

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
September 14, 2021**

August 17, 2021 PB Meeting

Hollingsworth Area Variance – 21 Talleur Lane, Tax Grid No. 6568-02-516810

The applicants request an area variance to Section 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a side yard setback reduction from 34 feet to 15 feet in order to construct a 10' x 20' pool house/shed near existing pool.

- This is a 1.18-acre lot in the Hamlet.
- The shape of the lot is long and narrow and thereby triggers a side yard variance.

Received a positive recommendation to the Zoning Board of Appeals.

Rosenthal and Bledin Steep Slopes Permit - property on Centre Road, Tax Grid No. 6468-00-372264

The applicants are seeking Steep Slopes Permit and Soil Erosion Control Plan in order to build a new residence, carport, pool on a vacant lot on Centre Road 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 has areas that are protected by the DLC.
- Public hearing was opened and closed.
- Comments from the town engineer were discussed and reviewed.
- Negative Declaration was issued for SEQRA purposes.
- The performance/restoration bond needs to be approved by the Town Board.

Requested Steep Slopes Permit and Soil Erosion Control Plan were granted with conditions.

Maplebrook Farm LLC Wetlands Permit - 93 Ruskey Lane, Tax Grid No. 6266-00-864210

Applicant seeking Wetlands Permit pursuant to Section 250.78 (Freshwater wetlands, watercourses, lakes, ponds and floodplains) of the Town of Clinton Local Law 3 of 1991 (Zoning Law) and amended by L.L. 2-2008 in order to build a driveway across a federal wetlands and through a controlled wetlands area.

- This is a 55.25-acre property in an AR5 Zoning District.
- Note that this is a landlocked property and the driveway lot falls under the jurisdiction of the Town of Pleasant Valley.
- The property owner wishes to construct a 4-bedroom new residence. The proposed driveway that goes all the way to the proposed house crosses federal wetlands.
- The board agreed to get an input from the town engineer. Escrow account was established.
- The board declared itself lead agency and SEQRA needs to be circulated.
- Public hearing was set on Sept. 21, 2021.
- No other action taken.

September 7, 2021 In Person Meeting

Meeting was cancelled due to lack of quorum.

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 September 14, 2021**

August 26, 2021 Virtual ZBA Meeting

**Scott and Julianne Morano Hollingsworth Area Variance - 21 Talleur Lane
Clinton Corners NY, Tax Grid No. 6566-02-516810.**

The applicants request an area variance to Section 250 Attachment 2 (District Schedule of Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a side yard setback reduction from 34 feet to 15 feet in order to construct a 10' x 20' pool house/shed near existing pool.

- Requested area variance is granted.

Kimberly and Keith Puchar Interpretation - for an application interpreting Sections 250-28 (B) and (J) the Town of Clinton Town Code.

The appellants are seeking a reversal of the Zoning Administrator's determination letter dated May 18, 2021 regarding his interpretation of Sections 250-28 (B) and (J) of the Town of the Clinton Code for activities related to smoke, fumes and odors emanating from 92 Deer Ride Drive, Staatsburg NY 12580 Tax Grid No. 6368-00-289180.

- Public hearing was opened and adjourned. The applicant requests adjournment of the meeting due to the absence of her legal counsel.
- No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
September 14, 2021 Town Board Meeting

The CAC met on August 11 in the Masonic Hall. They discussed their ongoing Pollinator Pathways efforts, and updates from the Climate Smart Task Force.

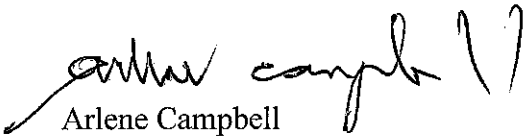
The Library Friends Group has been putting together Welcome Totes for new residents. The CAC has been distributing town and environmental information to new residents in their Welcome to the Town folders for many years. Recently, Barbara Mansell has partnered with the library Friends Group, and they plan to combine their efforts into one Welcome Folder.

Report prepared by
Michael Whitton, Councilmember

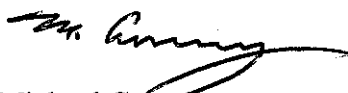
Town of Clinton Building Department
August 2021 Monthly Report
Town Board Meeting 9-14-2021

Number of Building Permits Issued	13
Number of CO & CC issued	10
Number of Title Search	15
Total Number of Mileage by the Building Inspector	<u>271</u> miles
Total Cost of Construction	<u><u>\$ 942,984.44</u></u>

Prepared By:


Arlene Campbell
PB, ZBA, BD Clerk

Approved By:


Michael Cosenza
Building Inspector

Completion Issued Report

08/01/2021 - 08/31/2021

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2501	6469-00-400508-0000	Closed Out Certificate	2501	Barbara Borneman	1585-1591 Centre Rd	08/16/2021
Residential Addition # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6932	6267-00-227660-0000	CO	5706	Marsha Zipser	18 Hollow Rd	08/11/2021
Renovation # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-7002	6469-00-364453-0000	CO	5703	Michael Dickett	1567 Centre Rd	08/02/2021
Garage - Detached # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7071	6366-00-837288-0000	CC	1659	Spooky Hollow Properties LLC	304 Clinton Ave	08/10/2021
Demolition Permit # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7203	6266-00-996999-0000	CC	1660	Russell Dowhower	143 Rymph Rd	08/13/2021
HVAC # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7244	6568-00-244895-0000	CO	5705	Robert Ledrich	205 Shadblow Ln	08/11/2021
Garage - Detached # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7271	6466-01-013895-0000	CC	1658	Rosanne Trendell	22 Grissom Pl	08/09/2021
Above Ground Pool # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7305	6267-00-294632-0000	CC	1661	Duncan Urquhart	29 Hollow Rd	08/13/2021
Oil Tank # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7323	6566-00-098138-0000	CC	1663	Catherine Gallinger	2104 Salt Point Tpke	08/16/2021
Wood Stove # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7338	6367-00-922774-0000	CC	1662	Charu Singh	228 Schoolhouse Rd	08/13/2021
Electrical Service # of CC/CO :Issued : 1						
Grand Total:						10

Permit Report By Type

08/01/2021 - 08/31/2021

Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Accessory Dwelling						
BP-2021-7343	Mer-kill LLC	77 Rymph Rd	6266-00-	08/18/2021	\$450,000.00	\$1,880.00
			Accessory Dwelling Total:		1	
			Amount Totals:		\$450,000.00	\$1,880.00
Deck/Porch						
BP-2021-7333	Sarita Morais-Lang	334 Browning Rd	6366-00-	08/02/2021	\$10,000.00	\$351.00
BP-2021-7340	Clinton Corners Ventures LLC	308 Kansas Rd	6369-00-	08/13/2021	\$6,500.00	\$227.00
			Deck/Porch Total:		2	
			Amount Totals:		\$16,500.00	\$578.00
Electrical Service						
BP-2021-7338	Charu Singh	228 Schoolhouse Rd	6367-00-	08/12/2021	\$1,600.00	\$100.00
			Electrical Service Total:		1	
			Amount Totals:		\$1,600.00	\$100.00
Generator						
BP-2021-7339	Hugh Lewis	429 Lake Dr	6469-00-	08/12/2021	\$0.00	\$100.00
BP-2021-7342	Leslie Payson	423 Lake Dr	6469-00-	08/13/2021	\$13,384.44	\$100.00
			Generator Total:		2	
			Amount Totals:		\$13,384.44	\$200.00
HVAC						
BP-2021-7341	George Bazata	1190 Hollow Rd	6466-00-	08/13/2021	\$3,000.00	\$115.00
			HVAC Total:		1	
			Amount Totals:		\$3,000.00	\$115.00
New Residential						
BP-2021-7337	BDK3 Enterprises LLC	11 Crimson Hill Rd	6469-00-	08/11/2021	\$450,000.00	\$3,468.75
			New Residential Total:		1	
			Amount Totals:		\$450,000.00	\$3,468.75
Residential Alteration						
BP-2021-7336	John Pinder	1471 Centre Rd	6469-00-	08/05/2021	\$500.00	\$82.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
					Residential Alteration Total:	1	
					Amount Totals:	\$500.00	\$82.00
STR (Non-Hosted)	STRNH-0001	Stephen Bartles	468 Lake Dr	6469-00-	08/04/2021	\$0.00	\$275.00
					STR (Non-Hosted) Total:	1	
					Amount Totals:	\$0.00	\$275.00
Tent	BP-2021-7334	Dutchess LLC The	68 Naylor Rd	6268-00-	08/02/2021	\$5,000.00	\$750.00
	BP-2021-7335	Dutchess LLC The	68 Naylor Rd	6268-00-	08/02/2021	\$1,000.00	\$250.00
	BP-2021-7344	Dutchess LLC The	68 Naylor Rd	6268-00-	08/18/2021	\$2,000.00	\$250.00
					Tent Total:	3	
					Amount Totals:	\$8,000.00	\$1,250.00
					Permit Grand Total:	13	
					Amount Grand Totals:	\$942,984.44	\$7,948.75

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Zoning Monthly Report (August 2021)

1 message

John Fenton <zeo@townofclinton.com>

Thu, Sep 9, 2021 at 3:28 PM

To: Carol Mackin <townclerk@townofclinton.com>, Arlene Campbell <pbzba@townofclinton.com>

Dear Board,

Please accept this email as my monthly report, below is the recorded activity for the month of August.

- * 13 Building permits reviewed & issued.
- * 5 Denial letters for Building permits.
- * 3 Variances required & approved.
- * 8 Zoning Complaints recorded & Investigated.
- * 3 Zoning violation notices issued.
- * 4 Zoning violations corrected.
- * 3 STR violations being investigated.

Respectfully submitted,

--

John J. Fenton
Zoning Administrator &
Municipal Code Enforcement Officer
Town of Clinton
1215 Centre Road
Rhinebeck, NY 12572
845-266-5704 x103

Highway Report for August, 2021

Hand patching and crack sealing was performed in preparation of next month's paving on Heritage Rd, Ryan Court, and Friends View.

Culvert pipes were replaced Allen Road and Schultz Hill Road. Maintenance and culvert pipe cleaning has also been taking place on various roads.

Dirt road repair has been extensive this summer because of the storms. Lots of time, materials and equipment has gone into the remolding and reshaping of damaged roads.

Tree work and debris chipping was performed after the summer storms that swept through our area.

Several one lane road signs were replaced to meet the current specifications.

The electronic speed trap sign has been moving around town to remind travelers to slow down on the town roads.

Ongoing summer roadside mowing and weed whacking along the roads and guard rails has made significant improvements.

This month, the Highway Dept is transferring the Ford F150 pickup truck for use in the Maintenance, Building and Zoning departments.

Applications are being accepted for winter seasonal employees with a valid driver's license. Please call the Highway Dept for more information.

Library Report
September 14, 2021 Town Board Meeting

Two laptops purchased that patrons can check out. Patrons checking out laptops must be Clinton Community Library patrons in good standing and over 18 years of age.

The High School Battle of the Books team won first place. Battle of the Books is a national Summer Reading Program for students. Participants are asked to read eight selected titles and then participate in trivia battles based on the books.

On October 2 (rain date October 3), the library is hosting a Fundraiser and Car Show at the residence of Cliff Botway, 300 Schultzville Road.

The next Board of Trustees meeting on October 11 will be virtual, via GoToMeeting.

Report prepared by
Michael Whitton, Councilmember

Altice Report
September 14, 2021 Town Board Meeting

In a letter dated August 13, 2021, Altice announced a series of changes to their cable rates. These changes do not affect phone or internet services. The rate changes took effect on September 13, and all customers should have received a 30 day notice of the changes. Due to the extensive nature of these rate changes, they have been posted on the Town website at townofclinton.com.

Report prepared by
Michael Whitton, Councilmember



VIA ELECTRONIC FILING

August 13, 2021

Re: Changes to/Standardization of Video Pricing

To Whom it May Concern:

Altice USA, Inc. ("Altice" or "the Company") hereby notifies your office of upcoming changes to the standard pricing of certain Optimum video offerings.

Embedding Video Fees Into Standard Video Tier Prices. In an effort to simplify video offerings and customer bills, the Company will incorporate video fees that were previously listed separately on the customer bill within Optimum's standard video tier rates.¹ (For customers currently on initial acquisition promotional rates, these fees will be embedded into their video tier pricing when their promotion expires.)

Adjustments to Standard Pricing for Certain Optimum Video Packages. The monthly price for certain standard video tiers and niche a la carte services are being adjusted as indicated below and in the attachment. These changes are primarily driven by the rising cost of securing programming – including sports and broadcast channels – and represent just a fraction of the escalating costs. Other a la carte video services will have their rates standardized for any customer currently not paying the advertised price. (Standard pricing for the Broadcast Basic Tier is increasing by only \$0.02/mo.) These new rates will go into effect beginning September 13, 2021, and existing customers will receive 30 days advance notice of any change to their monthly price (unless the customer elects to make a change to his or her video service or package, in which case the adjustments will be disclosed at the time the customer requests the change). Please note the following:

- *Nominal Increase from These Changes:* In an effort to minimize the impact on our current video customers, the Company will issue credits on their bill designed to offset any increase that would have otherwise occurred due to these changes, though some customers may see a nominal change between \$0 and \$0.49/mo. (due to operational billing system controls) to the monthly recurring rate.²
- *Does Not Change Terms of Promotions:* Any customer on initial acquisition promotional rates is unaffected until the expiration of their promotion, which is preceded by 30 days advance customer notice.

¹ Specifically, the TV Broadcast Fee (\$9.99/mo.), Regional Sports Network Fee (\$10.47/mo.) and Additional Outlet Premium Service Fee (\$1.50/mo.) will be embedded with the Optimum video monthly tier charge, exclusive of government fees and taxes. Note that neither Broadcast Basic nor Economy customers pay the RSN Fee.

² The up to \$.49 change is exclusive of any associated changes to taxes and fees, which should be de minimis.



This pricing adjustment is only for Optimum video offerings; there is no price adjustment to Optimum broadband or voice service rates. Optimum does not have long term contracts or early termination fees, and customers may cancel or downgrade their service at any time.

Please see below and attached for more detail on the changes.³

- Renaming of Optimum Preferred to Optimum Select – Any customer currently subscribed to Optimum Preferred will have their package renamed to Optimum Select. The content and pricing of Optimum Preferred and Select are identical; therefore there will be no channel loss or increase in rate as a result of this package renaming.
- Optimum College Sports Pack Rate Change – The monthly rate for the optional Optimum College Sports Pack a la carte service will increase from \$2.95/month to \$5.00/month. To align pricing, any existing customer currently paying \$2.95/month will see \$5.00/month reflected on his or her bill for this service.
- Optimum en Español Rate Change – The monthly rate for the optional Optimum en Español a la carte service for customers subscribed to a video package higher than Broadcast Basic will increase from \$12.95/month to \$15.00/month. To align pricing, any existing customer currently paying \$10.95/month will see \$15.00/month reflected on his or her bill for this service.
- HBO Max Price Standardization – Currently there are some existing video customers still paying the prior \$14.95 rate for the optional HBO Max a la carte service, which is \$0.04 less than the advertised rate of \$14.99/month. Effective with these changes, all customers will see \$14.99/month for this service reflected on their bills.
- Clean Up of Customers with Legacy “Add On” Packages -- A small percentage of video customers who previously opted into receiving a higher level of video service are currently receiving an “add-on” of a higher video package, rather than the full price for the higher video package. For example, a longtime Optimum Value customer may have added on Optimum Select content, and his or her bill may show “Optimum Value” with “Optimum Select add-on” as a separate line item. To simplify the customer’s bill and Optimum’s offerings, effective with these changes, any customer paying full price for their base video package and also receiving an add-on for a higher package will see the full rate for the highest video tier reflected on their bill. In the example, this customer will have only “Optimum Select” which will include all services from both Value and the Select Add-On.

³ As indicated above: (1) these new rates will now incorporate the video fees that are currently listed as separate line items; and (2) credits will be applied to the bills of existing customers who make no changes to their video service in order to limit any changes to the customer’s video pricing to 49 cents or less.



Customers are being notified at least 30 days in advance of the total increase to their bill through bill messages or inserts. Current rate information is always made available on the Optimum website at optimum.net/pricing-packages, which will be updated to reflect these changes on September 13, 2021.

Should you have any questions please do not hesitate to contact me at 929-418-4750 or by email at John.Dullaghan@AlticeUSA.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'JD', is written over a faint, illegible printed name.

John Dullaghan
Director, Government Affairs

Enclosure



New Standard Video Pricing

Effective beginning September 13, 2021 for new customers or existing customers requesting a change to their video service or package.

All customers will receive 30 days advance notice of changes to their monthly rate.

TV Packages	Current Monthly Rate Standard Pricing	Current Monthly Rate Standard Pricing With Video Fees*	New Monthly Rate Standard Pricing, Incorporating Video Fees**
Broadcast Basic	\$24.99	\$34.98	\$35.00
Optimum Economy	\$69.99	\$79.98	\$85.00
Optimum Core	\$79.99	\$100.45	\$105.00
Optimum Value	\$84.99	\$105.45	\$110.00
Optimum Select	\$94.99	\$115.45	\$130.00
Optimum Premier	\$129.99	\$150.45	\$155.00

Video Fees – Currently Listed as Separate Line Items	Monthly Rate
TV Broadcast Fee	\$9.99
Regional Sports Network Fee	\$10.47
Additional Outlet Premium Service Fee	\$1.50

* Exclusive of cable franchise fees and other government taxes and fees.

** As previously noted, the Company will issue credits designed to ensure that the net change to the customer's standard monthly rate from these changes is 49 cents or less for the duration of their current offer. For a more detailed description, see attached letter.

Cemetery Report
September 14, 2021 Town Board Meeting

There was one burial in Schultzville Cemetery.

Eliot Werner is finishing up a deed transfer in Pleasant Plains. There is one outstanding deed that is being followed up on at Pleasant Plains.

We will be discussing a change to cemetery rules and regulations tonight, creating a Deputy Cemetery Custodian position.

Report prepared by
Michael Whitton and Eliot Werner

WIC Report
September 14, 2021 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council has not met since our last Town Board meeting. The next meeting is tentatively scheduled for November 19,2021.

Report prepared by
Michael Whitton