

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

September 21, 2021 PB Meeting

Gorres Area Variance –580 Clinton Hollow Road, Tax Grid No. 6467-00-126087.

Applicant requests an area variance to Sec. 250 Attachment 2 for a side yard setback reduction from 50 feet to 10 feet to install a 24' x 36' detached garage/workshop.

- This is a 4.03 acre lot in the AR3 Zoning District.
- Given the narrow lot shape and grade of the land, the board agreed that there is no other alternative location to install the garage.
- Received positive recommendation to the Zoning Board of Appeals.

Maplebrook Farm LLC Wetlands Permit (continuance) - 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 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.
- Public hearing was opened and closed.
- Comments from the interested agencies like CAC and DC Planning were received and discussed.
- The town engineer's comments were also satisfied.
- Short Form EAF was reviewed and Negative Declaration was issued.

Requested Permit is granted.

Kross 3 Lot subdivision (Sketch Plan approval) – property located 1403 Centre Road, Tax Grid No. 6469-00-476009.

Applicant proposes to subdivide a ±61.01-acre parcel into 3 residential lots. The property is in the C and AR3 Zone District.

Lot 1 – ±28.27 acres

Lot 2 – ±16.41 acres

Lot 3 – ±16.33 acres

- It was noted that the requested variances were granted at the July ZBA meeting.
- The board agreed to declare itself lead agency. SEQRA needs to be circulated.
- Escrow account was established.
- Sketch Plan Approval is granted.
- No other action taken.

Bergi (Hideaway Suite) Bed and Breakfast – 439 Lake Drive Tax Grid No. 6469-00-090458.

Applicant seeks Special Permit to operate Bed and Breakfast per Section 250.33 (Bed and Breakfast Establishment) and Section 250.97 (Special Permit) of the Town of Clinton Local Law 3 of 1991 (Zoning Law).

- This is a 6-acre lot in the C Zone District. The property has 6 bedrooms in a 5040 square feet structure.
- Note that this property received an approval to operate a bed and breakfast in the 90s. The use of the B & B for this property ceased years ago.
- The new property owner is seeking to keep the same name of the bed and breakfast.
- The proposal is to rent 1 to 2 rooms on a month to month basis and have bed and breakfast rental of 1 to 5 rooms, small group life coaching, well-being workshops and retreats of no more than 15 persons.
- The board had a lengthy discussion about the proposal. The new definition of Bed and Breakfast statesmore than one bedroom for temporary occupancy and meals are provided for occupants while Short Term Rentals states temporary occupancy for a period of less than 30 consecutive nights and is not a bed and breakfast establishment....
- The board agreed to declare itself lead agency.
- SEQRA needs to be circulated.
- Public hearing is set to October 5, 2021.
- No other action taken.

October 5, 2021 In Person Meeting

Bergi (Hideaway Suite) Bed and Breakfast – 439 Lake Drive Tax Grid No. 6469-00-090458.

Applicant seeks Special Permit to operate Bed and Breakfast per Section 250.33 (Bed and Breakfast Establishment) and Section 250.97 (Special Permit) of the Town of Clinton Local Law 3 of 1991 (Zoning Law).

- Public hearing was opened and closed.
- Given the zoning and past use of the property and the fact that not more than five bedrooms will be rented, the proposed use as a bed-and-breakfast is consistent with Section 250-33 of the Code.
- As per concern at the previous meeting regarding the proposal about the use of 1-2 bedrooms for month to month rentals, the Zoning Administrator denied applicant's request for such a use, stating that month-to-month rentals and the other proposed uses fall under the characteristics of a "Conference Center/Hotel." The new definition of a bed-and-breakfast limits such establishments to "temporary occupancy" which seems inconsistent with long term tenants.
- The board accepted the Zoning Administrator's conclusion in this regard. However, the board concludes that "temporary occupancy" in the definition of a bed-and-breakfast should be read consistently with the limits for a "short term rental" which was created by the same law. STRs are permitted for less than 30 days. Thus, applicant should also be permitted to rent rooms in her bed-and-breakfast for up to 29 days.
- In regard to the proposal about holding small group life coaching, , well-being workshops and retreats for up to 15 people. The applicant agreed that such coaching sessions etc. would be limited to people staying at the bed-and-breakfast.
- Short Form was reviewed and Negative Declaration was issued.

- Requested Special Permit to operate Bed and Breakfast is granted.

Lynch and Kalishman & Serafin Lot Line Adjustment - 318 Slate Quarry & 425 Mountain View, Tax Grid Nos. 6369-00-276642 & 3485954

The intent is to transfer 20.20 acres of the Lynch's lands to Kalishman and Serafins who are the adjoining property. These parcels are in the AR5 Zoning District.

- The Lynchs wishes to sell 20.20 acres of their lands to the adjoining property owners, Kalishman and Serafin's.

- The sale of the parcel will result to 5.21 acres of lands to Lynch property and 46.84 acres of lands to Kalishman and Serafins property.

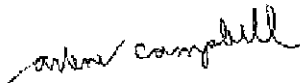
Requested Lot line adjustment is granted.

Greco & Cutinella LLA & Special Permit (Discussion) – Pumpkin Lane and Nine Partners Road, Tax Grid Nos. 6468-00-705670 & 682712

Applicants propose lot line adjustment and request to allow construction of two separate single-family dwellings on the 19.70-acre land. These parcels are in the AR5 Zoning District.

- The applicants propose two lots to become three lots with one driveway.
- After a very long discussion, the board agreed that the best way to achieve the intention is through subdivision process. The zoning doesn't allow two single family dwellings on a single parcel. It is setting precedence.
- The board also agreed that an area variance is necessary for the driveway.
- 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 October 12, 2021**

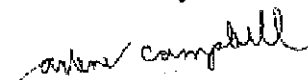
September 23, 2021 Inperson ZBA Meeting

Kimberly and Keith Puchar Interpretation (continuance)- 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.

- The town attorney and Ms. Puchar's legal counsel were both present for this interpretation application.
- It was noted that the public hearing was opened at the last meeting (August). Number of people from the public expressed comments about the case.
- The applicant submitted additional documents relevant to her request.
- After a very long discussion and exchange of opinion, the board agreed to close the public hearing. Per the regulation, a decision should be made 62 days from the date the public hearing is closed.
- Given the overwhelming amount of documents submitted, and since there is no meeting for the month of November due to the holidays, the board and the town attorney asked if a decision can be made at the December meeting. The applicant and her lawyer agreed.
- No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
October 12, 2021 Town Board Meeting

The CAC met on September 15 in the Masonic Hall.

A Planning Board application for Maplebrook Farm LLC Wetlands Permit for a Driveway on 93 Ruskey Lane that crossed a Federal Wetland was reviewed. The response was submitted on September 15, 2021.

Jean Mcavoy is continuing CAC efforts on the benchmarking program, with assistance from Jacob Strauss. The results of their work will help inform projects being worked on by the Climate Smart Task Force.

Discussions about plans for projects in the coming year resulted in many ideas being debated. Great discussion all around.

Report prepared by
Michael Whitton, Councilmember

Climate Smart Task Force Report
October 12, 2021 Town Board Meeting

The Climate Smart Task Force met on September 28 in the Masonic Hall.

A subcommittee was formed to work on the GHG inventory for municipal buildings. This will be followed by an inventory for the community as a whole. Both of those inventories will help the task force to create a Climate Action plan for our community. This is an ambitious project, and we are lucky to have so many talented people on the task force.

There were preliminary discussions for a Green Energy Fair in late spring 2022.

We thank Melissa Karchmer and Todd Martin for continuing to work on a revised vehicle inventory, helping us to obtain a few more points towards bronze certification.

Our next meeting is tentatively scheduled for Wednesday, October 27. This is a change from previous schedules. It looks like it will work better for most task force members to meet on the 4th Wednesday of every month.

Report prepared by
Michael Whitton, Councilmember

Town of Clinton Recreation Report September 2021

Summer Camp Enrollment was limited to 9 children due to COVID
Four (4) week camp went well with no issues.
We anticipate lifeguard shortages in 2022 season.

Fran Mark Park Vandals destroyed a basketball back board,
replacement is in process.
Security is and has been a concern and as a result
security cameras are being installed.

Friends Park Implementing the CDBG grant to upgrade ball
field, move and upgrade play area, pave parking
area, create walking paths to pavilion/play area.
Security cameras are being installed.
Eagle Scout project for 2022, creating a park sign.

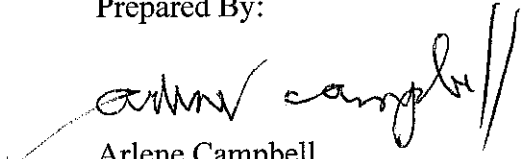
Note: 2021 Pavilion rentals Memorial Day – Labor Day totaled 80% (6 open days).
Pavilion income totaled \$5,200.00, a portion of which will be used to make
improvements to the park.

Recruiting new committee members in addition to the two currently
acquired. November agenda orient new members/develop utilization
plan for 2022.

Town of Clinton Building Department
September 2021 Monthly Report
Town Board Meeting 10-12-2021

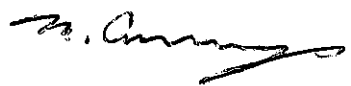
Number of Building Permits Issued	23
Number of CO & CC issued	18
Number of Title Search	16
Total Number of Mileage by the Building Inspector	<u>266 miles</u>
Total Cost of Construction	<u>\$ 452,561.22</u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Michael Cosenza
Building Inspector

Permit Report By Type

09/01/2021 - 09/30/2021
Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Commercial Structures						
BP-2021-7353	Peter Juerss	90 Germond Rd	6567-00-	09/16/2021	\$20,000.00	\$160.00
				Commercial Structures Total:	<u>1</u>	
				Amount Totals:	\$20,000.00	\$160.00
Deck/Porch						
BP-2021-7350	Patrick O'Hara	3 Grissom Pl	6466-01-	09/10/2021	\$18,500.00	\$154.00
				Deck/Porch Total:	<u>1</u>	
				Amount Totals:	\$18,500.00	\$154.00
Demolition Permit						
BP-2021-7361	Michael Berlin	201 Schoolhouse Rd	6367-00-	09/30/2021	\$3,500.00	\$150.00
BP-2021-7364	Daisy Horta	291 E Fallkill Rd	6366-00-	09/30/2021	\$400.00	\$150.00
BP-2021-7365	Daisy Horta	291 E Fallkill Rd	6366-00-	09/30/2021	\$400.00	\$150.00
				Demolition Permit Total:	<u>3</u>	
				Amount Totals:	\$4,300.00	\$450.00
Electrical Service						
BP-2021-7347	Jeff Baker	544 Clinton Hollow Rd	6466-00-	09/01/2021	\$2,000.00	\$100.00
BP-2021-7363	Timothy Snyder	381 Nine Partners Rd	6568-00-	09/30/2021	\$2,900.00	\$100.00
BP-2021-7366	Daisy Horta	291 E Fallkill Rd	6366-00-	09/30/2021	\$100.00	\$100.00
				Electrical Service Total:	<u>3</u>	
				Amount Totals:	\$5,000.00	\$300.00
Garage - Detached						
BP-2021-7360	Michael Berlin	201 Schoolhouse Rd	6367-00-	09/30/2021	\$6,500.00	\$203.00
				Garage - Detached Total:	<u>1</u>	
				Amount Totals:	\$6,500.00	\$203.00
Generator						
BP-2021-7351	Tiffany Taxel	2422 Salt Point Tpke	6566-02-	09/16/2021	\$9,941.22	\$540.00
				Generator Total:	<u>1</u>	
				Amount Totals:	\$9,941.22	\$540.00

HVAC

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
BP-2021-7345	Valley Community Church	Salt Point Tpke	6566-00-	09/01/2021	\$21,040.00	\$115.00
BP-2021-7357	Mark Stegner	39 Ryan Ct	6566-00-	09/30/2021	\$9,600.00	\$115.00
			HVAC Total:	2		
			Amount Totals:		\$30,640.00	\$230.00
In Ground Pool						
BP-2021-7355	Geoff Dann & Laurie Novick	31 High View Lane	6367-00-	09/24/2021	\$40,000.00	\$250.00
			In Ground Pool Total:	1		
			Amount Totals:		\$40,000.00	\$250.00
Oil Tank						
BP-2021-7348	Mary Ahearn	1449 Hollow Rd	6566-00-	09/09/2021	\$0.00	\$115.00
			Oil Tank Total:	1		
			Amount Totals:		\$0.00	\$115.00
Renovation						
BP-2021-7346	Austin Johns	58 Eighthville Rd	6369-00-	09/01/2021	\$89,000.00	\$735.00
BP-2021-7349	Bhagwan Jay Rao	87 Camp Dr	6468-05-	09/09/2021	\$7,000.00	\$108.00
BP-2021-7356	James Carlucci	136 Nine Partners Rd	6468-00-	09/30/2021	\$6,600.00	\$106.40
BP-2021-7359	Harry John Foster	117 Nine Partners Rd	6468-00-	09/30/2021	\$150,000.00	\$680.00
BP-2021-7367	Daisy Horta	291 E Fallkill Rd	6366-00-	09/30/2021	\$400.00	\$150.00
			Renovation Total:	5		
			Amount Totals:		\$253,000.00	\$1,779.40
Residential Alteration						
BP-2021-7352	Sean Dailey	157 Silver Lake Rd	6469-00-	09/16/2021	\$0.00	\$280.00
BP-2021-7358	Anderson Center Services Inc	91 E Meadowbrook Ln Rear	6367-00-	09/30/2021	\$39,000.00	\$236.00
			Residential Alteration Total:	2		
			Amount Totals:		\$39,000.00	\$516.00
Roof Mounted Solar ES						
BP-2021-7362	Karin Payson	425 Lake Dr	6469-00-	09/30/2021	\$23,680.00	\$150.00
			Roof Mounted Solar ES Total:	1		
			Amount Totals:		\$23,680.00	\$150.00
Tent						
BP-2021-7354	Aberdeen Farms Inc	169-193 Hollow Rd	6267-00-	09/16/2021	\$2,000.00	\$150.00
			Tent Total:	1		
			Amount Totals:		\$2,000.00	\$150.00

Permit Type:
Permit #

Applicant Location SBL# Issued Valuation Fee Amount

Permit Grand Total: 23

Amount Grand Totals: \$452,561.22 \$4,997.40

Completion Issued Report

09/01/2021 - 09/30/2021

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2032	6366-00-011660-0000	CO	5717	Nancy Wowaka	291 E Fallkill Rd	09/30/2021
2121	6366-00-011660-0000	CO	5716	Nancy Wowaka	291 E Fallkill Rd	09/30/2021
Barn/Shed # of CC/CO : Issued : 2						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2439	6468-00-466703-0000	CO	5707	Fred Mellor	1234 Centre Rd	09/07/2021
Garage - Detached # of CC/CO : Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2011-5780	6366-00-065969-0000	CC	1664	Barbara Hogan	132 Rymph Rd	09/01/2021
Mechanical # of CC/CO : Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2011-5801	6568-00-255838-0000	CC	1669	Geoffrey Kerr	367 Nine Partners Rd	09/20/2021
Demolition # of CC/CO : Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2012-5941	6567-00-209058-0000	Issued Permit	0050	Orange County Poughkeepsie Lid d/b/a Verizon Wireless	90 Germond Rd	09/16/2021
Mechanical # of CC/CO : Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2014-6246	6566-00-585088-0000	CC	1667	Klyber O'farrell	404 Hibernia Rd	09/13/2021
BP-2016-6452	6466-01-058900-0000	CC	1665	Patrick O'Hara	3 Grissom Pl	09/09/2021
Solar panel # of CC/CO : Issued : 2						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6700	6268-00-591367-0000	CO	5710	The Dutchess LLC	68 Naylor Rd	09/16/2021
Farm Structures # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6875	6569-00-162839-0000	CO	5709	Elizabeth Robertshaw	43 Field Rd	09/13/2021
Residential Addition # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6985	6366-00-837288-0000	CO	5713	Spooky Hollow Properties LLC	304 Clinton Ave	09/20/2021
Renovation # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7072	6366-00-837288-0000	CO	5712	Spooky Hollow Properties LLC	304 Clinton Ave	09/20/2021
Greenhouse # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7143	6266-00-864210-0000	CO	5714	Maplebrook Farm	93 Ruskey Ln	09/21/2021
Farm Structures # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7176	6366-00-268885-0000	CO	5708	Glenn Bieri	534 Hollow Rd	09/09/2021
Renovation # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7226	6367-00-841554-0000	CO	5711	BCDE Family LP	191-195 E Meadowbrook Ln	09/16/2021
Demolition Permit # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7230	6469-00-585800-0000	CC	1666	Richard Goldberg	101-105 Milan Hollow Rd	09/10/2021
Generator # of CC/CO :Issued : 1						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7251	6568-00-360415-0000	CC	1668	Josaph Heggenstaller	143 Spruce Ln	09/16/2021
Renovation # of CC/CO :Issued : 1						

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7315	6468-00-683556-0000	CC	1670	Harry John Foster	117 Nine Partners Rd	09/30/2021

Demolition Permit # of CC/CO : Issued : 1
Grand Total: 18

Highway Report for September, 2021

This month the Highway Dept worked in conjunction with the Rec Dept to pave Friends Park.

Paving also took place on Heritage Road, Ryan Court, Friends View, Hibernia Rd and Jameson Hill

The Highway crew has begun to ready the equipment for the upcoming winter season

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

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

Library Report
October 12, 2021 Town Board Meeting

The Library Board of Trustees met on October 11 virtually.

Thanks to all who helped make the Car Show fundraiser a success, especially Cliff Botway for the use of his property and arranging his classic cars for display as well as Marion Auspitz for coordinating the show. It was a great community event.

The Finance Committee for the Board of Trustees has been hard at work putting together their 2022 budget, as well as long term projections. The expiration of some ongoing grants will bring challenges in the coming years. Their long term projections are helping the board of trustees to make sensible decisions for dealing with these coming shortfalls.

Report prepared by
Michael Whitton, Councilmember

Altice Report
October 12, 2021 Town Board Meeting

There was no correspondence from Altice this month.

I have been attempting to get in contact with the Altice Government Affairs team to continue discussions about an issue on Ruskey Lane. The road is in Pleasant Valley, serviced by Comcast. The long driveways to houses on the north side of the road put the homes in Clinton, serviced by Altice. Neither company is being helpful in servicing these homes. Unfortunately, the team at Altice is experienced in ignoring our requests. It is an ongoing problem, and persistence seems to be the only solution.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
October 12, 2021 Town Board Meeting

There was no burials this month.

We received the signed deed for a new plot and did research on an existing family plot in Pleasant Plains.

Thanks to the Highway Department for cutting back a locust tree that was growing out of a grave in Schultzville.

Eliot Werner has appointed Carol Mackin Deputy Cemetery Custodian.

Report prepared by
Michael Whitton and Eliot Werner

WIC Report
October 12, 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