

**TOWN OF CLINTON  
PLANNING BOARD MEETING  
FINAL MINUTES  
December 20, 2022**

**MEMBERS PRESENT**

Art DePasqua, Chairman  
Jack Auspitz  
Tom Bonnano  
Gerald Dolan  
Justin Carroll  
Alex Ferrini  
Paul Thomas

**MEMBERS ABSENT**

Secretary – Arlene Campbell

**ALSO PRESENT**

Eliot Werner, Liaison Officer  
Jeff Newman, MCEI

Chairman DePasqua called the meeting to order at 7:30 pm.

**VARIANCE APPLICATION:**

None

**PUBLIC HEARING:**

None

**APPLICATIONS:**

**Brookside and Brookstone LLC & Karchmer Lot Line Adjustment** – properties located at 67 Nine Partners and 31-39 Nine Partners Road, **Tax Grid Nos. 6468-00-541541 & 562520.**

Applicants wish to move the lot line in order to transfer lands.

Melissa Karchmer and her husband David Karchmer both appeared for this application. Ms. Karchmer briefly explained her application. They want to buy 8.583 acres of lands from their neighboring property (Brookside and Brookstone LLC) so that they can house their horse. They currently have 3.76 acres while Brookstone has 23.81 acres of lands. Her property is in the AR5 Zoning District while her neighbor is in the AR3 Zoning District. She noted that this lot line adjustment will not create any nonconformity.

Chairman DePasqua asked questions and comments from the board.

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Mr. Dolan stated that this is a straight forward application. He advised the applicant that the parcels on the final plat be labeled as Parcel A and Parcel B for easy lot identification. Parcel A for the Brookside and Brookstone LLC and Parcel B for the Karchmers. The box showing the lots before and after acreages also needs to be modified.

The board agreed to pass a resolution.

Mr. Dolan motioned that the Town of Clinton Planning Board approves the following resolution:

***BE IT RESOLVED***, the Town of Clinton Planning Board grant conditional approval for a Lot Line Adjustment between lands owned by Brookside and Brookstone LLC, located at 37-43 Nine Partners Rd, **tax grid #132400-6368-00-541541 (parcel A, 23.819 acres)** and adjoining lands owned by David J Karchmer and Melissa B. Karchmer located at 67 Nine Partners Rd **tax grid #132400-6368-00-562520 (parcel B, 3.761 acres)** in the AR5A Zone.

***Whereas:***

1. The intent of this action is to transfer land, 8.583 acres, from Parcel A to Parcel B (as a result of a land sale) as shown on the Lot Line Adjustment plat created by John H. Decker, LS #050572 dated December 12, 2022.
2. The adjustment results in a decrease in the area of Parcel A from 23.819 acres to 15.236 acres and an increase in the area of Parcel B from 3.761 acres to 12.344 acres with the movement of the north and west boundary of Parcel A.
3. The lands under consideration have not been granted a special permit or other permit that would be void as a result of this action.
4. Since a lot line adjustment is a Type II action under SEQRA, no further SEQRA review is required.
5. The proposed lot line adjustment does not create a substandard lot or render any lot more substandard than it may already be.
6. The properties involved are not in a CEA.
7. Parcel A contains a NYSDEC wetland, that being the pond near the road which the new lot line cuts through. Both parcels have Federal wetlands near the road. Any future activity on either parcel within 100 feet of the wetlands will require that the property owner

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obtain a Wetlands Permit from this Planning Board.

8. There is no working farm within 500 feet of the property per the applicant.
9. All appropriate fees have been paid.
10. A letter of authorization is on file from Aurora Carino of Brookside & Brookstone, LLC approving representation by Melissa Karchmer

***Now, therefore, be it resolved***, the requested Lot Line Adjustment is granted conditional approval by the Town of Clinton Planning Board when the following condition is met:

- The labels for Parcel A and Parcel B are included in the table and in the plat as appropriate.

Seconded by Mr. Auspitz,

**Discussion.** None.

All Aye, Motion carried, 7-0.

**Upton Lake School** (Board Discussion) – Salt Point Turnpike, **Tax Grid No. 6566-02-587843 & 648951.**

Upton Lake wishes to build a new high school that will be connected to an existing elementary school.

The Planning Board receives an application packet about the application that was filed to the Town of Washington Planning Department.

It was noted that this property is under the jurisdiction of two municipalities. The front parcel (2.5 acres) is Town of Clinton and the back parcel of 28.2 acres is in the Town of Washington.

There is no activity proposed in the Town of Clinton. The school is in the back parcel and the accessway is in the Town of Clinton.

The board discussed Upton Lake proposal. Mr. Auspitz indicated his concern about the increase in traffic on Salt Point Turnpike.

Mr. Thomas said that per his understanding, this application is still in the preliminary process.

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After all the discussions were made, the board agreed that they need more info about the proposal. Question about the current number of students and what will increase it to. Traffic studies on Salt Point Turnpike should be conducted and Fire Department should review the access and the proposal.

No action taken.

**OTHER MATTERS:**

The board thanked Chairman DePasqua for his great dedication and service to the town for two decades. He will be missed.

**BOARD DISCUSSION:**

Mr. Werner discussed the proposed local law about Alternate Care Facility. The board had a lengthy discussion about the matter.

Mr. Newman discussed the Smithyman STR Renewal with the board.

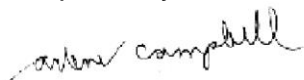
**APPROVAL OF MINUTES:**

Mr. Dolan motioned to approve the minutes of December 6, 2022, seconded by Mr. Auspitz, All Aye, Motion carried, 7-0.

**ADJOURNMENT:**

Mr. Carroll motioned to adjourn the meeting at 8:30 pm, seconded by Mr. Dolan, All Aye, Motion carried, 7-0.

Respectfully Submitted,



Arlene A. Campbell, Clerk  
Planning & Zoning Board of Appeals