

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
May 9, 2023**

April 18, 2023 PB Meeting

Burns and Vega Non-Hosted STR – 468 Lake Dr. Tax Grid No. 6469-00-200521.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This property was granted a special permit to operate a Non-Hosted STR in 2021 and expired in 2022.
- Since there was a lapse in the special permit, this application was treated as a new application instead of renewal permit.
- Public hearing was opened and closed.

Non-Hosted STR permit for 6 lodgers was granted.

Alberini Non-Hosted STR –296 Lake Dr, Tax Grid No. 6469-00-265074.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This is a 3 bedroom and 3 bathroom house.
- Public hearing was opened and closed.
- A couple of people spoke expressing concerns about the use of the property as STR. Question about the calculation in the capacity and the limitation of use of the structures on the property like garage, outbuildings, etc. as short term rentals were raised by the public.
- One letter was received from the neighboring property owner commenting about the garbage can not being retrieved on the roadside and overflowing mails in the mailbox.

Requested special permit for Non-Hosted STR for 6 lodgers was granted.

Eckert and Zemser Non-Hosted STR – located at 22 Silver Lake Road, Tax Grid No. 6469-09-212635.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- Applicants wish to use their property as short term rental when they are not around.
- This is a two bedroom house on less than an acre lot in the C Zone District.
- Public hearing is set on May 2, 2023.
- SEQRA to be circulated.

No action taken.

Yee and Salstein Non-Hosted STR –505 Browning Road, Tax Grid No. 6367-00-924117.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- The property owners propose to use their home as short term rentals two weekends a month or when they are not around.
- This is a 3 bedroom house on a 2.3 acre lot in the AR3 Zoning District.
- Public hearing is set on May 2, 2023.
- SEQRA to be circulated.

Dutchess Reserve LLC aka Pumpkin 5 lot Subdivision (Preliminary Approval) – Pumkin Lane Road, Tax Grid No. Tax Grid No. 6568-00- 017281.

Applicant wishes to subdivide ±110.957-acre parcel of land to five residential lots: Lot 1 – 18.302 acres, Lot 2 – 21.528 acres, Lot 3 – 9.791 acres, Lot 4 - 34.678 acres and Lot 5 – 26.258 acres.

- It was noted that sketch plan was granted on October 18, 2022.
- The board declared itself lead agency.
- SEQRA to be circulated.
- Public hearing is set on May 16, 2023.
- Preliminary application submission needs to be sent to the town engineer for review.

No action taken.

Long Pond Omega Campground Annual Permit Renewal –202 Lake Dr. Tax Grid No. 6468-00-032842

Applicant seeks annual permit renewal to operate a campground.

- Annual Permit for 2023 is issued subject to the receipt of the Department of Health approval.

RV Interlake Campground Permit –425 Lake Drive, Tax Grid No. 6469-00-218434.

Applicant requests permit renewal.

- It was noted that RV Interlake Campground was under a new ownership in 2021.
- No permit was issued in 2022.
- The number of sites allowed is 159 though the MCEI inspection count is 171.
- Per the MCEI, the camp units include the rooms in the main house and housing units on the property that are being rented out (STR use). Based on the customary accessory uses, any trailer sites, tent site, or rooms or cabin are camp units.
- Note that this campground is also renting out units through AirBnB.
- Per the MCEI, the STR use is a customary accessory use of the campground.
- Annual Permit to operate the RV campground is granted subject to the receipt of Department of Health approval and decommissioning of 12 camp units before the permit expiration date.

Upton Lake Christian School (Board Discussion) – Salt Point Turnpike, Tax Grid No. 6566-02-587843 & 648951.

Upton Lake wishes to build a new high school that will be connected to an existing elementary school.

- Mr. Bonanno gave no update about this application since the PB Meeting in Town of Washington was cancelled.

OTHER MATTERS:

- The Liaison Officer gave an update about the Town Supervisor's medical update and the status of the proposed Local Law on Farming Operations.
- Mr. Werner also gave an update about Mr. Wilson, previous town planner and the status in seeking a town planner.

May 2, 2023 PB Meeting

Eckert and Zemser Non-Hosted STR – located at 22 Silver Lake Road, Tax Grid No. 6469-09-212635.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- Public hearing was opened and closed.

Special Permit for Non-Hosted STR for 4 lodgers was granted.

Yee and Salstein Non-Hosted STR –505 Browning Road, Tax Grid No. 6367-00-924117.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- Public hearing was opened and closed.

Special Permit for Non-Hosted STR for 6 lodgers was granted.

Farney and Powell Area Variance – 134 Stonehouse Road, Tax Grid no. 6369-00-752258

Applicants seek an area variance to increase the number of allowed structures from 3 to 4 in order to install an inground pool.

- This is a 11.67 acre lot in the AR5 Zone District.
- After a very lengthy discussion, the board agreed that this application does not require an area variance. The garage use is a pool house. A pool and a pool house is counted as one structure.

No action taken.

Farney and Powell Wetlands Permit – 134 Stonehouse Road, Tax Grid no. 6369-00-752258

Applicants seek wetlands permit pursuant to Sec. 250-78 in order to construct an inground pool that is within 100 feet of an open water body.

- Short Form EAF was reviewed.
- Negative Declaration was issued per SEQRA review.

Requested Wetlands Permit is granted.

Shamdasani Non-Hosted STR Renewal Permit – 246 Clinton Ave, Tax Grid No. 6366-00-843102

Applicant seeks renewal of Special Permit to operate Non-Hosted STR granted in 2022.

- It was noted that no complaints were received for this property.
- The board agreed that STR renewal applications that are straight forward and no complaints received do not require applicants to appear at the meeting.

Requested Non-Hosted STR renewal is granted.

Ward and Purdom Non-Hosted STR – 74 Breezy Hill Road, Tax Grid No. 6467-00-317892.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This is a 3 bedroom house on a 24.7 acre lot in the AR3 Zoning District.
- Public hearing is set on May 16, 2023.
- SEQRA to be circulated.

No action taken.

Upton Lake Christian School (Board Discussion) – Salt Point Turnpike, Tax Grid No. 6566-02-587843 & 648951.

Upton Lake wishes to build a new high school that will be connected to an existing elementary school.

- Mr. Bonanno reported that they have met with the school principal and the Fire Department regarding the access concern.

The board discussed the proposal to reduce the speed limit on Salt Point Turnpike. Mr. Werner said that the town board will have to submit a letter of request to the county about the speed reduction on Salt Point Turnpike.

- No action taken.

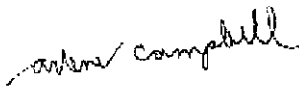
Clinton Climate Smart Communities Task Force Presentation about Natural Resources

- Jane McAvoy and Jack Persely discussed their project about Climate Smart Community Mapping. They received a grant and currently in the process of compiling new maps. This will also be digitized and will be a useful tool for the town especially for the Planning Board.

OTHER MATTERS:

- The Liaison Officer gave an update about the proposed Local Law on Farming Operations and the candidates for a town planner.

Prepared by:




Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
TOWN BOARD MEETING
May 9, 2023**

The April ZBA meeting was cancelled.

Prepared by:




Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

Town of Clinton Building Department
April 2023 Monthly Report
Town Board Meeting 5-9-2023

Number of Building Permits Issued	18
Number of CO & CC issued	20
Number of Title Search	5
Total Number of Mileage by the Building Inspector	<u>107</u> miles
Total Cost of Construction	<u><u>\$ 1,153,324.68</u></u>

Approved By:


Michael Cosenza
Building Inspector

Permit Report By Type

04/01/2023 - 04/30/2023

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBI #	Issued	Valuation	Fee Amount	
Barn/Shed	BP-2023-7735	Louis August Jonas Foundation,	6-31 Rising Sun Ln	6469-00-	04/08/2023	\$8,000.00	\$390.40	
				Barn/Shed Total:		1		
				Amount Totals:		\$8,000.00	\$390.40	
Chimney	BP-2023-7739	Eric Stoppel	937 Pumpkin Ln	6469-00-	04/29/2023	\$5,941.00	\$117.50	
				Chimney Total:		1		
				Amount Totals:		\$5,941.00	\$117.50	
Deck/Porch	BP-2023-7743	Samuel Russell	The Ruth S Benedict Living Trust 72 Maple Ln	6468-00-	04/29/2023	\$2,100.00	\$339.20	
				Deck/Porch Total:		1		
				Amount Totals:		\$2,100.00	\$339.20	
Demolition Permit	BP-2023-7744	Adam Gordon	78-90 Spooky Hollow Rd	6366-00-	04/29/2023	\$25,640.00	\$200.00	
				Demolition Permit Total:		1		
				Amount Totals:		\$25,640.00	\$200.00	
Electrical Service	BP-2023-7737	Interlake R V Park Inc	428-448 Lake Dr	6469-00-	04/24/2023	\$25,664.68	\$125.00	
				6466-00-	04/29/2023	Hollow Rd	\$5,000.00	\$125.00
						The Ruth S Benedict Living Trust 72 Maple Ln	\$0.00	\$125.00
				Electrical Service Total:		3		
Amount Totals:		\$30,664.68	\$375.00					
HVAC	BP-2023-7748	Daniel Schnur	17 Grissom Pl	6466-01-	04/29/2023	\$5,125.00	\$125.00	
				HVAC Total:		1		
				Amount Totals:		\$5,125.00	\$125.00	

In Ground Pool

Permit Type:	Permit #	Applicant	Location	SBI #	Issued	Valuation	Fee Amount
	BP-2023-7742	90 Seelbach Lane LLC	90 Seelbach Ln	6367-00-	04/29/2023	\$75,000.00	\$400.00
				In Ground Pool Total:		1	
				Amount Totals:		\$75,000.00	\$400.00
Renovation	BP-2023-7734	Omega Inst Holistic Studies	123-165 Lake Dr	6368-00-	04/08/2023	\$300,000.00	\$1,590.00
	BP-2023-7736	Gail Mallen	433 Hibernia Rd	6566-00-	04/08/2023	\$300,000.00	\$1,590.00
	BP-2023-7740	Brian Orcutt	301 Ruskey Ln	6366-00-	04/29/2023	\$150,000.00	\$840.00
	BP-2023-7746	Richard Morse	610 Hollow Rd	6366-00-	04/29/2023	\$50,000.00	\$340.00
				Renovation Total:		4	
				Amount Totals:		\$800,000.00	\$4,360.00
Roof	BP-2023-7741	Pete Molino	15 Friends Vw	6566-00-	04/29/2023	\$23,714.00	\$208.50
				Roof Total:		1	
				Amount Totals:		\$23,714.00	\$208.50
Roof Mounted Solar ES	BP-2023-7733	Dan Schmitt	17 Park View Dr	6566-00-	04/08/2023	\$10,920.00	\$0.00
				Roof Mounted Solar ES Total:		1	
				Amount Totals:		\$10,920.00	\$0.00
Roofing Replacement	BP-2023-7745	Bhagwan Jay Rao	674 Fiddlers Bridge Rd	6368-00-	04/29/2023	\$159,720.00	\$890.00
				Roofing Replacement Total:		1	
				Amount Totals:		\$159,720.00	\$890.00
STR (Hosted)	STRH-0005	Conrad Associates LP	189 Fiddlers Bridge Rd	6267-00-	04/13/2023	\$0.00	\$0.00
				STR (Hosted) Total:		1	
				Amount Totals:		\$0.00	\$0.00
Wood Stove	BP-2023-7747	Frank Perusse	701 Pumpkin Ln Rear	6468-00-	04/29/2023	\$6,500.00	\$140.00
				Wood Stove Total:		1	
				Amount Totals:		\$6,500.00	\$140.00
				Permit Grand Total:		18	
				Amount Grand Totals:		\$1,153,324.68	\$7,545.60

Completion Issued Report

04/01/2023 - 04/30/2023
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3065	6469-00-964491-0000	CC	1843	Robert Messerich	160-166 Old Bulls Head Rd	04/15/2023
					Accessory Alteration # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6894	6367-00-366684-0000	CO	5888	Thomas Seelbach	84 Rhynders Rd	04/11/2023
					Residential Alteration # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7038	6469-00-506413-0000	CC	1846	Mike Randazzo	27 Crimson Hill Rd	04/24/2023
					Deck/Porch # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7039	6469-00-506413-0000	CO	5893	Mike Randazzo	27 Crimson Hill Rd	04/24/2023
					Storage/Utility Building # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7177	6568-00-054986-0000	CC	1848	Petro Inc	133 Longview Rd	04/29/2023
					Oil Tank # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7182	6466-00-453730-0000	CC	1849	David Franzel & Alexandra Mogul	309 Allen Rd	04/29/2023
					Generator # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7196	6267-00-846512-0000	CO	5890	Cranberry Farms LLC	83 Fiddlers Bridge Rd	04/17/2023
					Renovation # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2021-7371 6267-00-069500- CO 5889 Valerie Holzmann 2065 Route 9G 04/13/2023
 0000
 New Residential # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7439 6469-00-506413- CO 5894 Mike Randazzo 27 Crimson Hill Rd 04/24/2023
 0000
 In Ground Pool # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7465 6468-00-178922- CC 1847 Long Pond Holdings LLC 199 Long Pond Rd 04/28/2023
 0000
 Demolition Permit # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7495 6366-00-385115- CO 5884 David McPhedran 40 Browning Rd 04/05/2023
 0000
 BP-2022-7545 6469-00-506413- CO 5892 Mike Randazzo 27 Crimson Hill Rd 04/24/2023
 0000
 Residential Alteration # of CC/CO : Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7558 6469-00-506413- CO 5891 Mike Randazzo 27 Crimson Hill Rd 04/24/2023
 0000
 Pergola # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7577 6267-00-069500- CC 5887 Valerie Holzmann 2065 Route 9G 04/11/2023
 0000
 Deck/Porch # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7667 6467-00-164207- CC 1844 Jerry Ogles 912-918 Hollow Rd 04/22/2023
 0000
 BP-2023-7695 6566-00-422425- CC 1845 Alexander Miller 78 Heritage Rd 04/22/2023
 0000
 Roof Mounted Solar ES # of CC/CO : Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2023-7707 6566-00-257242- CC 5886 Jeffrey Zacharia 1556 Hollow Rd 04/10/2023
 0000
 Roofing Replacement # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7716	6268-00-591367-0000	CC	1840	CECNY Land Holdings LLC.	68 Naylor Rd	04/08/2023
						Demolition Permit # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7720	6367-00-069110-0000	CC	1850	Margaret Baker	412-416 Hollow Rd	04/29/2023
						Chimney # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7725	6268-00-783028-0000	CC	1842	John Kendall	17 Lake Pleasant Dr	04/10/2023
						Electrical Service # of CC/CO : Issued : <u>1</u>
						<u>Grand Total:</u> <u>20</u>

Highway Report for May, 2023

(April work)

Culvert repairs and storm drainage work is being done on Lake Drive in preparation of this year's road project.

Road sweeping and use of our portable water tank has started this month to help clean the winter debris. Ditch cleaning work is also going on, along with catch basin cleanouts.

Material is being laid on the dirt roads to help with many winter recovery repairs.

Calcium was sprayed on dirt roads for dust control.

In honor of Earth Day the Highway Dept helped out with roadside pickups. This was a huge success and allowed for many roads to have old debris removed and cleaned up.

The Highway Dept hauled clay material for the Recreation department's ball field located at Friend's Park.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

SHRAC

1 message

Sun, May 7, 2023 at 9:10 PM

Eliot Werner <deputysupervisor@townofclinton.com>
To: Carol Mackin <townclerk@townofclinton.com>
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Report for May . . .

SHRAC met on Monday, April 17th. All five members and Town Board liaison Eliot Werner were present.

The primary agenda item was reviewing the annual roadside cleanup, which was held on Saturday, April 15th. Ten participants signed in but there were others who participated from around the Town. Special recognition goes to Bonnie Fulmer—who brought in seven large garbage bags—and Evie Morrow, who brought many large garbage bags in her pickup truck. Roads cleaned include Zipfeldburg, Breezy Hill, Centre, Schultz Hill to Route 9G, Slate Quarry, Silver Lake, Schoolhouse, Fiddlers Bridge, Hollow, Longview, and Bulls Head to Maple; Pumpkin, Shadblow, and East Meadowbrook lanes; and Deer Ridge Drive.

SHRAC will have an information table at at the Library book and will sell daffodil, hyacinth, and tulip bulbs for planting in the fall. Chair Rick McGlauffin submitted a vendor application form for an informational table at Community Day.

The next meeting is scheduled for Monday, May 15th.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cemeteries

1 message

Sun, May 7, 2023 at 9:11 PM

Eliot Werner <deputysupervisor@townofclinton.com>
To: Carol Mackin <townclerk@townofclinton.com>
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Report for May . . .

- Traditional burial at Pleasant Plains.
- Working on sale of new plot(s) at Pleasant Plains.
- Working on buyback of two plots at Pleasant Plains.
- Working on deed transfer at Schultsville
- Doing research on two family plots at Pleasant Plains.

Barre Memorials repaired two damaged stones at Pleasant Plains. The work was nicely done at a very reasonable cost and we will engage them to do additional work in the coming months.