

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
June 20, 2017**

MEMBERS PRESENT

Gerald Dolan
Alexander Kari
Tracie Ruzicka

Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Mike McCormack, Chairman

Art DePasqua

Robert Marrapodi

ALSO PRESENT

No Eliot

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

VARIANCE APPLICATION:

None

APPLICATIONS:

Dal LaMagna LLC Lot Line Adjustment – 431-439 Schultz Hill Road and 59 Lake Pleasant Drive, **Tax Grid Nos. 6268-00-778142 and 818359.**

The applicant wishes to do a Lot Line Alteration on the two parcels that he owns.

Mike Dalbo, Land Surveyor, appeared on behalf of the applicant. He explained the intention of their application to swap one-tenth of an acre of the lands to get access to the other lot (farm) that the applicants own. He noted that there will be no physical changes to the land.

Mr. Dalbo indicated that this is a nonconforming lot. The parcel access record indicates 2.2 acres of land. He noted that the correct acreage per his survey is 1.9 acres. He also underscored that they are not making this lot more nonconforming. This is merely a swap/exchange of lands.

Ms. Ruzicka stated that the parcels on Lake Pleasant Drive are mostly nonconforming lots.

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

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Mr. Dolan indicated the request for waivers from the applicant. The board agreed to accept the requested waivers.

Mr. Dolan motioned to accept the requested waiver dated June 1, 2017, seconded by Ms. Ruzicka, all Aye, Motion carried, 4-0.

The board agreed to pass a resolution, to wit:

Mr. Dolan motioned that the Town of Clinton Planning Board grants that the Town of Clinton Planning Board, in accordance to its Subdivision and Lot Line Adjustment Regulations, grants Lot Line Adjustment Approval for the lands own by Dal LaMagna, LLC located at 59 Lake Pleasant Drive, **tax grid # 6268-00-77812** (lot 9), and 431-439 Schultz Hill Road, **tax grid #6268-00-818359** (lot 2). The lands in the Town of Clinton are in the AR5, zoning district.

WHEREAS;

1- The intent of this action is to merge a portion, 0.10 acres of land from lot 2, to lot 9, a portion of lot 9 (-0.08 acres), to merge with lot 2 (totaling 0.02 acres) Final Adjustment to lot 9 area = 1.78 acres. Portion of lot 9 (0.08 acres) to be merged with lot 2, a portion of lot 2, a portion of lot 2 (-0.10 acres) to be merged with lot 9 (totaling - 0.02 acres) as shown on the drawing provided by Michael A. Dalbo, L.S. #049311, dated May 15, 2017.

2-As a result of the transfer of the property, lands of LaMagna (lot 2) totaling 226.87 acres and (Lot 9), totaling 1.78 acres.

3- The Planning Board has declared itself the Lead Agency for the purpose of the SEQRA process and determined this to be a type II action, requiring no other action be taken.

4- The proposed lot line alterations do maintain a substandard lot.

5- All required letters of authorization to represent any or all property owners are on file.

6- The Town of Clinton does not consider a Lot Line Adjustment as being a Subdivision.

7- The lands involved are part of a horse farm therefore an Agricultural Data Statement is required and submitted.

8- The properties involved are not in a CEA.

9- The lands involved are not in the Ridgeline, Scenic and Historic Overlay Protection district.

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10- The properties are not in a designated wetland.

11- The site is on a Clinton Scenic/Historic road.

12- All fees have been paid.

13- Waiver request dated June 1, 2017 was approved June 20, 2017.

14- There are no known violations per the ZEO.

NOW THEREFORE, BE, IT RESOLVED, the Lot Line Alterations are granted approval by the Town of Clinton Planning Board,.

Seconded by Ms. Ruzicka, all Aye, Motion carried, 4-0.

Discussion. Mr. Thomas stated that there are no known violations per the Zoning Enforcement Officer.

Mr. Thomas noted that this property is in the Scenic, Ridgeline, and Historic Protection Overlay District.

All aye, 4-0.

Old Stone (Millbrook) Farm Site Plan Application – 68 Naylor Drive, Tax Grid Nos. 6268-00-591367 & 6268-03-461408.

Applicant wishes to amend the Approved Site Plan.

- The applicant appeared before the board and discussed the status and proposed changes to the original proposal. Note that the application is also currently being reviewed by the Town Consultants.

Eddie Baurer, one of the property owners, Rod Morrisson, Engineer, and Jeff Neumann, Director of Operations, all appeared for this application.

Mr. Neumann explained their proposal. This property changed ownership in September 2016. He discussed the updates about the traffic concern on Route 9G. Craighton Manning is doing a full traffic study regarding impact on Route 9G and Bill Rohde is assisting with traffic flow on and off the property. Mr. Neumann also indicated the plans about the widening of the bridge that goes to Old Stone Farm. He emphasized their focus on maintaining the open spaces of the front meadows and to limiting the visibility of development to maintain the overall fit to the community.

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Mr. Morrison discussed the engineering aspect of their proposal. He explained the changes to the original application. They also eliminated the original proposal about the restaurant onsite. They are focused in preserving the farm use of the property.

Mr. Bauerer stated that they want to install 38 cabins in the woods to accommodate the current number of guests. He noted that they are moving away from having a restaurant that is open to the public.

Mr. Morrison discussed the concern about the restaurant. He noted that meals will still be served to the guests only.

Mr. Thomas asked about the capacity of the proposed building. Mr. Newmann responded that they don't have a definitive number yet. Mr. Bauerer stated that they're looking at a maximum of 250 guests.

After a very long discussion, the board agreed that the applicant needs to come before the board to file a Special Permit Approval for the installation of the "Yurtz."

Mr. Thomas also asked the applicant to show the changes between the old and the new plans like the number of proposed cabins, proposed new buildings, etc.

No action taken.

PUBLIC HEARING:

None

APPLICATIONS:

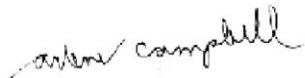
APPROVAL OF MINUTES:

No minutes approved due to no quorum.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 8:55 pm, seconded by Mr. Kari, All Aye, Motion carried, 4-0.

Respectfully Submitted,



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