

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
May 11, 2021**

April 20, 2021 Meeting via Zoom

Mahoney Area Variance – 27 Shadblow Lane, Tax Grid No. 6469-00-906258

Applicant seeks an area variance to Sec. 250-29 B-6 to increase the allowed total habitable space of the proposed accessory dwelling.

- This property is a 25 acre lot in an AR5 Zoning District.
- The proposed guest cottage will be sited to the side of the main house and into an existing hill.
- Applicant proposes a habitable space of 1,290 square feet when 1,000 square feet is allowed per Sec. 250-29 B-6. The overall square footage is 3,195 square feet. A new septic system and well will be constructed on site to support the new building.
- It was noted that this property received an area variance in August of 2017 but this variance expired before construction began.

Received positive recommendation to the Zoning Board of Appeals.

Mer-kill Area Variance – 77 Rymph Road, Tax Grid No. 6266-00-803790

Applicant seeks an area variance to Sec. 250-29 B-6 to increase the allowed total habitable space of the proposed accessory dwelling.

- The Applicant is seeking an area variance in order to convert an existing pool house into an accessory dwelling.
- The property is a flag lot on a 31.61-acre lot in an AR5 Zoning District.
- The variance requested is substantial, as the existing accessory structure's square footage of 1,859 square feet is almost double the maximum of the 1,000 square feet permitted for an accessory dwelling under Section 250-29.
- The board expressed concern about the proposed variance which is 86% of the allowed square footage and weighed against positive recommendation.
- The positive recommendation was voted down and the board agreed to do a neutral recommendation and that motion passed.

Burns and Vega Non Hosted AirBnB – 468 Lake Drive, Tax Grid No. 6469-00-200521

Applicants propose a Non-Hosted AirBnb per Sec. 250-69.1 of the Town of Clinton Zoning Regulations.

- This is a 5.08 acre parcel in the C Zoning District.
- Applicants do not propose any alteration, excavation or construction on the site in connection with the requested permit.
- An inspection report was submitted and is on file regarding the existing sewage disposal system.
- The Municipal Code Inspector had inspected the property and certified that the property is in compliance for the use of a Non-Hosted AirBnB per Sec. 250-69.1
- There was a discussion as what type of action (Type II, noncoordinated, etc) is this application in regards to SEQR.
- The board declared themselves lead agency. SEQRA needs to be circulated to the interested agencies.
- Public hearing is set on May 4, 2021.
- No other action taken.

Goldman Fowler Wetlands Permit 164 Mountain View Road, Tax Grid No. 6368-00-49686.

Applicants wishes to install a Roof Mounted SES that requires a submersible wire in a controlled area.

- This is 41.10 acre property in the AR5 Zoning District.
- The proposed action requires Wetlands Permit per Sec. 250.78 of the zoning regulations.
- The board declared themselves lead agency.
- SEQRA needs to be circulated.
- The board agreed that the Town Engineer needs to review the application.
- Escrow account was established.
- No other action was taken.

Rosenthal and Bledin Site Plan and Steep Slopes Permit – Centre Road, Tax Grid No. 6468-00-372264.

Applicants propose a new residence, carport, pool on a vacant lot on Centre Road that requires Steep Slopes approval per Sec. 250.72 of the town zoning regulations.

- This is a 17.93 acre parcel in the AR5 Zoning District.
- The applicants propose to construct a single family residence located at Centre Road (Intersection of Centre Road and Schultzville Road).
- This property have areas that are protected by the DLC.
- The board declared themselves lead agency. SEQRA needs to be circulated.
- After a long discussion, the board agreed that this project needs to be reviewed by the Town Engineer.
- An Escrow account was established.
- No other action was taken.

May 4, 2021 Meeting via Zoom

Burns and Vega Non Hosted AirBnB – 468 Lake Drive, Tax Grid No. 6469-00-200521

Applicants propose a NonHosted AirBnb per Sec. 250-69.1 of the Town of Clinton Zoning Regulations.

- This is a 5.08 acre parcel in the C Zoning District.
- The applicant the applicants have submitted an inspection report, dated within ninety days of the date of the application stating that the existing sewage disposal system serving the Dwelling Unit is adequately functioning for its intended use at the time of inspection.
- The applicants have stated that the Dwelling Unit will be utilized as a Non-Hosted Short-Term Rental for approximately six months per calendar year and that the minimum rental duration shall be three nights.
- The Zoning Administrator has inspected the Dwelling Unit and certified that it is in compliance with the permitting requirements of Section 250-69.1.

- The Planning Board has determined that the maximum number of Lodgers allowed shall be four persons and the maximum number of daytime visitors permitted on the property shall be four persons.
- Public hearing was opened and closed.
- Negative Declaration was issued for SEQR A purposes.

The first AirBnB application is granted. Maximum number of lodgers permitted is 4. Permit expired May 4, 2022.

Baker Demolition Plan Approval - 412-416 Hollow Road, Tax Grid No. 6367-00-069110

Applicant proposes to demolish an old barn that is dilapidated condition.

- This is a nonconforming and pre-existing 2 acre parcel in the AR3 Zoning District.
- The proposed barn to be demolished was built in 1970 and does not have any foundation.
- This barn is being demolished because it is beyond repair, having sunk into the ground such that the doors don't work and part of the roof has caved in.
- There is no historic value to this barn.
- The property owner wishes to replace this barn with a new 12' x 30' structure at another location on the property.
- Short Form EAF was reviewed and Negative Declaration was issued.

Requested demolition was granted.

Lack and Winokur Soil Erosion Permit (continuance) - 157 Coyote Ridge Road, Tax Grid Nos. 6268-00-662090 & 625110.

The applicants wish to construct a common driveway, residential structures, a pool and sewage disposal systems on the above two parcels.

- Per the last meeting, the Town Engineer will review this application.
- The board reviewed and discussed the comments from the Town Engineer and agreed to get a sign off on the map from Mr. Setaro before an action be taken.
- Driveway maintenance agreement also needs to be reviewed by the Town Attorney.
- No action taken.

Gorelik Special Permit for an Accessory Dwelling – 423 Clinton Hollow Road,
Tax Grid No. 6466-00-001667.

The property owners wish to legalize the 400 square feet existing cottage
To be used as AirBnb.

- This is a 6.5 acre parcel in the AR3 Zoning District.
- The applicant is also proposing to do NonHosted AirBnB for the main dwelling on this property.
- It was noted that the cottage received a variance in the past to house the property owner's mother with a condition that this variance expires when the property changes ownership.
- Per the applicant, he is still trying to get hold of the Department of Health in regards to the board of health approval of this property.

After a lengthy discussion, the board agreed that they cannot move forward with the special permit for the accessory dwelling till the issue about the septic system is addressed. No action taken.

Kross 3 Lot Subdivision – 1403 Centre Road, Tax Grid No. 6467-00-476009

Applicants wishes to subdivide a 61.01 acre parcel into 3 lots. Lot 1 – 28.36 acres, Lot 2 – 16.32 acres and Lot 3 – 16.33 acres.

- This property is in the AR3 and C Zoning District.
- The project site is largely classified as rural residential that contains agricultural, forest and wetland areas.
- The board did an initial review of the application and agreed that the map needs to show building envelopes along with its setbacks. The proposed driveway also needs to be signed off by the County.
- Applicant needs to talk to the zoning administrator regarding the proposed three lots.


No action taken.

Verizon Cell Tower Special Permit – 90 Germond Road, Tax Grid No. 6567-00-209058

Applicant wishes to upgrade the existing telecommunication in the Town of Clinton by providing fourth generation (4G) broadband and other wireless telecommunications services.

- It was noted that the Special Permit issued for this existing facility that was issued in 2003 expired. Applicant needs to re-start the process of the approvals. Last renewal was made in 2010.
- The board exchanged opinions and discussed about the collection of all the fees due for the past decade.
- Escrow account was established.
- Also need to check whether the restoration and removal bond are still in place.
- No action taken.

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 May 11, 2021**

April 22, 2021 Virtual ZBA Meeting

Wolfe Area Variance - 5 Electronic Lane, Tax Grid No. 6468-00-756555.

The applicant requests the following area variances to put an addition to a non-conforming building.

Sec. 250 Attachment 2 – Front Yard setback reduction from 100' to 24.74'
– House

Sec. 250 Attachment 2 – Rear Yard setback reduction from 75' to 8.70' –
House

Sec. 250-83 All Alterations or extensions to Nonconforming Building shall comply with provisions of Article IV, Area Bulk and Regulations.

- This is a 4.2-acre lot with a house built on 1820 in an AR3 Zoning District.
-
- The applicant requests an area variance to allow construction of a 465-gross square foot single story addition to the east side of the existing home.
- This property is a corner lot and has two road frontage (Electronic Lane and Nine Partners Road). The applicant also owns the property to the North (side lot line of the variance request)
- The board agreed that the rear yard variance should be side yard setback reduction from 50 feet to 8 feet due to two road frontage.
- Although the proposed 465 square foot addition is an extension of a non-conforming building and requires a variance per section 250-83, it was noted that it is still less than the 50% maximum allowable of the aggregate square footage of the original non-conforming building.

Requested area variances were granted with condition that the newly acquired ±.895-acre parcel (Parcel #767592) to the north of the existing home will be joined with Parcel #756555 prior to issuance of the CO

Trendell Area Variance - 22 Grissom Place, Tax Grid No. 6466-01-013895.

The applicant requests an area variance for a side yard setback reduction from 50 feet to 30 feet to replace an existing above ground pool and expand an existing deck.

- This property sits on a .5 acre lot in an AR3 Zoning District and properties on Grissom Place have similar size of lots. Other properties on Grissom Place have structures in their side and/or rear yard setbacks.
- The above ground pool received a side yard area variance in 2019.
- The size of the lot and the location of the well and septic severely limits the possible location of the pool.
- The required variances are to reduce the side yard setback from the required 50 ft to 30 ft and the rear yard setback from 75ft to 50ft.

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
May 11, 2021 Town Board Meeting

The CAC met on 14 April 2021 via Zoom. They welcomed two new members, Jake Strauss and Joe Phelan.

Barbara reported that she and Jean reviewed a Planning Board Application for a property where two dwellings will be built on the steep slopes on Coyote Ridge Rd.

The CAC discussed the Clean Energy Communities designation, the renewal of our CCA contract, and the formation of a Climate Smart Task Force.

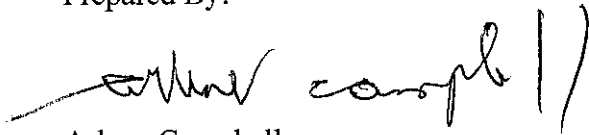
The main topic on the agenda was ideas to promote the Pollinator Pathways program in the Town of Clinton.

Report prepared by
Michael Whitton, Councilmember

Town of Clinton Building Department
April 2021 Monthly Report
Town Board Meeting 5-11-2021

Number of Building Permits Issued	25
Number of CO & CC issued	13
Number of Title Search	11
Total Number of Mileage by the Building Inspector	<u>265 miles</u>
Total Cost of Construction	<u><u>\$ 1,880,780.00</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Michael Cosenza
Building Inspector

Permit Report By Type

04/01/2021 - 04/30/2021

Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Above Ground Pool						
BP-2021-7271	Rosanne Trendell	22 Grissom Pl	6466-01-	04/29/2021	\$23,500.00	\$283.32
			Above Ground Pool Total:	1		
			Amount Totals:		\$23,500.00	\$283.32
Deck/Porch						
BP-2021-7254	Shane Nissen	1 Clyde Ct	6267-00-	04/08/2021	\$3,500.00	\$183.12
			Deck/Porch Total:	1		
			Amount Totals:		\$3,500.00	\$183.12
Electrical Service						
BP-2021-7260	Mary Louise Marshall	820 Fiddlers Bridge Rd	6468-00-	04/15/2021	\$100.00	\$100.00
			Electrical Service Total:	1		
			Amount Totals:		\$100.00	\$100.00
Garage - Detached						
BP-2021-7256	Edward DellForno	137 Schultzville Rd	6468-00-	04/02/2021	\$5,250.00	\$550.00
BP-2021-7270	Michael Babcock	143 W Meadowbrook Ln	6367-00-	04/26/2021	\$35,600.00	\$186.80
			Garage - Detached Total:	2		
			Amount Totals:		\$40,850.00	\$736.80
Generator						
BP-2021-7259	Janet Siroto	441 Hibernia Rd	6566-00-	04/15/2021	\$8,351.00	\$90.00
BP-2021-7269	Michael Babcock	143 W Meadowbrook Ln	6367-00-	04/26/2021	\$1,000.00	\$90.00
			Generator Total:	2		
			Amount Totals:		\$9,351.00	\$180.00
Hot Tub						
BP-2021-7268	Michael Babcock	143 W Meadowbrook Ln	6367-00-	04/26/2021	\$500.00	\$100.00
			Hot Tub Total:	1		
			Amount Totals:		\$500.00	\$100.00
HVAC						
BP-2021-7255	Donald Hart	192 Schultz Hill Rd	6368-00-	04/08/2021	\$8,000.00	\$115.00
BP-2021-7261	Mary Louise Marshall	820 Fiddlers Bridge Rd	6468-00-	04/15/2021	\$7,000.00	\$101.00

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
BP-2021-7266	Catherine Wolpe	150 Kansas Rd	6369-00-	04/26/2021	\$10,639.00	\$115.00
			HVAC Total:		3	
			Amount Totals:		\$25,639.00	\$331.00
In Ground Pool						
BP-2021-7248	Richard Hack	414 Slate Quarry Rd	6369-00-	04/05/2021	\$30,000.00	\$225.00
BP-2021-7252	Jennifer Perry	30 Lauren Ln	6267-00-	04/08/2021	\$37,800.00	\$225.00
			In Ground Pool Total:		2	
			Amount Totals:		\$67,800.00	\$450.00
New Residential						
BP-2021-7263	Kat & Dog Properties LLC	39 Lake Pleasant Dr	6268-00-	04/22/2021	\$1,500,000.00	\$2,050.00
			New Residential Total:		1	
			Amount Totals:		\$1,500,000.00	\$2,050.00
Oil Tank						
BP-2021-7247	Gary Moody	201 Shadblow Ln	6568-00-	04/02/2021	\$2,500.00	\$640.00
			Oil Tank Total:		1	
			Amount Totals:		\$2,500.00	\$640.00
Renovation						
BP-2021-7249	Jennifer Perry	30 Lauren Ln	6267-00-	04/05/2021	\$100,000.00	\$380.00
BP-2021-7251	Joseph Heggenstaller	143 Spruce Ln	6568-00-	04/08/2021	\$3,000.00	\$89.00
BP-2021-7253	Mario Jose Alarcon	2395 Salt Point Tpke	6566-02-	04/08/2021	\$15,000.00	\$125.00
BP-2021-7257	Richard D'Andrea	110 Schultz Hill Rd	6368-00-	04/12/2021	\$10,140.00	\$110.00
			Renovation Total:		4	
			Amount Totals:		\$128,140.00	\$704.00
Residential Alteration						
BP-2021-7264	David Franzel & Alexandra Mogul	309 Allen Rd	6466-00-	04/22/2021	\$4,000.00	\$92.00
BP-2021-7265	Lorraine Toussaint	260 Schoolhouse Rd	6367-00-	04/22/2021	\$0.00	\$129.40
BP-2021-7267	Prital Shah	11 Browning Rd	6366-00-	04/26/2021	\$40,000.00	\$0.00
			Residential Alteration Total:		3	
			Amount Totals:		\$44,000.00	\$221.40
Roof Mounted Solar ES						
BP-2021-7258	David Gillette	98 Kansas Rd	6369-00-	04/14/2021	\$19,000.00	\$150.00
			Roof Mounted Solar ES Total:		1	
			Amount Totals:		\$19,000.00	\$150.00

Permit Type:	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Permit #						
BP-2021-7250	David McPhedran	40 Browning Rd	6366-00-	04/05/2021	\$6,000.00	\$123.00
			Storage/Utility Building Total:		1	
			Amount Totals:		\$6,000.00	\$123.00
TESLA Charging Station						
BP-2021-7262	Barry Milea	Milea Winery 450 Hollow Road	6366-00-	04/15/2021	\$9,900.00	\$109.70
			TESLA Charging Station Total:		1	
			Amount Totals:		\$9,900.00	\$109.70
			Permit Grand Total:		25	
			Amount Grand Totals:		\$1,880,780.00	\$6,362.34

Completion Issued Report

04/01/2021 - 04/30/2021

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2009-5581	6368-00-420418-0000	CC	1623	Richard D'Andrea	110 Schultz Hill Rd	04/12/2021
Mechanical # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2011-5798	6366-00-271947-0000	CC	1620	John Ennis	518-532 Hollow Rd	04/07/2021
Demolition # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2012-6001	6369-00-932048-0000	CC	1624	David Gillette	98 Kansas Rd	04/14/2021
In Ground Pool # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2014-6229	6367-00-274417-0000	CO	5672	Michael Babcock	143 W Meadowbrook Ln	04/26/2021
Residential Alteration # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6752	6468-00-205434-0000	CC	1630	William Ultan	768 Fiddlers Bridge Rd	04/29/2021
Generator # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6831	6567-00-290950-0000	CC	1629	Heather Ogborn	169 Willow Ln	04/26/2021
Deck/Porch # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6904	6268-00-985399-0000	CC	1626	Frank Lantz	378 Browns Pond Rd	04/19/2021
Storage/Utility Building # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2019-6959 6268-00-778071- CC 1627 Kat & Dog Properties 39 Lake Pleasant Dr 04/22/2021
 0000 LLC

Demolition # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7173	6569-00-159923-0000	CC	1622	Sean Miller	60 Field Rd	04/07/2021

Site Prep # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7206	6366-00-432155-0000	CO	5671	Tenth Street Estates LLC	42 Browning Rd	04/22/2021

Renovation # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7235	6469-00-218434-0000	CC	1625	Interlake R V Park Inc	428-448 Lake Dr	04/16/2021
BP-2021-7247	6568-00-256924-0000	CC	1619	Gary Moody	201 Shadblow Ln	04/02/2021

Oil Tank # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7269	6367-00-274417-0000	CC	1628	Michael Babcock	143 W Meadowbrook Ln	04/26/2021

Generator # of CC/CO :Issued : 1
 Grand Total: 13

Library Report
May 11, 2021 Town Board Meeting

The Library Trustees met on 10 May 2021 via GoToMeeting.

After an injury, Library clerk Tracie Martinetti will be out for 6-8 weeks. We wish her well in her recovery and look forward to welcoming her back to the library desk.

The Library Book Sale will be held 11-13 June 2021.

Despite the COVID-19 pandemic, the library has conducted robust and safe programming. There were a total of 41 programs this past month, with 589 attendees.

Report prepared by

Michael Whitton, Councilmember

Altice Report
May 11, 2021 Town Board Meeting

There has been no communication with Altice since our last Town Board meeting.

Report prepared by

Michael Whitton, Councilmember

Cemetery Report
May 11, 2021 Town Board Meeting

Still working on the two deed sales at Pleasant Plains and the one in Schultzville. Received deed transfer for Schultzville and working on a second one.

Eliot Werner contacted Bob Perry at Topographix (<https://www.topographix.com>) in Hudson, New Hampshire, about possibly undertaking a GPR analysis of the new section of the Pleasant Plains Cemetery similar to the one they undertook at Schultzville in the spring of 2018. Awaiting response.

Report prepared by

Michael Whitton

WIC Report
May 11, 2021 Town Board Meeting

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

The next WIC meeting is scheduled for 28 May 2021.

Report prepared by
Michael Whitton