

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
November 9, 2021**

October 19, 2021 PB Meeting

Christopher Mao and John Tancock Variance -313 Allen Road, Tax Grid No. 6466-00-310713.

The applicants request an area variance to Sec. 250-22 (A-6) and Sec. 250-105 (Accessory Structure exceeds allowable footprint) per the definition of Building, Accessory that states "An accessory building other than for agricultural use shall not be larger than the principal building on the same lot" in order to correct the violation for the two buildings that were consolidated.

- This is a 47.81 acres parcel in an AR5 zone.
- It was noted that this property was before the board for an interpretation last May of 2021. It was agreed that the two structures were connected without a building permit and thus in violation.

Received a positive recommendation to the Zoning Board of Appeals.

Smithyman NonHosted Short Term Rental - 5 Lake Drive Tax Grid No. 6368-00-752443.

Applicants wish to utilize the guest cottage as a Nonhosted STR.

- This is a 10.65 acre parcel in the C Zone District.
- A Special Permit was granted for an accessory dwelling in 2020.
- The property owners wish to utilize this accessory dwelling as NonHosted STR.
- The board declared itself lead agency.
- SEQRA needs to be circulated.
- Ag Data Statement needs to be circulated.
- Public Hearing is set on November 16, 2021.
- No other action taken.

Burdis Lot Line Adjustment (Parcels under jurisdiction of Town of Pleasant Valley and Town of Clinton) – Malone Road, Tax Grid Nos. 6466-00-286186 & 347108 (Clinton) and Tax Grid Nos. 6466-03-196046 & 340010 (Town of Pleasant Valley)

The property owner wishes to move the lot lines.

- The property owner wishes to convey tax parcel 296046 (Town of PV) to his neighbors and also like to merge two lots into one and the new lot would include 3 tax parcels (340010 (Town of PV) and 347108 and 286186 (Town of Clinton).
- Note that the Clinton parcels are to the north of the property are landlocked parcels.
- These parcels are part of the approved subdivision.
- Per the TOC assessor, properties across town boundaries cannot be combined so combining a lot in Clinton with a lot in Pleasant Valley is impossible.
- The board agreed that the best scenario is abandoning the approved subdivision though they are not sure whether abandonment can still be done if one of the lots is already sold.
- Contiguous lots that are under the same property owners can combine lots through deed consolidation.
- The property owner needs to contact the county about the process of abandoning subdivision.

No action taken.

OTHER MATTERS: (Board Discussion)

The board discussed Short Term Rentals. It's time to impose penalty to enforce the new regs.

November 2, 2021 In Person Meeting

The meeting is cancelled due to the General Election Day.

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 November 09, 2021**

October 28, 2021 Inperson ZBA 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.
- There are no other feasible areas for a placement of a structure.
- Given the narrow lot shape and grade of the land, the board agreed that there is no other alternative location to install the garage.

Requested area variance is granted.

Christopher Mao and John Tancock Variance -313 Allen Road, Tax Grid No. 6466-00-310713.

The applicants request an area variance to Sec. 250-22 (A-6) and Sec. 250-105 (Accessory Structure exceeds allowable footprint) per the definition of Building, Accessory that states "An accessory building other than for agricultural use shall not be larger than the principal building on the same lot" in order to correct the violation for the two buildings that were consolidated.

- It was noted that this property was before the board for an interpretation last May of 2021. It was agreed that the two structures were connected without a building permit and thus in violation.
- This is a 47.81 acres parcel in an AR5 zone.
- Sec. 250-22 (A-6) and Section 250-105 states in its definition of "building accessory" that an accessory building other than for agricultural use shall not be larger than the principal building on the same lot".
- The excerpt from the Dutchess County Parcel Access submitted by the applicants indicated the principal residence as 3746 sq. ft. and the accessory building as 4136 sq. ft or a difference of 390 sq. ft. which is 10.5% larger than the principal building.

- Requested variance is granted.

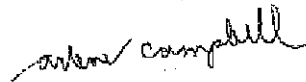
Kimberly and Keith Punchar Interpretation (continuance)- for an application interpreting Sections 250-28 (B) and (J) the Town of Clinton Town Code.

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.

- It was noted that the public hearing was closed at the September meeting.
- The board discussed and agreed that they needed more time to go over all the documents on hand. Decision will be made at the December meeting.

No action taken.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
November 9, 2021 Town Board Meeting

The CAC met on October 13 in the Masonic Hall.

They discussed progress in the Pollinator Pathway project, and received an update on the activities of the Climate Smart Task Force.

Jean McAvoy updated us on her progress with the benchmarking program, including some data entry issues with the website we use for reporting. Eleanor Peck from NYSERDA has arranged a meeting with Jean to solve the problem.

A discussion about updating the CAC portion of the Town website was had, and changes should be appearing in the coming months.

Report prepared by
Michael Whitton, Councilmember

Climate Smart Task Force Report
November 9, 2021 Town Board Meeting

The Climate Smart Task Force met on October 26 in the Masonic Hall and via Zoom for those that could not attend in person.

Jean McAvoy updated the Task Force on the status of the Benchmarking work, as a follow-up with her discussions with Charlie Canham and Richard Marshall. She also updated the Task Force on her contact with Melissa Karchmer and Todd Martin of the Town Highway Department regarding the collection of Town vehicle data.

The Task Force discussed moving forward with a plan, in collaboration with the Town Highway Department, to migrate to electric vehicles as older Highway Department vehicles have reached the end of their useful lives.

Ongoing discussion occurred regarding the consideration and planning of a Town of Clinton "Green Fair" for homeowner members of the community, with Jack Parsley taking the lead on this initiative. It was agreed that this event is being envisioned as an outdoor activity at the Fran Mark Park Pavilion.


Our next meeting is scheduled for Tuesday, November 23.

Report prepared by
Michael Whitton, Councilmember


Town of Clinton Building Department
October 2021 Monthly Report
Town Board Meeting 11-09-2021

Number of Building Permits Issued	16
Number of CO & CC issued	22
Number of Title Search	7
Total Number of Mileage by the Building Inspector	<u>201 miles</u>
Total Cost of Construction	<u><u>\$ 1,087,623.60</u></u>

Prepared By:


Arlene Campbell
PB, ZBA, BD Clerk

Approved By:


Michael Cosenza
Building Inspector

Permit Report By Type

10/01/2021 - 10/31/2021
 Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBI #	Issued	Valuation	Fee Amount
Electrical Service							
	BP-2021-7368	Daniel Kent	95-96 Knights Rd	6368-00-	10/06/2021	\$2,550.00	\$100.00
	BP-2021-7383	Albert Perri	232 Allen Rd	6466-00-	10/28/2021	\$500.00	\$100.00
				Electrical Service Total:		2	
				Amount Totals:		\$3,050.00	\$200.00
Garage - Detached							
	BP-2021-7369	Saria Morais-Lang	334 Browning Rd	6366-00-	10/07/2021	\$8,000.00	\$243.00
				Garage - Detached Total:		1	
				Amount Totals:		\$8,000.00	\$243.00
Generator							
	BP-2021-7374	Richard Meyer	62 Rymph Rd	6366-00-	10/21/2021	\$6,000.00	\$100.00
				Generator Total:		1	
				Amount Totals:		\$6,000.00	\$100.00
HVAC							
	BP-2021-7372	Anthony and Lisa Cursio	30 Old Bulls Head Rd	6469-00-	10/14/2021	\$8,000.00	\$115.00
	BP-2021-7373	Ryan Closter	62 Seelbach Ln	6367-00-	10/14/2021	\$25,055.60	\$115.00
				HVAC Total:		2	
				Amount Totals:		\$33,055.60	\$230.00
In Ground Pool							
	BP-2021-7379	John Roberts	6 Crimson Hill Rd	6469-00-	10/21/2021	\$0.00	\$250.00
				In Ground Pool Total:		1	
				Amount Totals:		\$0.00	\$250.00
Mechanical							
	BP-2021-7382	Mary Ferraro	10 Tobin Dr	6569-00-	10/27/2021	\$3,000.00	\$100.00
				Mechanical Total:		1	
				Amount Totals:		\$3,000.00	\$100.00
New Residential							
	BP-2021-7371	Valerie Holzmann	2065 Route 9G	6267-00-	10/12/2021	\$275,000.00	\$1,281.00
	BP-2021-7378	Maplebrook Farm LLC	93 Ruskey Ln	6266-00-	10/21/2021	\$685,000.00	\$3,469.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
				New Residential Total:	2		
				Amount Totals:		\$960,000.00	\$4,750.00
Oil Tank	BP-2021-7377	Nilova and Maria Saha	423 Clinton Corners Rd	6566-02-	10/21/2021	\$3,200.00	\$330.00
				Oil Tank Total:	1		
				Amount Totals:		\$3,200.00	\$330.00
Renovation	BP-2021-7384	Daisy Horta	291 E Falkkill Rd	6366-00-	10/28/2021	\$18,000.00	\$152.00
				Renovation Total:	1		
				Amount Totals:		\$18,000.00	\$152.00
Roof Mounted Solar ES	BP-2021-7380	James Boyd	James Boyd 636 Hollow Rd	6366-00-	10/21/2021	\$29,418.00	\$150.00
				Roof Mounted Solar ES Total:	1		
				Amount Totals:		\$29,418.00	\$150.00
Tent	BP-2021-7370	Jeffrey Zacharia	1556 Hollow Rd	6566-00-	10/07/2021	\$8,000.00	\$950.00
				Tent Total:	1		
				Amount Totals:		\$8,000.00	\$950.00
Wood Stove	BP-2021-7375	Lisa Wolfe	5 Electronic Ln	6468-00-	10/21/2021	\$10,500.00	\$125.00
	BP-2021-7376	Suzu Kawamoto	43 Tobin Dr	6569-00-	10/21/2021	\$5,400.00	\$125.00
				Wood Stove Total:	2		
				Amount Totals:		\$15,900.00	\$250.00
				Permit Grand Total:	16		
				Amount Grand Totals:		\$1,087,623.60	\$7,705.00

Completion Issued Report

10/01/2021 - 10/31/2021
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2144	6366-00-011660-0000	CO	5729	Daisy Horta	291 E Fallkill Rd	10/28/2021
					New Residential # of CC/CO : Issued : _____ 1	
4262	6467-00-680043-0000	CO	5725	Harry Beatty	1145 Hollow Rd	10/27/2021
					Accessory Alteration # of CC/CO : Issued : _____ 1	
BP-2015-6398	6267-00-069500-0000	CC	1672	Valerie & George Holzmann	2065 Route 9G	10/12/2021
					Mechanical # of CC/CO : Issued : _____ 1	
BP-2018-6837	6366-00-894141-0000	CO	5721	Mathew Brimer	241 Fox Run Rd	10/14/2021
					TESLA Charging Station # of CC/CO : Issued : _____ 1	
BP-2019-6879	6567-00-244943-0000	CC	1677	Jason Prager	147 Willow Ln	10/27/2021
					In Ground Pool # of CC/CO : Issued : _____ 1	
BP-2019-6970	6567-00-255054-0000	CC	1671	Janice Daniele	78 Germond Rd	10/04/2021
					Fireplace # of CC/CO : Issued : _____ 1	
BP-2020-7123	6467-00-058730-0000	CO	5728	BBH White LLC	176 Schoolhouse Rd	10/28/2021
					Pool House # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2020-7141 6469-00-452478-0000 CO 5719 BDK3 Enterprises LLC 12 Cimson Hill Rd 10/07/2021

New Residential # of CC/CO Issued : 1

Permit # BP-2020-7180 SBL 6368-00-752443-0000 CO Completion Type 5723 Completion Number Applicant Paul Smithyman Location 5 Lake Dr Completion Date 10/25/2021

Accessory Alteration # of CC/CO Issued : 1

Permit # BP-2021-7262 SBL 6366-00-120767-0000 CC Completion Type 1674 Completion Number Applicant Barry Milea Location Milea Winery 450 Hollow Road Completion Date 10/21/2021

TESLA Charging Station # of CC/CO Issued : 1

Permit # BP-2021-7299 SBL 6368-00-752443-0000 CC Completion Type 1673 Completion Number Applicant Paul Smithyman Location 5 Lake Dr Completion Date 10/19/2021

Wood Stove # of CC/CO Issued : 1

Permit # BP-2021-7312 SBL 6568-00-214377-0000 CO Completion Type 5727 Completion Number Applicant James Roach Location 39 Spruce Ln Completion Date 10/28/2021

Demolition Permit # of CC/CO Issued : 1

Permit # BP-2021-7313 SBL 6568-00-214377-0000 CO Completion Type 5726 Completion Number Applicant James Roach Location 39 Spruce Ln Completion Date 10/28/2021

BP-2021-7314 6568-00-214377-0000 CO 5720 James Roach 39 Spruce Ln 10/12/2021

Deck/Porch # of CC/CO Issued : 2

Permit # BP-2021-7330 SBL 6366-00-271947-0000 CC Completion Type 1675 Completion Number Applicant John Ennis Location 518-532 Hollow Rd Completion Date 10/25/2021

Roof Mounted Solar ES # of CC/CO Issued : 1

Permit # BP-2021-7347 SBL 6466-00-113995-0000 CC Completion Type 5724 Completion Number Applicant Jeff Baker Location 544 Clinton Hollow Rd Completion Date 10/27/2021

Electrical Service # of CC/CO Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2021-7356 6468-00-708512-0000 CO 5722 James Carlucci 136 Nine Partners Rd 10/14/2021

Renovation # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7363 6568-00-292840-0000 CC 1678 Timothy Snyder 381 Nine Partners Rd 10/27/2021

Electrical Service # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7364 6366-00-011660-0000 CC 1679 Daisy Horta 291 E Fallkill Rd 10/28/2021
 BP-2021-7365 6366-00-011660-0000 CC 1680 Daisy Horta 291 E Fallkill Rd 10/28/2021

Demolition Permit # of CC/CO : Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7367 6366-00-011660-0000 CC 1681 Daisy Horta 291 E Fallkill Rd 10/28/2021

Renovation # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7381 6466-00-860082-0000 CC 1676 Greystone Programs Inc 2011 Salt Point Tpke 10/27/2021

Generator # of CC/CO : Issued : 1

Grand Total: 22

Highway Report for Oct, 2021

The blacktopping project has been completed on Jameson Hill, Hibernia Rd and Hickory Lane. Friend's Park has also been completed.

A request is being made for the Highway Material Bid List for the 2022 Highway season.

Winter/snow reminder: as of November 1st (thru April 15th) there is a "no parking" ordinance on all town roads. Also, please remember not to plow any snow into our public roads.

Winter road preparation has been taking place on all roads. Leaf cleanup, hot patching and shoulder repair is among the prep work. The equipment and trucks have also been receiving prep work for the winter season with repairs and replacements to allow for a safe operation. Unfortunately, it has become increasingly difficult to find parts and supplies.

Thank you to all the town residents who took such care this summer to keep their property mowed. It makes it much easier for us to perform roadside mowing.

Town of Clinton Building Department
October 2021 Monthly Report
Town Board Meeting 11-09-2021

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Prepared By:

Arlene Campbell
PB, ZBA, BD Clerk

Approved By:

Michael Cosenza
Building Inspector

Library Report
November 9, 2021 Town Board Meeting

The Library Board of Trustees met on November 8 via GoToMeeting.

New PC carrels have arrived. They will be installed as soon as a decision is made regarding the old desks.

The Library Board is conducting a comprehensive review of library policies, including ethics, collections, library use, finance, FOIL, and gift policies. The updated policies were discussed by the board for future approval.

There are several vacancies coming to the library board in January. If anyone is interested in doing the Library Board of Trustees, please contact

The next meeting will be held on December 13 at 6:30pm.

Report prepared by
Michael Whitton, Councilmember

Altice Report
November 9, 2021 Town Board Meeting

There was no correspondence from Altice this month. Nothing to report.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
November 9, 2021 Town Board Meeting

There was no burials this month.

Eliot worked on three upcoming cremation burials—one at Schultzville, two at Pleasant Plains.

Arranged a deed transfer at Pleasant Plains (in progress).

Did research on several existing family plots at Pleasant Plains.

Investigated stone repair at Pleasant Plains.

Report prepared by
Michael Whitton and Eliot Werner

WIC Report
November 09, 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