

**TOWN OF CLINTON  
PLANNING BOARD MEETING  
FINAL MINUTES  
December 6, 2016**

**MEMBERS PRESENT**

Art DePasqua  
Gerald Dolan  
Tracie Ruzicka  
Robert Marrapodi  
Paul Thomas

**MEMBERS ABSENT**

Mike McCormack, Chairman

**ALSO PRESENT**

Secretary – Arlene Campbell

Eliot Werner, Liaison Officer

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

**VARIANCE APPLICATION:**

- None

**PUBLIC HEARING:**

- None

**APPLICATIONS:**

**Hart Lot Line Adjustment** - properties located at 188 and 192 Schultz Hill Road, **Tax Grid Nos. 6368-00-285540, 259657 and 268584.**

Applicant wishes to move the lot line on his three parcels.

Mr. Hart appeared and explained his proposal. He currently owns three parcels totaling 107 acres. He wishes to move the lot line to gain more lots in his residential property. He also discussed his intention in installing a solar energy system which will be sited at the back parcel.

Acting Chairman DePasqua asked for questions and comments from the board.

Mr. Thomas expressed his views about this application. There will be two houses on the residential lot due to the proposed lot line adjustment (188 and 192 Schultzhill Road). He stated that this will trigger special permit for an accessory dwelling. The dwelling on the other parcel has 1,260 square feet. Mr. Thomas stated that the sizes of these dwellings need to be obtained to determine whether it will need a variance for the size of the accessory dwelling.

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Mr. Hart remarked that the other house only has 860 square feet habitable space. Mr. Thomas explained that both dwellings need to be measured either by gross floor space or habitable space. The comparison should be apples to apples. He noted that the maximum floor space is 1,000 square feet per zoning regulations.

Mr. Thomas indicated his concern about the aggregate number of accessory structures. He stated that there will be more than three accessory structures after the lot line adjustment. Mr. Hart noted that there is an Ag Exemption on this property. This is a working farm.

Mr. Thomas stated that the proposed lot line will also create two flag lots. He opined that the potential driveway and building envelope should be shown on these lots.

Mr. Hart questioned the requirement of the driveway on the map. He stated that he doesn't have any plans about the other lots right now. Mr. Marrapodi responded that these potential driveways still need to be sited on the map for future development.

The panel had a very lengthy discussion about the proposed lot line. Ms. Ruzicka stated that the highway department needs to review the potential driveway to ensure that it meets the required sight line.

Mr. Marrapodi stated that deep test, perc test and location of the septic should also be reviewed and located on the map.

The board reviewed the site plan. Mr. Thomas recapped the items needed on the map such as names and addresses of the property owners of the surrounding properties, wetlands on the property should be identified on the map, square footage of all the dwellings and structures on the property, potential driveway for Lot 1 and Lot 3, septic test, deep and perc test and other engineering details should be on the map.

The board also agreed that the Zoning Enforcement Officer need to measure the square footage of the two houses on this property.

No action taken.

**Hart Site Plan for the Ground Mounted Solar Panel** – property located at 188 Schultz Hill Road, **Tax Grid No. 6368-00-285540.**

The applicant wishes to install a 16.2 kW Ground Mount Solar PV system.

The panel discussed the above application. Mr. Hart pointed out the proposed location of the grounded mounted solar energy system on the map.

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Mr. Marrapodi quoted that the intention of the proposed solar energy system is to feed the three parcels. Mr. Hart concurred.

The panel had a lengthy discussion about the application. Mr. Thomas stated that this application will need a site plan. There will also be a public hearing.

The applicant agreed to provide a detailed site plan.

No action taken.

**RV Interlake Annual Permit Renewal** – property located at 428 Lake Drive, **Tax Grd #132400-6469-00-218434.**

Applicant wishes to renew the permit to operate a campground for 2017.

Mr. DePasqua vocalized his concern about this application. He stated that he needed more time to visit the property. He also expressed his desire to see the original site plan approval.

The board agreed to table the application to next meeting.

No action taken.

**Snyder 2-Lot Subdivision** (Board Discussion) – properties located at 71 Ruskey Lane, **Tax Grid Nos. 6266-864210** (Town of Clinton) and **6266-04-902046** (Town of Pleasant Valley).

The applicant proposes to subdivide an 84.33-acre property into two lots.

The board discussed the above proposal. Mr. DePasqua indicated his concern about the proposed subdivision. He suggested that the building envelope and the driveway on the Clinton lot should be shown on the map.

The board agreed that this application should go before the Town of Pleasant Valley Planning Board first before appearing before the Town of Clinton Planning Board.

No action taken.

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**APPROVAL OF MINUTES:**

Mr. DePasqua motioned to approve the minutes of November 15, 2016 as amended, seconded by Mr. Thomas, all Aye, Motion carried, 5-0.

**ADJOURNMENT:**

Mr. DePasqua motioned to adjourn the meeting at 9:28 pm, seconded by Mr. Marrapodi, All Aye, Motion carried, 5-0.

Respectfully Submitted,



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