

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
November 10, 2020**

October 20, 2020 Meeting via Zoom

Niebling and Palmieri Area Variance - 355 Browns Pond Road, Tax Grid No. 6268-00-926323

The applicants seek an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations for a rear yard setback reduction from 75 feet to 40 feet in order to construct a metal carport.

- This is a 2.59-acre nonconforming lot in the AR5 Zoning District.
- The variance required to construct the carport would not adversely affect the physical or environmental conditions of the neighborhood. At least three of the other lots in close proximity are pre-existing, substandard lots, with similar setback variances.
- The proposed carport is not visible from the adjoining parcels but can be partially seen from Browns Pond Road.
- The board agreed that the non-conforming smaller nature of the lots in the area on Browns Pond Road make the variance for the carport not a substantial request.

Received a positive recommendation to the Zoning Board of Appeals.

Melanie Keer & Stephen Kent Area Variance - 231 Zipfeldburg Road, Tax Grid Nos. 6369-00-116439.

The applicants request an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations for a front yard setback reduction from 100 feet to 20 feet in order to do construct a 14' x 19' detached garage.

- This is a 6.16-acre lot in the AR5 Zoning District.
- Given the lot configuration, there is no other location to place the garage without significantly disturbing the environment.
- The benefit sought by the applicant cannot be achieved by some other method.

Received positive recommendation to the Zoning Board of Appeals.

Ullman Wetlands Permit – 7 Horseshoe Trail, Tax Grid No. 6467-00-8469145

Applicant seeks Water law Permit in order to install gunite pool that is in the controlled area per Sec. 250.78 of the Town of Clinton Zoning Regulations.

- This is a 45-acre property in the AR5 Zoning District.
- The board agreed to send the application to the Town Engineer for review.
- Escrow Account of \$1,000 is established.
- No other action taken.

Meadowland Farm (DLC) – 689 Schultzville Road, Tax Grid No. 6566-00-412985.

DLC seeks endorsement from the Planning Board regarding the development pressure on agricultural lands in the Town of Clinton.

- Dutchess Land Conservancy wishes to purchase the development rights of Meadowland Farm.
- The intent is to protect 116 acres of the 117 total acreage.
- This transaction will result in one agricultural conservation easement.
- The Town Board sent a letter of full support and endorsement to the NYS Department of Agriculture and Markets per the October 2020 Town Board Meeting.

The Planning Board agreed that development pressure on the Meadowland Farm property exists and that it could be vulnerable to conversion to non-agricultural use.

The board agreed to send a letter of full support to the proposed action.

November 3, 2020 Meeting via Zoom

Meeting is cancelled in observance of the Presidential General Election.

Prepared by:

A handwritten signature in cursive script that reads "Arlene Campbell".

Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Dean Michael, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS MEETING
MONTHLY REPORT
TB meeting November 10, 2020**

October 22 Virtual ZBA Meeting

**Larry Niebling and Emily Palmieri Area Variance - 355 Browns Pond Road,
Tax Grid No. 6268-00-926323**

The applicants request an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations for a rear yard setback reduction from 75 feet to 40 feet in order to construct a metal carport.

- This is 2.59-acre property in the AR5A Zoning District.
- The applicant requests an area variance to allow placement of an approximately 18 ft. wide by 21 ft. long carport on the property.
- The principal dwelling was constructed in 1965 and is currently located approximately 85 feet back from the front lot line. The proposed new structure would be approximately 122 feet from the front lot line setback.
- Given the configuration of the lot, there is no other practical location for the accessory structure without excessive landfill or tree line clearing.

- Requested area variance is granted.

**Melanie Keer & Stephen Kent Area Variance - 231 Zipfeldburg Road, Tax Grid
Nos. 6369-00-116439.**

The applicants request an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations for a front yard setback reduction from 100 feet to 20 feet in order to do construct a 14' x 19' detached garage.

- This is a 6.16-acre lot in the AR5 Zoning District.
- There will be no undesirable change in the character of the neighborhood nor detrimental to nearby properties as several other structures on this and neighboring properties are closer to the road.

- The requested variance is substantial however the lot is irregularly shaped with steep slopes and wetlands, leaving very little flat area to build a storage building.

Requested area variance is granted.

Kevin and Debbie Fierro Area Variance - 1346 and 1338 Centre Road, Tax Grid Nos. 6466-00-469954 & 496960 which are in the AR3A Zoning District.

The applicants request the following area variances of the Town of Clinton Zoning Regulations in order to do a lot line adjustment.

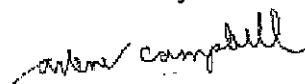
Sec. 206-13 B-1 of the Subdivision regulations that states "The proposed lot line adjustment shall not create any substandard lot, or render any lot more substandard than it may be".

Sec. 250-95 (K) (3) of the Zoning Regulations that states the same as Sec. 203 B-1.

- The property owners own two lots (2.75 acre – Parcel #496960 and 1.745 acres- Parcel #469954).
- The applicants requested variances with respect to the 3 acre minimum lot area per dwelling unit in the District Schedule of Area and Bulk Regulations (Section 250 Attachment 2) for the AR3 Zoning District to allow the 2.75 acre parcel at 1346 Centre Road to be reduced in size to 1 acre by a lot line adjustment that attaches the remaining 1.75 acres to the adjacent parcel at 1338 Centre Road, with the result that the parcel at 1338 Centre Road has a new area of 3 acres.
- The reduction in size of the 2.75-acre parcel to 1 acre is not out of character with the immediate neighborhood, since the two adjoining parcels to the north and south along that side of Center Road are also only 1 acre in size.

Requested area variances are granted.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk
cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
November 10, 2020 Town Board Meeting

The CAC The CAC plans to meet via Zoom on Wednesday, October 21, at 6:00pm. They are preparing an application for a grant from Boatbuilders, which will assist us in becoming a certified Climate Smart Community.

The CAC is not planning a meeting for November.

Report prepared by
Michael Whitton, Councilmember

**Recreation Department
Town Of Clinton
October 2020**

Friends Park

*Working on a Grant (CDBG). Walking path to the restrooms and new fence for the ballfield. Eventually move the playground area to a dry spot at the park.

Fran Mark Park

* Park will close on October 31st unless weather is nice and it may remain open.

Maintenance:

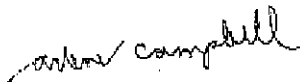
- Parks are closed up for the winter. Picnic tables will be moved in to the pavilion area.

Submitted by
Dan Harkenrider

Town of Clinton Building Department
October 2020 Monthly Report
Town Board Meeting 11-10-2020

Number of Building Permits Issued	24
Number of CO & CC issued	28
Number of Title Search	22
Total Number of Mileage by the Building Inspector	<u>207 miles</u>
Total Cost of Construction	<u><u>\$ 1,738,515.80</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza
Building Inspector

Town of Clinton Completion Issued Report

10/01/2020 - 10/30/2020
Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date	Barn/Shed # of CC/CO :Issued :
1082	6366-00-238165-0000	CC	1575	Suzanne Cannavino	11 Browning Rd	10/08/2020	
2165	6366-00-238165-0000	CC	1574	ANX Associates LLC	11 Browning Rd	10/08/2020	
2673	6367-00-523154-0000	CO	5647	Richard Morse	59 Walnut Ln	10/29/2020	2
3214	6366-00-504943-0000	CO	5637	Christina Vertullo	21 E Meadowbrook Ln	10/14/2020	1
583	6368-00-018720-0000	CO	5638	Rick Vidal	324-328 Schultz Hill Rd	10/15/2020	1
BP-2008-5342							
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date	Barn/Shed # of CC/CO :Issued :
BP-2011-5805	6469-00-538597-0000	CC	1578	Christopher Luy	32 Bel Air Dr	10/08/2020	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date	Barn/Shed # of CC/CO :Issued :
BP-2011-5822	6367-00-900686-0000	CO	5640	Kenneth Pickett	197 Schoolhouse Rd	10/19/2020	1

Highway Report for Oct, 2020

A request is made for the Highway Material Bid List for the 2021 Highway season.

Winter/snow reminder: as of November 1st (thru April 1st) there is a “no parking” ordinance on all town roads. Also, please remember not to plow any snow into our public roads.

The two new all season dump body trucks are expected to be delivered to the Highway Dept during the early part of November. Vehicle training will take place upon delivery and then immediate use will begin.

Winter road preparation is taking place on all roads. Leaf cleanup, hot patching and shoulder repair is among the prep.

Library Report
November 10, 2020 Town Board Meeting

The Library Trustees met on November 9.

Supervisor Oberly has passed the responsibility to come up with a proposal for splitting the costs of the utilities to Councilman Dean Michael and myself. The renewal of the library lease can not move forward without this proposal getting done. Mr. Michael and myself are now starting that work.

The Clinton Community Library wishes to acknowledge the passing of Barbara Bittner. She worked at the library for many years, and was always a welcoming and kind face behind the circulation desk. For many locals, Barbara was the library.

The annual Election Day Raffle was a great success this year, especially considering the COVID precautions that are in place.

Report prepared by

Michael Whitton, Councilmember

Altice Report
November 10, 2020 Town Board Meeting

The Town of Clinton received a press release from Altice, dated 19 October 2020.

- Altice is supporting remote learning by offering its Altice Advantage 30 Mbps broadband solution complimentary for 60 days to households with K-12 and/or college students who do not currently have home internet access. Households interested in this free offer can apply by visiting alticeadvantageinternet.com.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
November 10, 2020 Town Board Meeting

The cemetery custodian is working on two deed transfers this month. One at Pleasant Plains, the other at Schultzville.

We have continued to work til vendors on getting estimates for repairs to submit to the Dept. of State for our grant application.

Report prepared by

Michael Whitton

WIC Report
November 10, 2020 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council has not met since our last Town Board meeting.

Report prepared by
Michael Whitton, Councilmember