

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
March 3, 2020**

MEMBERS PRESENT

Art DePasqua, Chairman
Gerald Dolan
Jack Auspitz
Justin Carroll

Paul Thomas

Secretary – Arlene Campbell

MEMBERS ABSENT

Sara Love

Tracie Ruzicka
ALSO PRESENT

Dean Michael, Liaison Officer

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

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATIONS:

Metcalf Demolition Plan Approval – property owned by Jim and Lisa Metcalfe, Tax Grid No. 6568-00-227858.

The applicant wishes to demolish the existing one family dwelling on this parcel.

Kevin Halton from Halton Construction appeared on behalf of the property owners. He explained that the property owners recently bought the property next to them. This is a 2.008-acre lot in an AR3 Zoning District with a house. Mr. Halton indicated that they are proposing to demolish an existing 28' x 60' modular home that was built in 1994. He underscored that this dwelling does not have any designation of significance. The Metcalfes wish to have the house removed to just have a vacant land and be able to grow vegetables. Mr. Halton described the details of the proposed demolition.

The board exchanged opinions and agreed to review the Short Form EAF. A resolution was passed, to wit:

Mr. Dolan motioned the following resolution, to wit:

**TOWN OF CLINTON
PLANNING BOARD MEETING
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BE IT RESOLVED, the Town of Clinton Planning Board has determined that the **Metcalfe Demolition Plan** application to demolish the existing one family dwelling on property at 225 Shadblow Lane **tax grid #132400-6568-00-227858** will not have a significant impact on the environment; and;

BE IT FURTHER RESOLVED the Town of Clinton Planning Board hereby issues a Negative Declaration pursuant to the requirements of the State Environmental Quality Review Act 6 NYCRR 617.6 (g) and in accordance with Article 8 of the Environmental Conservation Law.

Seconded by Mr. Carroll, all Aye, Motion carried 5-0.

After all the reviews and comments were made, the board passed another resolution.

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

BE IT RESOLVED, the Town of Clinton Planning Board issues a Demolition Plan Approval to the Building Inspector for the primary residential dwelling structure belonging to **Jim and Lisa Metcalfe** on property located at 225 Shadblow Lane, **Tax Grid 132400-6568-00-227858-0000**.

WHEREAS:

1. The home in this application for demolition was built in 1994. It is a 28x60 modular home by the manufacturer-Chelsea Homes. There is not any designation of significance on this home or property as confirmed by National Register of Historic Places in Dutchess County, New York.
2. This home is being demolished because the current homeowner is hoping to grow vegetables on the property and wants the house to be removed from the property to do so. There is no historic value to this home.
3. Demolition will take place with an excavator and debris will be hauled off site to appropriate waste facilities in accordance to the material; the plan will be in the form prescribed by the Building Inspector.
4. Proposed future use of the property as stated previously is to have just land and be able to grow vegetables.
5. The applicant provided comprehensive interior and exterior photos of the house, a plan drawn to scale of the exterior and interior of the building, and a plan showing the location of the building on the property.
6. This house has always been a residential single family home.

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
March 3, 2020**

7. At the meeting on 3/3/20 the Environmental Assessment Form submitted by the applicant was completed by the board resulting in a negative declaration which was approved by the board.
8. An authorization letter is on file allowing Kevin Halton to represent the owners.
9. All appropriate fees have been paid.

NOW THEREFORE, BE IT RESOLVED, the requested Demolition Plan is granted approval by the Town of Clinton Planning Board.

Seconded by Mr. Carroll.

Discussion. None.

Aye, Motion carried, 5-0.

BOARD DISCUSSION:

Mr. Michael joined the panel and discussed the status of the ongoing review of the proposed Local Law about Events and Short Term Rentals.

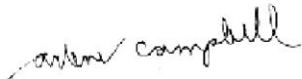
APPROVAL OF MINUTES:

Mr. Carroll motioned that the Town of Clinton Planning Board approves the minutes of November 19, 2020, seconded by Mr. Dolan, all Aye, Motion carried, 5-0.

ADJOURNMENT:

Mr. Auspitz motioned to adjourn the meeting at 8:08 pm, seconded by Mr. Dolan. All, Aye, Motion carried, 5-0.

Respectfully Submitted,



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