

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
January 12, 2021**

December 15, 2020 Meeting via Zoom

Seymour and Baker Site Plan and Special Permit for an Accessory Dwelling
– 124 Kansas Road, Tax Grid No. 6369-00-915130

Applicants wish to convert the 2nd floor of the existing detached 3 car garage to a one-bedroom apartment.

- This is a 24-acre parcel in the C Zoning District.
- The property owner wishes to convert the second floor of the a 3-car detached garage to one a bedroom living space to house family members and use the other space as an office.
- A letter from the Department of Health indicating that the existing septic system is adequate to handle the proposed one bedroom apartment in addition to the existing 3-bedroom house is on file.
- The board declared lead agency. SEQRA needs to be circulated.
- Public hearing is set to January 5, 2021.

No other action taken.

Fishetti and Fried Lot Line Adjustment - 186 Hollow Rd and N Quaker Ln
Tax Grid Nos. 6267-00-593385 & 533360

The Fishettis wish to acquire .38 acres from the Frieds to increase his parcel from .76 acre to 1.14. Frieds have 29.4 acres total before the lot line.

- The Fishettis property is located on the corner of Hollow Road and N. Quaker Lane.
- These parcels are located in HR Zoning District.

Requested Lot Line Adjustment is granted.

Charles 2 Lot Subdivision Preliminary Approval – 404 Pumpkin Lane, Tax Grid No.6568-00-340232

Applicants wish to subdivide a 26.85 acre parcel that is separated by the road Pumpkin Lane. Lot 1 - 10.79 acres house lot, and Lot 2 - vacant lot to the south is 16.06 acres.

- The board reviewed the revised map per discussed at the previous meeting in October. Discussions were made about the proposed driveway and wetlands on the vacant lot.
- The board declared lead agency for SEQRA purposes.
- SEQRA needs to be circulated.
- Public hearing is set on January 5, 2021.
- No other action taken.

January 5, 2021 Meeting via Zoom

Seymour and Baker Site Plan and Special Permit for an Accessory Dwelling – 124 Kansas Road, Tax Grid No. 6369-00-915130.

Applicants seek Site Plan & Special Permit Applications in order to convert an existing 3-car Detached Garage to a one-bedroom accessory dwelling.

- Public hearing was open and closed.
- Short Form EAF was reviewed and Negative Declaration was issued

Site Plan and Special Permit approvals with conditions were issued.

Charles 2 Lot Subdivision Preliminary and Final Approval – 404 Pumpkin Lane, Tax Grid No.6568-00-340232

The property owners wish to subdivide a 26.85-acre property into two residential lots. Lot 1 will be 10.79 acres for the lot north of Pumpkin Lane and Lot 2 will be 16.06 acres for the lot south of Pumpkin Lane.

- Public hearing was opened and closed.
- Short Form EAF was reviewed and Negative Declaration was issued For SEQRA purposes.
- The board had a lengthy discussion about the proposed driveway in relation to the stream and wetlands on the property.
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Proposed 2 lot subdivision was approved with conditions.

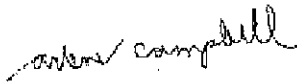
RV Interlake Inc (Annual Permit Renewal) - Lake Drive, Tax Grid No. 6469-00-218434.

Applicant requests annual permit renewal.

- Note that there are no changes on the site per the ZEO.

Annual Permit for 2021 is approved for issuance.

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 January 12, 2021**

December 2020 Virtual ZBA Meeting

Stephen and Beth Forschler Area Variance - 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.

- The property owners wish to construct the garage within the side yard setback due to the driveway location and the grade of the property.
- The board agreed that there will be no undesirable change that will be brought in the neighborhood.
- Existing vegetation barriers and distance of neighbors primary dwelling minimizes any impact.

Requested Area Variance is granted.

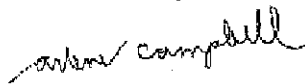
Kenneth and Christine Dempsey Area Variance - 1074 Bulls Head Road, Tax Grid No. 6569-00-122449.

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.
- The proposed structure is not visible from the road nor any neighboring properties.
- 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.

- After a lengthy discussion, the board determined that an area variance to construct a 12' x 20' storage building 346 feet from the front yard is not required 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 an area variance is not required.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
January 12, 2021 Town Board Meeting

The CAC did not meet in December. Barbara Mansell, Jean McAvoy and myself attended a Zoom meeting with the NYSERDA coordinator. We discussed the town's status in the Clean Energy Communities program, and the way forward to complete our certification. That will be discussed at tonights meeting.

We are making plans to have our Climate Smart Communities progress assessed by an outside source, either NYSERDA or Cornell Cooperative Extension.

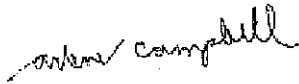
There is a scheduled meeting via Zoom at 4pm on January 13.

Report prepared by
Michael Whitton, Councilmember

Town of Clinton Building Department
December 2020 Monthly Report
Town Board Meeting 1-12-2021

Number of Building Permits Issued	17
Number of CO & CC issued	9
Number of Title Search	22
Total Number of Mileage by the Building Inspector	<u>182</u> miles
Total Cost of Construction	<u><u>\$ 879,378.77</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza
Building Inspector

Permit Report By Type

12/01/2020 - 12/31/2020
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Accessory Alteration	BP-2020-7180	Paul Smithyman	5 Lake Dr	6368-00-	12/02/2020	\$50,000.00	\$0.00
				Accessory Alteration Total:		<u>1</u>	
				Amount Totals:		\$50,000.00	\$0.00
Barn/Shed	BP-2020-7190	Kenneth Dempsey	1074 Bulls Head Rd	6569-00-	12/16/2020	\$10,000.00	\$192.60
				Barn/Shed Total:		<u>1</u>	
				Amount Totals:		\$10,000.00	\$192.60
Electrical Service	BP-2020-7191	Edmund Matuk	24 Walnut Ln	6367-00-	12/21/2020	\$5,200.00	\$90.00
				Electrical Service Total:		<u>1</u>	
				Amount Totals:		\$5,200.00	\$90.00
Farm Structures	BP-2020-7183	Dennis Gendron	62 Nine Partners Rd	6468-00-	12/07/2020	\$0.00	\$0.00
	BP-2020-7193	David Franzel & Alexandra Mogul	309 Allen Rd	6466-00-	12/21/2020	\$3,000.00	\$489.00
				Farm Structures Total:		<u>2</u>	
				Amount Totals:		\$3,000.00	\$489.00
Garage - Detached	BP-2020-7192	Stephen Forschler	85 Maple Ln	6468-00-	12/21/2020	\$47,294.00	\$252.80
				Garage - Detached Total:		<u>1</u>	
				Amount Totals:		\$47,294.00	\$252.80
Generator	BP-2020-7181	Michael Clark	13 Mountain View Rd	6368-00-	12/03/2020	\$20,000.00	\$0.00
	BP-2020-7182	David Franzel & Alexandra Mogul	309 Allen Rd	6466-00-	12/07/2020	\$5,000.00	\$90.00
				Generator Total:		<u>2</u>	
				Amount Totals:		\$25,000.00	\$90.00
New Residential	BP-2020-7194	Clinton Corners Ventures LLC	308 Kansas Rd	6369-00-	12/28/2020	\$275,000.00	\$825.00

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Oil Tank						
BP-2020-7186	Andrew Johnson	75 Rhynders Rd	6367-00-	12/14/2020	\$1,700.15	\$115.00
				Oil Tank Total:	1	
				Amount Totals:	\$1,700.15	\$115.00
Renovation						
BP-2020-7184	Dominick Devito	1581 Centre Rd	6469-00-	12/14/2020	\$20,000.00	\$140.00
BP-2020-7196	Cranberry Farms LLC	83 Fiddlers Bridge Rd	6267-00-	12/29/2020	\$30,000.00	\$250.00
				Renovation Total:	2	
				Amount Totals:	\$50,000.00	\$390.00
Residential Addition						
BP-2020-7189	Julian Enrique G Garcia	42 Longview Rd	6468-00-	12/14/2020	\$195,000.00	\$284.00
				Residential Addition Total:	1	
				Amount Totals:	\$195,000.00	\$284.00
Residential Alteration						
BP-2020-7185	Joseph Johnny Cavallero	16 Shadblow Ln	6469-00-	12/14/2020	\$70,000.00	\$290.00
				Residential Alteration Total:	1	
				Amount Totals:	\$70,000.00	\$290.00
Roof Mounted Solar ES						
BP-2020-7187	Michael Willett	39 Sodom Rd	6366-00-	12/14/2020	\$34,000.00	\$150.00
BP-2020-7188	Josh Mendelson	89 Shadblow Ln	6569-00-	12/14/2020	\$42,074.00	\$150.00
				Roof Mounted Solar ES Total:	2	
				Amount Totals:	\$76,074.00	\$300.00
Solar panel						
BP-2020-7195	Tanya Murray	359 Mountain View Rd	6369-00-	12/28/2020	\$71,110.62	\$393.33
				Solar panel Total:	1	
				Amount Totals:	\$71,110.62	\$393.33
				Permit Grand Total:	17	
				Amount Grand Totals:	\$879,378.77	\$3,711.73

Completion Issued Report

12/01/2020 - 12/31/2020
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2011-5893	6366-00-760640-0000	CC	1602	Catharine White O'Rourke	315 Browning Rd	12/21/2020
					Mechanical # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6777	6569-00-122449-0000	CO	5654	Kenneth Dempsey	1074 Bulls Head Rd	12/14/2020
					Residential Alteration # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6948	6466-00-453730-0000	CC	1599	David Franzel & Alex Mogni	309 Allen Rd	12/07/2020
					In Ground Pool # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-7007	6466-00-629890-0000	CC	1601	Jon Selander	39 Oak Grove Rd	12/14/2020
					Generator # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7051	6568-00-227858-0000	CO	5655	James and Lisa Metcalf	225 Shadblow Ln	12/14/2020
					Demolition # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7095	6268-00-779108-0000	CO	5656	Patrick Murphy	53 Lake Pleasant Dr	12/14/2020
					Deck/Porch # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7132	6467-00-058730-0000	CC	1600	BBH White LLC	176 Schoolhouse Rd	12/10/2020
					Roof Mounted Solar ES # of CC/CO :Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2020-7160	6567-00-271881-0000	CC	1598	Antonio Campos & Andrew Straznitskas	146 Willow Ln	12/02/2020
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Electrical Service # of CC/CO : Issued : 1

BP-2020-7168	6267-00-420671-0000	CC	1603	Thomas Foulger & Virginia Harper	43 W Cookingham Dr	12/29/2020
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Roof Mounted Solar ES # of CC/CO : Issued : 1

Grand Total: 9



Town of Clinton
1215 Centre Road
Rhinebeck, NY 12572
845-266-5853
FAX: 845-266-5932

John Fenton, Zoning Administrator

Zoning Report (December 2020)

Below is a recording of the past months activities:

- * Reviewed & Issued (17) Building Permits
- * Reviewed & Issued (1) Demo Permit
- * Review & Required (2) Area Variances
- * Reviewed & Required (2) Special Permits
- * Reviewed & Required (1) Subdivision to Planning Board
- * Received & Investigated (3) Zoning Complaints
- * Held (2) meetings with attorney & architect from Cornerstone (review for request for expansion / "special permit")

Respectfully submitted,
John Fenton

Highway Report for December, 2020

A minimum of 6 times this month the highway crew performed storm cleanup. One of the largest storms in the last several years hit hard in December. With the Highway Dept being short staffed, a special thanks goes out to all the Board Members for their hard work and team efforts put forth to help keep our roads clear.

Deliveries of salt and sand have begun. The Salt Shed is holding all available tonnage.

The Highway crew has removed the Holiday lights, using the Shared Equipment bucket truck, from the Town Hall complex.

The crew completed a safety course on chainsaws just in time for the heavy wind and rain storms this month. Many trees were cut up and lots of chipping took place in order to keep the roads clear.

Posting and replacing speed limit signs is ongoing. The 30 mph speed limit signs were purchased with the remaining money designated in the 2020 budget.

Currently, the fleet of highway trucks are still undergoing maintenance.

Library Report
January 12, 2021 Town Board Meeting

The Library Trustees met on January 11.

The library has welcomed a new Trustee, Charlie Dykas. He is replacing outgoing trustee, Tim Sullivan.

Despite the COVID restrictions, circulation at the library has risen in comparison to last years. This is a testament to the dedication of our library staff to continue serving the community during this difficult time.

Report prepared by

Michael Whitton, Councilmember

Altice Report
January 12, 2021 Town Board Meeting

There has been no communication between the Town and Altice since our last meeting.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
January 12, 2021 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... We still need one quote for monument repairs, and one quote for fencing repairs. After those are acquired, we will submit the grant application.

Report prepared by

Michael Whitton

WIC Report
January 12, 2021 Town Board Meeting

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

Report prepared by
Michael Whitton, Councilmember