

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
TOWN BOARD MEETING
September 12, 2023**

August 2023 ZBA Meeting

Anvari Variance - 81 Milan Hollow Road with Tax Grid Nos. 6469-00-538694 and 617680.

The applicant requests the following variances to Sec. 250-29 of the Town of Clinton Zoning Law to build an accessory dwelling unit within a principal structure that is proposed to be built on a total of 4.496 acres in the C Zone District.

Sec. 250-29 B(2)- All accessory dwelling units, within the principal structure or detached, shall meet the following requirements:

- **(2)** The lot may not be an existing nonconforming lot of less than the prescribed lot area or lot width required in the district.

Sec. 250-29 C(1) Accessory dwelling unit within principal structure. In addition to the provisions specified in Subsection **B** above, accessory dwelling units within or attached to a principal structure shall meet the following requirements:

- **(1)** The total acreage required for the single-family dwelling with the accessory dwelling unit within the principal structure is the same as the acreage required for a single-family dwelling unit in the district in which it is located, except as may be required by Subsection **B(9)** above.

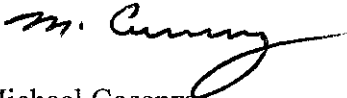
Sec. 250-29 C (2) No accessory dwelling unit within a principal structure shall be allowed in buildings issued a certificate of occupancy after the effective date of this chapter.

- The Applicant wishes to construct an approximately 800 sq ft accessory dwelling unit above a garage attached to an approximately 4000 sq ft single family house.
- The ZEO determined that this is an area variance instead of a use variance.
- Received positive recommendation on the 1st and 2nd variance but neutral on the 3rd variance. Planning board's consensus that the 3rd variance is a use variance.
- After a very lengthy discussion, the board granted the requested three variances with the vote 4-2.

Town of Clinton Building Department
July 2023 Monthly Report
Town Board Meeting 8-8-2023

Number of Building Permits Issued	18
Number of CO & CC issued	16
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>149</u> miles
Total Cost of Construction	\$ 5,487,881.00

Approved By:



Michael Cosenza
Building Inspector

Permit Report By Type

07/01/2023 - 07/31/2023

Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Deck/Porch BP-2023-7795	Kurt Pragman	49 Spooky Hollow Rd	6366-00-	07/10/2023	\$25,000.00	\$306.00
			Deck/Porch Total:			1
			Amount Totals:			\$25,000.00
Demolition Permit BP-2023-7806	Lowell Fisher	412 Hibernia Rd	6566-00-	07/31/2023	\$100.00	\$90.00
			Demolition Permit Total:			1
			Amount Totals:			\$100.00
Fireplace BP-2023-7798	Phil Coffman	938 Bulls Head Rd	6469-00-	07/17/2023	\$10,140.00	\$140.00
BP-2023-7802	Joseph and Nanette Jeraci	232 Allen Rd	6466-00-	07/31/2023	\$4,800.00	\$140.00
			Fireplace Total:			2
			Amount Totals:			\$14,940.00
Generator BP-2023-7808	James Enkler	308 Hollow Rd	6267-00-	07/31/2023	\$8,000.00	\$125.00
			Generator Total:			1
			Amount Totals:			\$8,000.00
Hot Tub BP-2023-7800	Janice Daniele	78 Germond Rd	6567-00-	07/17/2023	\$6,000.00	\$175.00
			Hot Tub Total:			1
			Amount Totals:			\$6,000.00
HVAC BP-2023-7801	Roger Hof	25 Woodlea Rd	6466-00-	07/17/2023	\$2,200.00	\$125.00
BP-2023-7805	Phil Coffman	938 Bulls Head Rd	6469-00-	07/31/2023	\$22,788.00	\$125.00
			HVAC Total:			2
			Amount Totals:			\$24,988.00
New Residential BP-2023-7804	Byron Rooney	1347 Hollow Rd	6566-00-	07/31/2023	\$5,000,000.00	\$7,490.80

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
					New Residential Total:	1	
					Amount Totals:	\$5,000,000.00	\$7,490.80
New Roof							
BP-2023-7791		Carl Yakubowski	196 Rhynders Rd	6367-00-	07/01/2023	\$6,400.00	\$122.00
BP-2023-7792		Phil Coffman	938 Bulls Head Rd	6469-00-	07/08/2023	\$41,900.00	\$299.50
BP-2023-7799		Jared Lewis	10 Spruce Ln	6568-00-	07/17/2023	\$25,400.00	\$217.00
					New Roof Total:	3	
					Amount Totals:	\$73,700.00	\$638.50
Renovation							
BP-2023-7793		Adam Gordon	78-90 Spooky Hollow Rd	6366-00-	07/08/2023	\$200,000.00	\$1,090.00
BP-2023-7794		Adam Gordon	78-90 Spooky Hollow Rd	6366-00-	07/08/2023	\$75,000.00	\$465.00
BP-2023-7796		Michael Willett	39 Sodom Rd	6366-00-	07/10/2023	\$7,000.00	\$500.00
BP-2023-7797		Jeffrey Zacharia	1556 Hollow Rd	6566-00-	07/17/2023	\$26,100.00	\$220.00
BP-2023-7803		Daniel Schnur	17 Grissom Pl	6466-01-	07/31/2023	\$12,910.00	\$154.50
					Renovation Total:	5	
					Amount Totals:	\$321,010.00	\$2,429.50
Roof							
BP-2023-7807		Catherine Wolpe	150 Kansas Rd	6369-00-	07/31/2023	\$14,143.00	\$160.00
					Roof Total:	1	
					Amount Totals:	\$14,143.00	\$160.00
					Permit Grand Total:	18	
					Amount Grand Totals:	\$5,487,881.00	\$11,944.80

Inspection Schedule

07/01/2023 - 07/31/2023

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
7/6/2023 7:00 AM	Final Safety Inspection	Mike Cosenza	129 Schultsville Rd ✓	6468-00-696064-0000	In Ground Pool	PA-2020-04-08-03
7/6/2023 7:00 AM	Perform final anytime Thursday 7/6. Dina 646-623-3462	Mike Cosenza	15 Friends Vw ✓	6566-00-370441-0000	Roof	BP-2023-7741
7/6/2023 9:00 AM	Final Safety Inspection	Mike Cosenza	60 Field Rd ✓	6569-00-159923-0000	New Residential	PA-2021-03-03-02
7/6/2023 9:30 AM	Final Safety Inspection	Mike Cosenza	610 Hollow Rd ✓	6366-00-442907-0000	Renovation	PA-2023-03-25-02
7/6/2023 9:35 AM	FINAL SAFETY	Mike Cosenza	610 Hollow Rd ✓	6366-00-442907-0000	Agricultural Structures	PA-2023-02-14-01
7/6/2023 11:00 AM	Framing	Mike Cosenza	205 E Fallkill Rd ✓	6266-00-819678-0000	Residential Alteration	PA-2022-12-19-04
7/6/2023 3:39 PM	Final Safety Inspection	Mike Cosenza	2292-2296 Route 9G ✓	6268-00-317032-0000	Renovation	PA-2023-05-20-03
7/10/2023 7:00 AM	Footing Before Pouring Concrete	Mike Cosenza	129 Old Bulls Head Rd ✓	6469-00-878543-0000	Deck/Porch	BP-2023-7790
7/10/2023 7:30 AM	Footing Before Pouring Concrete	Mike Cosenza	96 Woodlea Rd ✓	6466-00-286813-0000	Deck/Porch	BP-2023-7781
7/10/2023 7:45 AM	Final Safety Inspection	Mike Cosenza	115 Deer Ridge Dr ✓	6368-00-172217-0000	New Roof	PA-2023-05-20-02

Roof

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
7/10/2023 8:30 AM	Final Safety Inspection	Mike Cosenza	✓ 78 Germond Rd	6567-00-255054-0000	Renovation	PA-2023-05-15-03
	finished basement					
7/10/2023 9:00 AM	Final Safety Inspection	Mike Cosenza	✓ 1003 Centre Rd	6468-00-293120-0000	Deck/Porch	PA-2022-11-15-03
7/11/2023 5:00 PM	Footing Before Pouring Concrete	Mike Cosenza	✓ 49 Spooky Hollow Rd	6366-00-685531-0000	Deck/Porch	BP-2023-7795
7/17/2023 7:00 AM	Footing Before Pouring Concrete	Mike Cosenza	✓ 49 Spooky Hollow Rd	6366-00-685531-0000	Deck/Porch	BP-2023-7795
	Call Detlef - 845-629-3652 Prefer early morning so they can pour. Passed As Per Mike Cosenza					
7/17/2023 9:23 AM	FINAL SAFETY	Mike Cosenza	✓ 60 Field Rd	6569-00-159923-0000	New Residential	PA-2021-03-03-02
	final new home Passed As Per Mike Cosenza					

Completion Issued Report

07/01/2023 - 07/31/2023

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3921	6267-00-624257-0000	CO	5922	Bernard Rottmann	1350 N Quaker Ln	07/17/2023

Residential Addition # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7043	6468-00-696064-0000	CO	5915	Dina Weisberger & Jennifer Greenstein	129 Schultsville Rd	07/08/2023

In Ground Pool # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7464	6367-00-304621-0000	CO	5924	Gary Russell	80 Seelbach Ln	07/31/2023

Storage/Utility Building # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7589	6267-00-868974-0000	CO	5914	Mark Bamber	228 Browns Pond Rd	07/01/2023

Renovation # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7637	6568-00-013774-0000	CC	1868	Kevin Jaycox	277 Nine Partners Rd	07/31/2023

HVAC # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7661	6468-00-293120-0000	CO	5920	Peter Hogue	1003 Centre Rd	07/10/2023

Deck/Porch # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7675	6468-00-293120-0000	CO	5925	Peter Hogue	1003 Centre Rd	07/31/2023

BP-2023-7710	6469-00-333347-0000	CO	5923	Baljit Singh	12 Beaver Edge Rd	07/31/2023
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Renovation # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7711	6366-00-442907-0000	CO	5918	Richard Morse	610 Hollow Rd	07/08/2023

Agricultural Structures # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7741	6566-00-370441-0000	CO	5916	Pete Molino	15 Friends Vw	07/08/2023

Roof # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7746	6366-00-442907-0000	CO	5917	Richard Morse	610 Hollow Rd	07/08/2023

Renovation # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7747	6468-00-682712-0000	CC	1866	Frank Perusse	701 Pumpkin Ln Rear	07/01/2023

Wood Stove # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7760	6468-00-708512-0000	CC	1865	Cory Chen	136 Nine Partners Rd	07/01/2023

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

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7779	6368-00-172217-0000	CO	5919	Robert O'Connell	115 Deer Ridge Dr	07/10/2023

New Roof # of CC/CO :Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7780	6268-00-317032-0000	CC	1867	Brandie Raschendorfer	2292-2296 Route 9G	07/08/2023

BP-2023-7796	6366-00-442732-0000	CO	5921	Michael Willett	39 Sodom Rd	07/17/2023
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Renovation # of CC/CO :Issued : 2

Grand Total: 16

Highway Report for July, 2023

This month the Lake Drive, Silver Lake Rd, Bartles Landing and Fifth Avenue paving project began. The paving work was done on time and within budget. Some further work is still ongoing and should be complete by September.

Road improvements are now complete on the Schultz Hill Road project.

Dirt road repair is ongoing because of the numerous summer rain storms.

Road side mowing is continuing. Our mower has been fixed and the rented equipment has been returned.