

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
December 8, 2020**

November 17, 2020 Meeting via Zoom

Stephen and Beth Forschler - 85 Maple Lane Rhinebeck NY 12572, Tax Grid No. 6468-00-678862

The applicant requests an area variance to Sec. 250-23 and Sec. 250 Attachment 2 (District of Area and Bulk Regulations) of the Town of Clinton Zoning Law for a side yard setback reduction from 50 feet to 16 feet in order to construct a 24' x 24' detached garage in the AR5 Zoning District.

- This is a 0.99 acre nonconforming lot in the AR-5 zoning district.
- The applicant wishes to construct a 24' x 24' within the 50 foot side yard setback made necessary by the location of the driveway and the grade of the property preventing an increase in the side yard setback to more than 16',

Received a positive recommendation to the Zoning Board of Appeals.

Kenneth and Christine Dempsey on property located at 1074 Bulls Head Road, Clinton Corners, NY 12514, Tax Grid No. 6569-00-122449.

The applicant requests an area variance to Sec. 250-22(A)(3) regarding accessory structures located closer to the fronting street than the principal building in order to construct a 12' x 20' shed.

- This is a 13.18-acre lot in the AR5 Zoning District.
- Sec. 250-22(A)(3) restricts the location of accessory structures (a) closer to the front street than the principal building, or (b) within the front yard setback, whichever is less restrictive.
- Since the 100' front yard setback is the least restrictive metric and the accessory structure will be located 346' from the front of the property, the Planning Board does not believe a variance is required. To the extent a variance is required, however, the Planning Board agreed to defer the final decision to the Zoning Board of Appeals.

Received positive recommendation to the Zoning Board of Appeals.

Murray Site Plan for Ground Mount SES – 359 Mountain Road, Tax Grid No. 6369-00-331472.

Applicants wish to install Ground Mounted Solar System.

- This is a 48.8 acre parcel in the AR5 Zoning District.
- There will be two arrays with a total of (72) LG345W solar panels, for a total of 24.84 kw (DC)/ 20kw(AC). Each array will consist of 36 solar panels and be 653.5 square feet, for a total of 1307 square feet.
- The arrays will be stationary, non-articulating, and at the tallest part of the array will be 9'8" tall.
- The board declared lead agency for SEQRA purposes.
- Public hearing is set on December 1, 2020.
- No other action taken.

BCDE Family LP Wetlands Permit – 191 E. Meadowbrook Lane, Tax Grid No. 6367-00-841554.

Applicant wish to do renovation of the buildings that are in the controlled area.

- This is an 80-acre parcel in the AR3 Zoning District.
- The applicant proposes multiple project on this property such as renovation, addition and demolition.
- The board received the comments from the Town Engineer.
- The board declared lead agency for SEQRA purposes.
- Public hearing is set on December 1, 2020.
- No other action taken.

December 1, 2020 Meeting via Zoom

Murray Site Plan for Ground Mount SES (continuance)– 359 Mountain Road,
Tax Grid No.
6369-00-331472.

Applicants wish to install Ground Mounted Solar System.

- Public hearing was opened and closed.
- The board reviewed the Short Form EAF and issued Negative Declaration.

Requested Site Plan for Ground Mounted SES is granted.

Hanson Sign Permit - 2303 Salt Point Turnpike, Tax Grid No. 6566-00-310605

Applicant seeks approval pursuant to Section 250-70, for a sign permit

- Note that the sign already exists and is placed on applicant's property near the Salt Point Turnpike. It is a painted wood sign, approximately 7 square feet in size, reading "Hanson Homestead."
- The applicant received a violation letter due to the location of the sign that supposed to interfere the neighbor's sight distance.
- While the sign has apparently been in place for a number of years,, no application for approval of the sign has been submitted to the Planning Board until the present one.
- The Zoning Administrator of the Town of Clinton ("zeo") has determined that the sign in question violates 250-70C(11) which prohibits signs which "obscure any signs displayed by a public authority; ... obstruct proper sight distance or ... otherwise interfere with traffic or pedestrians..."

Received conditional approval conditioned upon the ZEO confirming that the proposed new location meets the requirements of Sec. 250-70C(11) and that the new location for the sign is more than 4' out of the Road-right-of-way.

BCDE Family LP Demolition Plan Approval– 191 E. Meadowbrook Lane, Tax Grid No. 6367-00-841554.

Applicant wish to demolish the A-Frame on the property due to its condition.

- Requested demolition plan is granted.

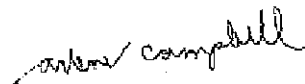
BCDE Family LP Wetlands Permit – 191 E. Meadowbrook Lane, Tax Grid No. 6367-00-841554.

Applicant wish to do renovation of the buildings that are in the controlled area.

- Public hearing was opened and closed.
- The board reviewed the Short Form EAF and issued Negative Declaration.
- The board also has a lengthy discussion regarding all the proposals of the applicant. The applicant needs to speak to the ZEO on how to proceed with the rest of the proposals.

Requested Wetlands Permit is granted.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

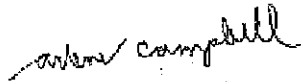
Cc: Dean Michael, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS MEETING
MONTHLY REPORT
TB meeting December 8, 2020**

November Virtual ZBA Meeting

Zoning Board of Appeals did not have a meeting due to Thanksgiving Holiday!

Submitted by:



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

Conservation Advisory Committee Report
December 8, 2020 Town Board Meeting

The CAC did not meet in November. Barbara Mansell and myself attended a Zoom meeting that answered many questions regarding a grant the CAC is applying for. This grant would help the Town of Clinton achieve Bronze status in the Climate Smart Communities Program.

Report prepared by
Michael Whitton, Councilmember

Town of Clinton Building Department
November 2020 Monthly Report
Town Board Meeting 12-08-2020

Number of Building Permits Issued	23
Number of CO & CC issued	13
Number of Title Search	14
Total Number of Mileage by the Building Inspector	<u>119</u> miles
Total Cost of Construction	<u><u>\$ 780,886.86</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza
Building Inspector

November 2020 Mileage

249 Long Pond	3
5 meadow	12
803 centre	5
25 Woodlea	8
12 heritage	13
735 slate quarry	5
210 nine partners	6
1237 hollow	10
674 fiddlers	4
441 hibernia	14
211 allen	11
360 holow	13
milea vineyard	7
1046 Bullshead	8

TOTAL 119 \$ 0.575 \$ 68.43

Permit Report By Type

11/01/2020 - 11/30/2020

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Barn/Shed	BP-2020-7162	Ruth Benedikt	Maple Ln	6468-00-	11/04/2020	\$7,636.39	\$103.00
				Barn/Shed Total: 1			
				Amount Totals:		\$7,636.39	\$103.00
Commercial Structures	BP-2020-7165	Matthew Mobley	41-51 Lake Dr	6368-00-	11/06/2020	\$0.00	\$0.00
				Commercial Structures Total: 1			
				Amount Totals:		\$0.00	\$0.00
Deck/Porch	BP-2020-7157	Edmund Matuk	24 Walnut Ln	6367-00-	11/04/2020	\$5,000.00	\$0.00
				Deck/Porch Total: 1			
				Amount Totals:		\$5,000.00	\$0.00
Electrical Service	BP-2020-7160	John Patrick Dee Hammond	146 Willow Ln	6567-00-	11/04/2020	\$2,650.00	\$0.00
				Electrical Service Total: 1			
				Amount Totals:		\$2,650.00	\$0.00
Farm Structures	BP-2020-7164	Richard Perkins	Coyote Ridge Rd	6268-00-	11/06/2020	\$120,000.00	\$389.20
				Farm Structures Total: 1			
				Amount Totals:		\$120,000.00	\$389.20
Garage - Detached	BP-2020-7159	Leslie Power	19 Rymph Rd	6266-00-	11/04/2020	\$230,000.00	\$770.00
				Garage - Detached Total: 1			
				Amount Totals:		\$230,000.00	\$770.00
Generator	BP-2020-7171	Lawrence Kramer	791 Slate Quarry Rd	6469-00-	11/18/2020	\$8,500.00	\$90.00
	BP-2020-7174	Joseph Sokolowski	29 E Meadowbrook Ln	6367-00-	11/19/2020	\$15,800.00	\$90.00
	BP-2020-7175	Michael Duquette	23 W Cookingham Dr	6267-00-	11/19/2020	\$10,535.00	\$90.00
	BP-2020-7178	Stefan Larkin	13 Hampton Ct	6567-00-	11/30/2020	\$15,789.49	\$90.00
				Amount Totals:		\$230,000.00	\$770.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
	BP-2020-7179	Lan Gili & Morten Marott	869 Hollow Rd	6467-03-	11/30/2020	\$6,723.98	\$90.00
					Generator Total:	5	
					Amount Totals:	\$57,348.47	\$450.00
Hot Tub							
	BP-2020-7163	Frank Chianese	140 Longview Rd	6568-00-	11/06/2020	\$14,326.00	\$100.00
					Hot Tub Total:	1	
					Amount Totals:	\$14,326.00	\$100.00
In Ground Pool							
	BP-2020-7172	Thomas Bonanno	85 Pumpkin Ln	6567-00-	11/18/2020	\$85,898.00	\$225.00
					In Ground Pool Total:	1	
					Amount Totals:	\$85,898.00	\$225.00
Oil Tank							
	BP-2020-7158	George Massarone	39 Story Ln	6468-00-	11/04/2020	\$1,295.00	\$115.00
	BP-2020-7177	Erin Albrecht	133 Longview Rd	6568-00-	11/25/2020	\$3,713.00	\$115.00
					Oil Tank Total:	2	
					Amount Totals:	\$5,008.00	\$230.00
Renovation							
	BP-2020-7169	Kathy Motashami	15 Red Cedar Ln	6267-00-	11/09/2020	\$20,000.00	\$140.00
	BP-2020-7176	Glenn Biery	534 Hollow Rd	6366-00-	11/19/2020	\$25,000.00	\$155.00
					Renovation Total:	2	
					Amount Totals:	\$45,000.00	\$295.00
Residential Addition							
	BP-2020-7170	Curtis Grosskopf	519 Ruskey Ln	6366-00-	11/13/2020	\$140,000.00	\$413.65
					Residential Addition Total:	1	
					Amount Totals:	\$140,000.00	\$413.65
Roof Mounted Solar ES							
	BP-2020-7167	Michael Crupain	35 Palatine Trl	6368-00-	11/09/2020	\$25,000.00	\$150.00
	BP-2020-7168	Thomas Foulger & Virginia Harper	43 W Cookingham Dr	6267-00-	11/09/2020	\$10,520.00	\$150.00
					Roof Mounted Solar ES Total:	2	
					Amount Totals:	\$35,520.00	\$300.00
Site Prep							
	BP-2020-7173	Sean Miller	Field Rd	6569-00-	11/18/2020	\$25,000.00	\$0.00

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
				Site Prep Total:	1	
				Amount Totals:	\$25,000.00	\$0.00
Wood Stove						
BP-2020-7161	Sarita Morais-Lang	334 Browning Rd	6366-00-	11/04/2020	\$2,000.00	\$0.00
BP-2020-7166	Justin Woddis	441 Hibernia Rd	6566-00-	11/09/2020	\$5,500.00	\$525.00
				Wood Stove Total:	2	
				Amount Totals:	\$7,500.00	\$525.00
				Permit Grand Total:	23	
				Amount Grand Totals:	\$780,886.86	\$3,800.85

Completion Issued Report

11/01/2020 - 11/30/2020

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3949	6468-00-930822-0000	CC	1593	Judith Ellis	253-269 Nine Partners Rd	11/18/2020
Tennis/Basketball Court # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5738	6466-00-468544-0000	CO	5652	Douglas Dundas	211 Allen Rd	11/13/2020
Barn/Shed # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6591	6569-00-039389-0000	CC	1597	Christopher and Laura Heintz	1046 Bulls Head Rd	11/30/2020
Tennis/Basketball Court # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6754	6468-00-636547-0000	CC	1594	Steven Hitz	103 Nine Partners Rd	11/19/2020
Renovation # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6777	6569-00-122449-0000	CC	1589	Kenneth Dempsey	1074 Bulls Head Rd	11/06/2020
Residential Alteration # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6788	6267-00-971160-0000	CC	1596	Howard Jacobs	360 Hollow Rd	11/30/2020
Pergola # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7044	6469-00-173597-0000	CO	5650	Zachary Snow	701-705 Slate Quarry Rd	11/05/2020
Add to Accessory Dwelling # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2020-7056 6566-00-357569- CC 1588 Joseph and Susan Aiello 12 Heritage Rd 11/05/2020
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Residential Alteration # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7104	6567-00-257398-0000	CC	1595	Michael Maloney	511-521 Schultsville Rd	11/24/2020
BP-2020-7128	6368-00-285540-0000	CC	1591	Donald Hart	188 Schultz Hill Rd	11/10/2020

Roof Mounted Solar ES # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7151	6566-02-585745-0000	CO	5648	Zachary Burton	2422 Salt Point Tpke	11/02/2020

Deck/Porch # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7158	6468-00-843843-0000	CC	1592	George Massarone	39 Story Ln	11/12/2020

Oil Tank # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7166	6566-00-658121-0000	CC	1590	Justin Woddis	441 Hibernia Rd	11/12/2020

Wood Stove # of CC/CO :Issued : 1

Grand Total: 13

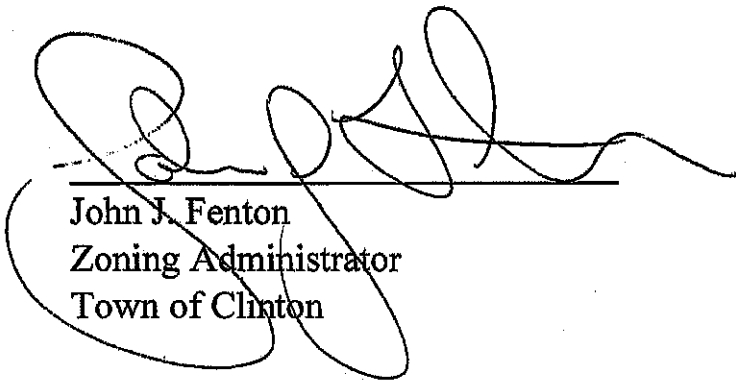
Town of Clinton
Town Board
1215 Centre Road
Rhinebeck, NY 12572

Re: Zoning Administrator Report (November/December 2020)

Below are the activities that took place:

- Daily phone-calls with Building/Zoning Clerk with regard to complaint calls, code interpretation, timeline on permit reviews & approvals and reports.
- Complaints; * Cornerstone (Use), Illegal signage, 10 Tobin Rd – Non/Commercial Communication Tower.
- Daily review of emails and phone-calls.
- Reviewed & issued (28) building permits.
- Performed (2) building inspections.
- Investigated (6) potential zoning complaints.
- Issued (1) violation
- Issued (1) SAN34 forms to the DOH

Respectfully Submitted,



John J. Fenton
Zoning Administrator
Town of Clinton

Highway Report for November, 2020

The Highway crew has completed a training safety class for Snow & Ice and also a Defensive Driving class.

The Highway vehicle equipment has been prepped and is ready for the winter season. Plow wings have been added, oil changes and maintenance has been performed, along with any other necessary winter servicing.

Leaf blowing was done to clean the ditches and the culvert pipes.

Training has begun on the two new dump body, plow trucks.

The replacement of old faded road signs is taking place with the new, up to code, metal signs.

Lastly, please be aware that because of the COVID restrictions all doors are locked. An appointment is mandatory to come into the Highway Dept building. And, a mask is mandatory upon request to enter. With the winter season approaching, I must be sure to maintain the crew's safety. All employees are crucial to keeping the roads clear and free of any snow or weather incidents. I have been working with the neighboring towns to develop a back-up plan to either hire outside contractors or find qualified CDL class B drivers to fill in if, and when, needed.

Library Report
December 8, 2020 Town Board Meeting

The Library Trustees met on December 7.

The library has welcomed a new Trustee, Charlie Dykas. He is replacing outgoing trustee, Tim Sullivan. We thank Tim for his service and wish him well in all future endeavors.

A new slate of officers have been approved for 2021. They are:

President - Johanna Whitton

Vice President - Mary Pat Sternberg

Treasurer -Justin Carroll

Secretary - Sue Ellen Fairbanks

“Winter Hours” began on December 4. Friday hours will be 10 AM – 6 PM instead of 11 AM – 7PM during the months of December, January, and February.

November 2020 circulation numbers are up from November 2019. The CCL has responded to community needs in a remarkable way during the COVID-19 pandemic, and deserve to be commended. In fact, a resident sent the following communication to the library:

“We are incredibly grateful for the [Facebook] videos of story time and we cannot wait to come back in person! We will be watching with our bears for bear story time on Tuesday. Thank you for all that you do!”

Report prepared by

Michael Whitton, Councilmember

Altice Report
December 8, 2020 Town Board Meeting

The Town of Clinton received a notice from Altice, dated 16 November 2020:

- Effective December 16, 2020, the channels, UPTv and aspireTV, will be moved from the Residential Optimum Select, Economy, Value, and Preferred levels of service to the Optimum Premier level of service in Optimum TV lineups. For those Optimum Select, Economy, Value, and Preferred customers wishing to retain this channel, they may subscribe to Optimum Premier. No customer's rates are affected as a result of this change.

The Town of Clinton received a notice from Altice dated 25 November 2020, amending the notice of 16 November 2020:

- Effective December 15, 2020, UPTv, previously in the Residential Optimum Select, Preferred, and Premier levels of service, will only be offered in the Premier level of service in Optimum TV lineups. (The Notice erroneously identified the Economy and Value tiers, which are not impacted by this change.) No customer's rates are affected as a result of this change. For those Optimum Select and Preferred customers wishing to retain this channel, they may subscribe to Premier.
- Effective December 15, 2020, aspireTV, previously in the Residential Optimum Core, Select, Economy, Value, Preferred, and Premier levels of service, will only be offered in the Premier level of service, and will move from the Commercial Optimum Broadcast Basic, Business Choice, Business Value, Entertainment Basic and Entertainment Value levels of service to the Business Preferred and Entertainment Preferred levels of service in Optimum TV lineups. (The Notice omitted the Residential Optimum Core and commercial tiers.) No customer's rates are affected as a result of this change. For those Residential Optimum Core, Select, Economy, Value, and Preferred customers wishing to retain this channel, they may subscribe to Premier. Commercial Optimum customers wishing to retain this channel may subscribe to the Business Preferred or Entertainment Preferred tiers.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
December 8, 2020 Town Board Meeting

There have been no burials this month.

We have continued to work with vendors on getting estimates for repairs to submit to the Dept. of State for our grant application. Their schedules do not match our urgency...

Report prepared by

Michael Whitton

WIC Report
December 8, 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