6267-00-365620-0000 | CC | 1565 | Robert Garrison | 67 Hollow Rd | 09/21/2020 |
| | | | | | Electrical Service # of CC/CO : Issued : <u>1</u> | |
| Permit # | SBL | Completion Type | Completion Number | Applicant | Location | Completion Date |
| BP-2020-7130 | 6266-00-945654-0000 | CC | 1571 | Thomas Jackson | 5 Rymph Rd | 09/24/2020 |

HVAC # of CC/CO : Issued : 1

Grand Total: 21

Permit Report By Type

09/01/2020 - 09/30/2020
Permit Type: All

| Permit Type: | Permit # | Applicant | Location | SBI# | Issued | Valuation | Fee Amount |
|----------------------------------|--------------|-------------------------|---|----------|------------|--------------------|-----------------|
| Deck/Porch | | | | | | | |
| | BP-2020-7117 | Joseph and Susan Aiello | 12 Heritage Rd | 6566-00- | 09/10/2020 | \$8,000.00 | \$145.40 |
| | BP-2020-7118 | Keith Anderson | 81 Sodom Rd | 6366-00- | 09/10/2020 | \$564.00 | \$147.00 |
| | BP-2020-7127 | Barry Milea | Milea Winery 450 Hollow Road | 6366-00- | 09/24/2020 | \$30,000.00 | \$0.00 |
| | | | Deck/Porch Total: | | | 3 | |
| | | | Amount Totals: | | | \$38,564.00 | \$292.40 |
| Electrical Service | | | | | | | |
| | BP-2020-7119 | Robert Garrison | 67 Hollow Rd | 6267-00- | 09/10/2020 | \$0.00 | \$100.00 |
| | | | Electrical Service Total: | | | 1 | |
| | | | Amount Totals: | | | \$0.00 | \$100.00 |
| Garage/Carport - Attached | | | | | | | |
| | BP-2020-7126 | Michele Kalishman | 425 Mountain View Rd | 6369-00- | 09/17/2020 | \$48,200.00 | \$332.00 |
| | | | Garage/Carport - Attached Total: | | | 1 | |
| | | | Amount Totals: | | | \$48,200.00 | \$332.00 |
| Generator | | | | | | | |
| | BP-2020-7129 | Barron Tenny | 116 Deer Ridge Dr | 6368-00- | 09/24/2020 | \$10,485.00 | \$90.00 |
| | | | Generator Total: | | | 1 | |
| | | | Amount Totals: | | | \$10,485.00 | \$90.00 |
| HVAC | | | | | | | |
| | BP-2020-7130 | Thomas Jackson | 5 Rymph Rd | 6266-00- | 09/24/2020 | \$13,000.00 | \$515.00 |
| | | | HVAC Total: | | | 1 | |
| | | | Amount Totals: | | | \$13,000.00 | \$515.00 |
| In Ground Pool | | | | | | | |
| | BP-2020-7122 | Richard Begany | 616 Hollow Rd | 6366-00- | 09/15/2020 | \$42,000.00 | \$225.00 |
| | | | In Ground Pool Total: | | | 1 | |
| | | | Amount Totals: | | | \$42,000.00 | \$225.00 |
| Oil Tank | | | | | | | |
| | BP-2020-7116 | Thomas Masiello | 42 Lake Pleasant Dr | 6268-00- | 09/10/2020 | \$5,000.00 | \$515.00 |
| | BP-2020-7120 | Joseph Eramo | 586 Clinton Hollow Rd | 6467-00- | 09/10/2020 | \$5,000.00 | \$125.00 |

Permit Type:

| Permit # | Applicant | Location | SBL # | Issued | Valuation | Fee Amount |
|------------------------------|----------------------|---------------------|----------|------------|-------------------------------------|---------------------|
| Pool House | | | | | | |
| BP-2020-7123 | BBH White LLC | 176 Schoolhouse Rd | 6467-00- | 09/17/2020 | \$44,000.00 | \$75.00 |
| | | | | | Pool House Total: | 1 |
| | | | | | Amount Totals: | \$44,000.00 |
| | | | | | Amount Totals: | \$75.00 |
| Renovation | | | | | | |
| BP-2020-7124 | Edward Grella-Goff | 81 Spruce Ln | 6568-00- | 09/17/2020 | \$3,000.00 | \$489.00 |
| BP-2020-7125 | Cairnan Holdings LLC | 803 Centre Rd | 6467-00- | 09/17/2020 | \$5,376.00 | \$98.00 |
| BP-2020-7131 | Henry Congregane | 296 Lake Dr | 6469-00- | 09/24/2020 | \$8,700.00 | \$106.10 |
| | | | | | Renovation Total: | 3 |
| | | | | | Amount Totals: | \$17,076.00 |
| | | | | | Amount Totals: | \$693.10 |
| Roof Mounted Solar ES | | | | | | |
| BP-2020-7128 | Donald Hart | 188 Schultz Hill Rd | 6368-00- | 09/24/2020 | \$70,000.00 | \$150.00 |
| BP-2020-7132 | BBH White LLC | 176 Schoolhouse Rd | 6467-00- | 09/24/2020 | \$31,000.00 | \$0.00 |
| | | | | | Roof Mounted Solar ES Total: | 2 |
| | | | | | Amount Totals: | \$101,000.00 |
| | | | | | Amount Totals: | \$150.00 |
| Wood Stove | | | | | | |
| BP-2020-7121 | Deborah Briggs | 297 Kansas Rd | 6369-00- | 09/14/2020 | \$6,500.00 | \$125.00 |
| | | | | | Wood Stove Total: | 1 |
| | | | | | Amount Totals: | \$6,500.00 |
| | | | | | Amount Totals: | \$125.00 |
| | | | | | Permit Grand Total: | 17 |
| | | | | | Amount Grand Totals: | \$330,825.00 |
| | | | | | | \$3,237.50 |

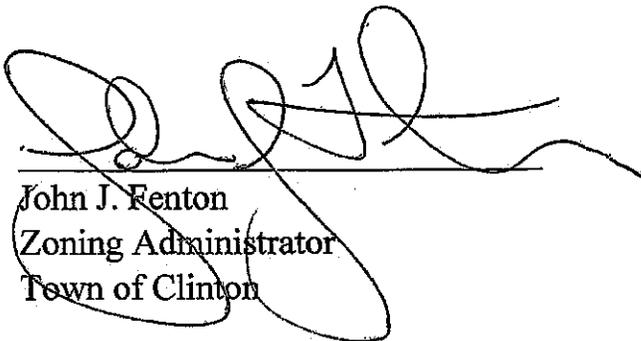
Town of Clinton
Town Board
1215 Centre Road
Rhinebeck, NY 12572

Re: Zoning Administrator Report (September 2020)

Below are the activities that took place:

- Daily phone-calls with Building/Zoning Clerk with regard to complaint calls, scheduled building inspections, timeline on permit reviews & approvals and reports.
- Complaints; * Cornerstone (Use), 92 & 93 Deer Ridge (Smoke), Old Adriance Farm (Use)
- Email correspondence with Town Attorney with regard to on-going zoning cases. (Smoke Issue).
- Daily review of emails and phone-calls.
- Reviewed & issued (17) building permits.
- Performed (3) building inspections.
- Investigated (3) potential zoning complaints.
- Issued (1) violation
- Issued (2) SAN34 forms to the DOH

Respectfully Submitted,



John J. Fenton
Zoning Administrator
Town of Clinton

Highway Report for Sept, 2020

Dumped gravel, shaped, raked and graded the roads on Kansas, Stone House, Old Ruskey, Oak Grove.

Cold patched and repaired roads.

Worked on shoulder building for Browning Rd.

Cleaned culvert pipes on Kansas.

Cut and repaired ditches on Nine Partners Rd

Swept roads and readied for the winter season.

The bucket truck was borrowed through our Shared Equip contract again and we used it to help cut dead trees. There was some trimming and chipped brush that also took place.

Replaced and repaired roadside signs. Posted new speed limit, children at play and hidden drive signs.

Completed equipment maintenance.

Completed loader training.

Library Report
October 13, 2020 Town Board Meeting

The Library Trustees have met twice since our last meeting.

The library is waiting on Supervisor Oberly to come up with a proposal for splitting the costs of the utilities. The renewal of the library lease can not move forward without this proposal.

The library was presented with a check in the amount of \$1,062.50 from the Golden Russet Café. This amount reflects 50% of the proceeds from the sale of their Clinton Community Cider. The library expresses its gratitude to Craig and Jenny Cavallo for thinking of the library and for this significant contribution. The funds will be used to purchase eBooks and eAudiobooks. These items are in high demand, but are expensive. The funds will help the library continue purchasing items that patrons request.

Shredding Day was a huge success. The library received a total of \$466 in donations, which translates to \$366 after accounting for the cost of the shredding truck. It was wonderful seeing members of the community and providing this service to them.

The library recently added outdoor storytimes to the regular programming schedule. They are by registration only and are limited to 10 family signups. Susan has created a system that works quite well: she reads from the gazebo and families are spaced 6 feet apart, indicated by a hula hoop on the grass. Both story times have been well attended and have garnered positive feedback from parents and caregivers.

Report prepared by

Michael Whitton, Councilmember

Altice Report
October 13, 2020 Town Board Meeting

The Town of Clinton received a communication from Altice, dated 25 September 2020. Notifications include:

- Stingray Karaoke SVOD Launch: Effective 10/28/2020, the Company will launch the Stingray Karaoke Subscription on Demand (SVOD) service at the monthly rate of \$7.00. All Residential video customers in good standing are eligible to sign up for this service.

- Tennis Channel Re-tier: Effective 10/21/2020, the Company will add Tennis Channel to the Residential Optimum Preferred and Optimum Select packages, as well as to the Commercial Business and Entertainment Preferred package. Tennis Channel will also continue to remain available in the Residential and Commercial Sports and Entertainment Pack a la carte package. Please note, customers' rates will not be affected by this change.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
October 13, 2020 Town Board Meeting

There has been two burials at Pleasant Plains since our last Town Board meeting. One was a traditional burial, one was a cremation burial.

Eliot Werner, cemetery custodian, has been working on a deed transfer for three open graves at Pleasant Plains. The plots were originally purchased in 1894 and 1896/1897.

Report prepared by

Michael Whitton

WIC Report
October 13, 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