

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
October 11, 2022**

September 20, 2022 PB Meeting

Squirrel Hollow LLC Special permit for an accessory dwelling - 162 Rymph Road, Tax Grid No. 6367-00-080033.

The applicants wish to construct a 1,156 square foot-pool house/accessory dwelling unit.

- This is a 17.2-acre lot in the AR 3 Zoning District.
- The applicant proposes a one bedroom, one and half bath, a living area and a cooking area
- Required variances were granted at the ZBA August meeting.
- Public hearing was opened and closed.
- Short form EAF was reviewed and negative declaration was issued for SEQRA purposes.

Requested Site Plan and Special Permit was granted with conditions.

Dutchess Reserve LLC (Discussion) – Pumpkin Lane, 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.

- This property is in the AR5 Zoning District.
- Applicant proposes 5 residential lots with access via two curbs cuts on the west side of Pumpkin Lane. One common driveway will provide access to four lots and one driveway will provide access to the 5th lot.
- As requested, the applicant presented cluster plan subdivision and 4 - lot subdivision configuration.

- As per the previous meeting a question was raised about Sec. 250-25 B (Rear Lots) regarding the cap number of abutting driveways per subdivision or per lot. The MCEI made a determination that Sec. 25 -B is a limitation on the number of contiguous abutting accessways and not on a total number of abutting accessways in a subdivision.
- It was noted that the zoning code does not allow two abutting driveways unless the Planning Board waives it.
- The board expressed concerns about the proposed driveways. What if the future property owner decides to have his own driveway instead of a common driveway?
- After a very lengthy discussion, the board agreed that they needed more time to review the newly presented layout. This layout was just submitted to the board at this meeting. Applicant to send the town engineer the latest submission.
- No action taken.

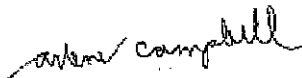
October 4, 2022 PB Meeting

- Meeting is cancelled due to no quorum.

OTHER MATTERS:

The board Liaison Officer gave the board an update about zoning revision.

Prepared by:

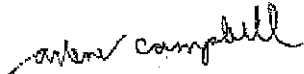


Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk
Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS MEETING
MONTHLY REPORT
TB meeting October 11, 2022**

September meeting was cancelled. The applicant temporarily withdrawn the variance application.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Eliot Werner, Board Liaison Officer

The CAC met 9/14/2022 in Masonic Hall. Here are some highlights from the meeting.

- The committee reviewed one steep slopes and erosion control permit
- The CAC's 2023 budget request was sent to Michael Whitton, the committee is requesting \$2,200
- The CAC continues to improve and maintain the garden between the Masonic Hall and the Schoolhouse
- Members of the CAC toured the Casperkill Game Club and their field of native plantings
- The committee had a great reception at Community Day, where their raffle of a plant was a success
- The committee plans to attend the democrats annual get together on 9/17
- There will be two master gardener programs this fall at the Clinton Community Library, sponsored by CAC. Stop the spread 10/20 and controlling invasives on 11/10. Register through the library's website.

The next meeting will be September 14, 2022

Respectfully submitted,

Katherine Mustello, councilwoman

Town of Clinton Recreation Committee

September Report

Dan Harkenrider, Rec Director

OLD BUSINESS:

Clubs :

Hiking 2nd Saturday of the month:Nuclear Lake on 9-10.

Knitting- The knitting club is gaining members, they meet the 2nd and 4th Wednesdays 10 am in the Hummingbird Ranch store, Salt Point.

Card club Going on a break for the summer. They will return in the Fall. 1st, 2nd and 4th Thursday's at 3

Concession Stand: is **CLOSED..** We snacks during the week to campers and opened for the weekend starting July 16th. The donated fridge was too big and we have another donation to pick up. It was a success.

Wifi is installed at Fran Mark Park!! –

Camp is done and was a success. The Camp Direct Lizzie Tompkins is bringing lots of new activities to the campers. They are swimming and taking swim lessons from the Lifeguards.

Basketball Clinics had a light enrollment but the kids learned a lot and had fun. TShirts and basketballs were given to each camper.

NEW BUSINESS

Weekly Senior Drop In

Our residents can attend the Weekly Senior Drop In at the Pleasant Valley Town Hall on Fridays:

10:00 coffee & snack

10-11:30 cards & games

12-12:30 lunch (bring your own)

12:30-2 Bingo

Carol Mackin will send out a flyer to the community.

Senior Trips

We can coordinate with LaGrange and Pleasant Valley for senior trips. Carol Mackin is in touch with the Pleasant Valley Senior Rec Leader to plan the next trip. When they choose their destination, she will share that with Clinton and we can invite our Seniors to attend. It will most likely be a casino.

OTHER BUSINESS

- a) CBG for Friends Park: Dan/Chris - the project will be bid by the Town Board to upgrade fencing on ballground,, add ADA compliant bathrooms and add handicapped parking
- b) New cabinets at Fran Mark kitchen: Dan will consider using ARPA funds
- c) Security Camera's – Chris Juliano will follow up with the Board to approve using ARPA funds. We now have the wifi to operate the cameras
- d) Music in the Park/Food trucks: a total success. The plan is to work with the Library for the future.
- f) Crafts: Diane Johnson presented several craft ideas, we will be setting up a schedule with her to lead the crafts.

Working on these activities:

Painting/watercolors: **Dan**

Recreation Purchases:

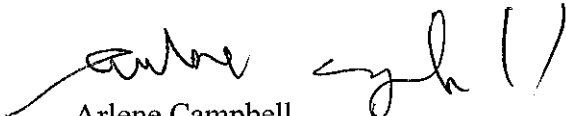
Pickleball net/paddles

Picnic Tables

Town of Clinton Building Department
September 2022 Monthly Report
Town Board Meeting 10-12-2022

Number of Building Permits Issued	23
Number of CO & CC issued	29
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>280 miles</u>
Total Cost of Construction	<u><u>\$ 1,817,903.14</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Michael Cosenza
Building Inspector

Permit Report By Type

09/01/2022 - 09/30/2022

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Accessory Dwelling	BP-2022-7616	Peter and Maria Himmelman	187 Schultz Hill Rd	6368-00-	09/23/2022	\$225,000.00	\$1,234.50
						Accessory Dwelling Total: 1	
						Amount Totals: \$225,000.00	\$1,234.50
Accessory Dwelling New	BP-2022-7607	Mary Elizabeth Ryan	828 Centre Rd	6467-00-	09/21/2022	\$260,000.00	\$1,857.00
						Accessory Dwelling New Total: 1	
						Amount Totals: \$260,000.00	\$1,857.00
Deck/Porch	BP-2022-7599	Stephen Myers	24 Ryan Ct	6566-00-	09/01/2022	\$8,500.00	\$201.00
	BP-2022-7615	Kim DiMetro-Seipp	131 Nine Partners Rd	6468-00-	09/23/2022	\$15,000.00	\$133.30
	BP-2022-7620	Valerie Holzmann	2065 Route 9G	6267-00-	09/29/2022	\$8,000.00	\$183.00
						Deck/Porch Total: 3	
						Amount Totals: \$31,500.00	\$517.30
Generator	BP-2022-7613	Gail Dagger Coates	57 Lake Pleasant Dr	6268-00-	09/23/2022	\$16,000.00	\$100.00
						Generator Total: 1	
						Amount Totals: \$16,000.00	\$100.00
HVAC	BP-2022-7598	David Leach	329 Hollow Rd	6267-00-	09/01/2022	\$26,950.00	\$115.00
	BP-2022-7606	Joseph and Susan Aiello	12 Heritage Rd	6566-00-	09/15/2022	\$14,993.00	\$115.00
	BP-2022-7608	Donald Hart	188 Schultz Hill Rd	6368-00-	09/22/2022	\$10,370.00	\$125.00
	BP-2022-7617	Ilsa Falis	384 Mountain View Rd	6369-00-	09/26/2022	\$38,276.14	\$230.00
						HVAC Total: 4	
						Amount Totals: \$90,589.14	\$585.00
In Ground Pool	BP-2022-7600	William Mershon Trustee	253-269 Nine Partners Rd	6468-00-	09/01/2022	\$246,100.00	\$250.00
	BP-2022-7618	MTS Realty	132 Rymph Rd	6366-00-	09/27/2022	\$30,000.00	\$250.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
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Tent						
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BP-2022-7609	Donald Hart	188 Schultz Hill Rd	6368-00-	09/22/2022	\$550.00	\$250.00
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Tent Total:					1	
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Amount Totals:					\$550.00	\$250.00
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Permit Grand Total:					23	
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Amount Grand Totals:					\$1,817,903.14	\$9,309.80
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Completion Issued Report

09/01/2022 - 09/30/2022

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
1004	6466-00-802679-0000	CC	1775	Hermínio Carvalho	1288 Hollow Rd	09/07/2022
					Greenhouse # of CC/CO : Issued : <u>1</u>	
2006	6466-00-802679-0000	CO	5810	Hermínio Carvalho	1288 Hollow Rd	09/15/2022
					Garage - Detached # of CC/CO : Issued : <u>1</u>	
2051	6566-02-507807-0000	CO	5812	D Hollingsworth	27 Tailleir Ln	09/22/2022
					Residential Addition # of CC/CO : Issued : <u>1</u>	
2120	6366-00-011660-0000	CO	5814	Daisy Horta	291 E Fallkill Rd	09/28/2022
					Barn/Shed # of CC/CO : Issued : <u>1</u>	
2247	6366-00-011660-0000	CO	5815	Nancy Wowaka	291 E Fallkill Rd	09/28/2022
					Accessory/Addition # of CC/CO : Issued : <u>1</u>	
2264	6267-00-272452-0000	Closed Out Certificate	2264	Robert Fried	2092 Route 9G	09/14/2022
					Commercial Structures # of CC/CO : Issued : <u>1</u>	
32	6567-00-163414-0000	CO	5809	Charles Spross	481 Schulzville Rd	09/15/2022
596	6567-00-163414-0000	CO	596	Charles Spross	481 Schulzville Rd	09/15/2022
					Residential Addition # of CC/CO : Issued : <u>2</u>	

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
800	6466-00-802679-0000	CC	1776	Hermirio Carvalho	1288 Hollow Rd	09/07/2022
					Greenhouse # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2009-5549	6267-00-092469-0000	CO	5806	Sean Marchant	2056 Route 9G	09/12/2022
					Deck/Porch # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2011-5845	6467-00-200759-0003	CC	1778	Circumnavigation Corp	11 Hummingbird Way	09/12/2022
					Mechanical # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2012-5983	6467-00-228942-0000	CC	1787	Arlene and Shawn Sliwowski	921 Centre Rd	09/30/2022
					Above Ground Pool # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6576	6467-00-228942-0000	CO	5817	Arlene Kinzel	921 Centre Rd	09/30/2022
BP-2019-6885	6567-00-259864-0000	CO	5816	Jeffrey Stephen Mayer	140 Willow Ln	09/29/2022
					Renovation # of CC/CO : Issued : _____ 2	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6890	6567-00-259864-0000	CC	1786	Jeffrey Stephen Mayer	140 Willow Ln	09/29/2022
					In Ground Pool # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6892	6567-00-259864-0000	CC	1785	Jeffrey Stephen Mayer	140 Willow Ln	09/29/2022
					Fireplace # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6902	6368-00-285540-0000	CC	1783	Donald Hart	188 Schultz Hill Rd	09/22/2022
					Roof Mounted Solar ES # of CC/CO : Issued : _____ 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2019-6928 6468-00-871646-0000 CO 5805 Alison Aldrich 206-210 Nine Partners Rd 09/07/2022
 Renovation # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7309 6267-00-480576-0000 CC 1784 Karolina Woloszyn 150 E Cookingham Dr 09/27/2022
 Above Ground Pool # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7311 6467-00-778003-0000 CO 5813 Ed and Jennifer Testa 35 Woodlands Trl 09/22/2022
 New Residential # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7366 6366-00-011660-0000 CC 1781 Daisy Horta 291 E Fallkill Rd 09/21/2022
 Electrical Service # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7375 6468-00-756555-0000 CC 1780 Lisa Wolfe 5 Electronic Ln 09/15/2022
 Wood Stove # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7444 6369-00-746750-0000 CO 5807 Gavin Murphy 489 Slate Quarry Rd 09/13/2022
 Deck/Porch # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7461 6469-00-726522-0000 CC 1782 Anthony and Lisa Curcio 30 Old Bulls Head Rd 09/21/2022
 Storage/Utility Building # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7506 6469-00-726522-0000 CO 5811 Anthony and Lisa Curcio 30 Old Bulls Head Rd 09/21/2022
 Barn/Shed # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7546 6569-00-027155-0000 CC 1777 Salvatore Mazzei 68 Shadblow Ln 09/12/2022
 Oil Tank # of CC/CO : Issued : 1

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7567	6466-00-605601-0000	CO	5808	Joseph and Nanette Jeraci	232 Allen Rd	09/15/2022
					Deck/Porch # of CC/CO : Issued : <u>1</u>	
BP-2022-7595	6566-00-642138-0000	CC	1774	Brian Parker	433 Hibernia Rd	09/01/2022
					In Ground Pool # of CC/CO : Issued : <u>1</u>	
BP-2022-7604	6367-00-080033-0000	CC	1779	Stephen Simcock	Squirrel Hollow LLC 162 Rympla Rd	09/14/2022
					Roof Mounted Solar ES # of CC/CO : Issued : <u>1</u>	
					<u>Grand Total:</u> <u>29</u>	

Highway Report for Oct, 2022

Grader hot patching, drainage projects and shoulder work have been ongoing for Schultz Hill Road. The remainder of that project will be completed next year.

Winter road preparation has begun to take place on all roads. Among the prep work is leaf cleanup, tree work, hot patching and shoulder work. The dirt roads are also being graded. The equipment and trucks have been receiving prep work for the winter season to allow for a safe and efficient operation.

The new highway heating system has been installed.

The Highway Dept employees have undergone Red Cross training for First Aid, CPR and AED emergencies.

Michael Howay retired this month after 33 years of faithful service.

Winter/Snow Reminder: as of November 1st (thru April 15th) there is a “no parking” ordinance on all town roads. In addition, another important note is to please remember not to plow any snow into our public roads.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

SHRAC

1 message

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

Fri, Oct 7, 2022 at 6:05 PM

Report for October . . .

No meeting this past month. The next meeting will be held on Monday, October 17th, via Zoom.

Clinton Community Library Meeting 9/12/2022

The Clinton Community Library board of Trustees met in person 9/12. Here are some highlights of the meeting.

- The bid for the new handicaped entrance to the library came in much higher than was expected. The town is not accepting that bid and will put the job back on BidNet in hopes that more companies bid and the price is more reasonable.
- Work has begun on the library's annual appeal and the election day raffle. If you would like to help out please contact Carol Bancroft at the library.
- The 414 will be on the ballot in November. The total annual funding amount would be \$149,800. This would equal a tax rate of \$15.97 per every \$100,000 in assessed property value. The total annual Library taxes would be approximately \$67 for a property assessed at \$415,000. This increase equates to paying approximately \$21 more per year, about \$1.75 a month.
- The Library was pleased to be involved in Community Day, and raised \$111 and registered 10 new library cards
- Summer reading has wrapped up, there were 47 participants
- The library held 59 programs in August, and lent out 1332 items in total including online resources.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cemeteries

1 message

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

Fri, Oct 7, 2022 at 6:08 PM

Report for October . . .

- Full-body burial at Schultzville.
- Arranged cremation burial at Schultzville.
- Completed sale of burial plot at Schultzville.
- Working on two replacement deeds at Pleasant Plains.
- Waiting to hear from Kol-Rocklea about stone repair work at Pleasant Plains.

I received a commitment from a fourth volunteer to serve on the Cemetery Committee. The board will vote on this individual (Ryan Schimmelpfennig) at the October 11th meeting.

In preparation for an upcoming burial, committee member Patrick O'Hara spent some time cleaning gravestones at Schultzville.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

DCCHR

1 message

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

Fri, Oct 7, 2022 at 6:04 PM

Report for October . . .

I made contact with Executive Director Jody Miller and scheduled an orientation meeting via Zoom for Thursday, October 27th.

The commission typically meets on the first Wednesday of the month, although this month the group will meet on the 18th since the 5th is a holiday.