

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
March 21, 2017**

MEMBERS PRESENT

Mike McCormack, Chairman

Gerald Dolan
Alexander Kari
Tracie Ruzicka

Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Art DePasqua

Robert Marrapodi

ALSO PRESENT

Eliot Werner, Liaison Officer

Chairman McCormack called the meeting to order at 7:31 pm.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATIONS:

Gregory Soil Erosion and Sediment Control – property owned by Stephen Gregory located at 245 Clinton Corners Road, Tax Grid No. 6566-00-49186.

Applicant wishes to import and grade 2,500 cubic yards of fill into the rear of the house to establish a more level terrain behind the residence.

Mr. Gregory appeared and explained his proposed project. He wants to bring fill into the rear of his property. The fill material will be dispersed and graded to achieve a level backyard. The total area affected will be less than half an acre.

Mr. Gregory indicated his desire to have some backyard. He noted that the fill material is from a Central Hudson Gas and Electric trenching project in Poughkeepsie. The material will consist of a mix of soil, stone, gravel, and sand. The plan is to bring in 1,000 cubic yards of sand for the first load and 1,500 cubic yards for the next load. After all the fill material has been deposited, a layer of topsoil will be placed over the fill and seeded.

The applicant noted that the Erosion and Sediment Control will be accomplished by a silt fence below the deposit area.

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
March 21, 2017**

Chairman McCormack asked for questions and comments from the board.

Mr. Kari commented that 2,500 cubic yards of fill is a lot of fill. The depth is 18 feet behind the house.

Mr. Kari expressed his opinion about the application. The narrative proposal doesn't have a project schedule other than the timeline of April to September 2017. He asked if all these trucks will be coming in at once or are they bringing in the fill in stages. Based on his mathematical calculations, this proposed fill will take 170 trucks.

Mr. Gregory responded that this fill will come in stages. The trucks will not be coming in at once. It will be done over the summer. He also noted that they don't even have 5 trucks.

Mr. Kari stated that other than the project description, this application is missing the actual design for sediment control. He indicated that there is design criteria for silt fencing.

Mr. Gregory noted that he is not an expert in this field. He hasn't had an in-depth conversation with his contractor about the actual plans.

Mr. Kari expressed his concern about the material fill. He asked where would the fill be coming from. Mr. Gregory responded that the fill will be coming from Poughkeepsie. It is a clean fill from the ground, no concrete. He noted that the material will be processed somewhere else and not onsite.

Ms. Ruzicka stated that this property is in the Taconic Viewshed. She asked the board if they need Long Form EAF for this application.

Chairman McCormack asked if this property is in the Hamlet. Mr. Kari responded that this property is in CR1 Zoning District.

The board exchanged opinions whether the requirement of a Long Form EAF can be waived. No determination was agreed regarding the SEQRA form to use.

Ms. Ruzicka stated that the house sits up on the hill. She expressed her strong concern about the impact on the creek from all the machines going up and down the hill.

Mr. Dolan asked if there is a profile of the property. He indicated his concern about erosion in the future.

Mr. Gregory stated that a layer of topsoil of 4 inches will be placed over the fill and seeded.

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
March 21, 2017**

M. Kari indicated the board's concern about this proposal. The proposal is to flatten out the top. There is going to be a dropoff on top of the hill itself. It's a concern about whether the silt fencing at the base will be adequate enough to keep all the soil from eroding during a rainstorm and from a washout and going right through the creek. Ms. Ruzicka agreed.

Mr. Kari opined that the zoning regulations state that silt fencing can be used but commented that he is not comfortable with it. He doesn't think that silt fencing will hold this. He stated that April to September is a long timeframe for a rain event. He feels more comfortable with a retaining wall instead of silt fencing.

After a very lengthy discussion, the board agreed to send this application to the Town Engineer.

Mr. Kari motioned that the Town of Clinton Planning Board establishes an escrow in the amount of \$500.00 in the matter of Gregory Soil Erosion and Sediment Control Plan on property located at 245 Clinton Corners Road, Tax Grid No. 6566-00-496186.

Seconded by Ms. Ruzicka, All Aye, Motion carried, 5-0.

No other action taken.

Snyder 2-Lot Subdivision (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—Lot 1 consisting of 23.34 acres, Lot 2 consisting of 58.97 acres, and 1.02 acres being dedicated to the Town of Pleasant Valley for highway purposes.

The board received a letter from the applicant's surveyor about the intent of the proposal.

After all the discussions were made, the board agreed that the applicant needs to come back before the board to get clarification about the proposal.

No action taken.

OTHER MATTERS:

BOARD DISCUSSION:

Mr. Werner gave an update about the proposed zoning revision.

**TOWN OF CLINTON
PLANNING BOARD MEETING
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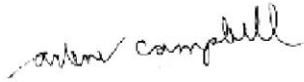
APPROVAL OF MINUTES:

Mr. Kari motioned to accept the minutes of 3-07-17, seconded by Mr. Dolan , All Aye,
Motion carried, 5-0.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 8:27 pm, seconded by Mr. Kari, All Aye,
Motion carried, 5-0.

Respectfully Submitted,



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