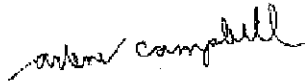


**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
June 9, 2020**

**Meetings were cancelled.**

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 June 9, 2020**

**May 28, 2020 Virtual ZBA Meeting**

**Rebecca Boucher/Spooky Hollow Properties LLC** regarding property located at 304 Clinton Avenue, Tax Grid No. 6366-00-837288.

The applicant is requesting the following area variances to the Town of Clinton Zoning Regulations to permit the construction of a 280-square foot Greenhouse in the AR5 Zoning District.

Sec. 250 Attachment 2

- Front Yard setback reduction from 100 feet to 40 feet

Sec. 250-22 A-3

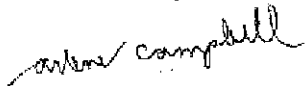
- Placement of an accessory structure in front of the principal building
- This is a 18.19 acre parcel in the AR5 Zoning District.
- The applicant wishes to construct a greenhouse to an area where A disrepair building was demolished.
- The building that was removed was much taller than the proposed structure and was in that spot for more than 100 years without adverse effects.
- The applicant intends to make use of the existing stone walls and parts of the old foundation in the new construction.
- There is no undesirable change to the surrounding properties or to the neighborhood since the new building is smaller than that which it will replace.
- Requested variances are granted.

**Patrick Murphy** regarding property located at 53 Lake Pleasant Drive, **Tax Grid No. 6366-00-925457.**

The applicant is requesting an area variance to Sec. 250 Attachment 2 (Area and Bulk Regulations) of the Town of Clinton Zoning Regulations for a rear yard setback reduction from 75 to 69 feet in order to enlarge and repair an existing wood deck.

- The proposed extension of the deck is within the Controlled Area under Section 250-78, that being the 100 foot buffer around the edge of Browns Pond.
- The construction of the deck within the Controlled Area is a regulated activity under Section 250-78 (B) (1), and requires a permit approved by the Planning Board.
- The applicant also wishes to bury a propane tank within the Controlled Area and this activity will also require a permit approved by the Planning Board but does not affect the area variance requested here.
- Requested variance is granted.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

Cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report  
June 9, 2020 Town Board Meeting

The Conservation Advisory Committee has not met due to the public health crisis. Future meetings will be decided as we move forward.

There was a communication regarding the proposed Danskammer power plant. That issue is on the agenda for the Town Board meeting.

Report prepared by  
Michael Whitton, Councilmember

**Recreation Department  
Town Of Clinton  
May 2020**

**Friends Park**

- \*Little League is hold at this point.
- \*No garbage dumpster at this park until further notice.
- \*cost of new roof on the bathroom \$ 4350
- \*getting a plumber to repair leaks in the bathroom

**Fran Mark Park**

- \*Park is open 9-6 with a gate guard and lifeguard daily.
- \* Pavilion/Parties closed until further notice.
- \* Pond weed control being applied by June 5<sup>th</sup>.
- \* Aerator to be installed by June 5<sup>th</sup>. Waiting on company to call back and schedule. They said this week.
- \*pond will continue to be checked by Health Department.
- \*met with Health Department to test drinking water which is also tested weekly. Test the water in bathrooms and kitchen. This is why we have the black light.

**Maintenance:**

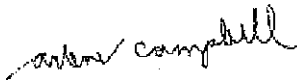
2 guys are mowing the park and cemetery. All the mowing and weed trimming is caught up. We will start to do some other jobs at the parks like painting and spreading mulch/weeding the playground areas.

- Rec Fund Sub division balance \$108,288

Town of Clinton Building Department  
May 2020 Monthly Report  
Town Board Meeting 6-9-2020


Number of Building Permits Issued	12
Number of CO & CC issued	6
Number of Title Search	9
Total Number of Mileage by the Building Inspector (see ZEO mileage)	
Total Cost of Construction	<u><u>\$ 116,730.00</u></u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved by:



Michael Cosenza  
Building Inspector

# Completion Issued Report

05/01/2020 - 05/31/2020  
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3556	6466-01-019853-0000	CC	1530	Nolan Gerard	35 Gritsson Pl	05/21/2020
Mechanical # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2004-4618	6267-00-478656-0000	CC	1529	Steven Diehl	88 W Cookingham Dr	05/20/2020
Above Ground Pool # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5645	6466-00-619485-0000	CO	5609	William Holman	192 Allen Rd	05/28/2020
Residential Alteration # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2014-6233	6468-00-654844-0000	Closed Out Certificate	BP-2014-6233	None	81 Maple Ln	05/19/2020
Above Ground Pool # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2015-6380	6467-00-140580-0000	CC	1528	Christopher Juliano	777 Centre Rd	05/06/2020
Demolition # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6982	6468-00-274466-0000	CC	1531	Christian Fekete	793 Fiddlers Bridge Rd	05/21/2020

Oil Tank # of CC/CO :Issued : 1  
Grand Total: 6

# Permit Report By Type

05/01/2020 - 05/31/2020  
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount	
<b>Commercial Structures</b>								
	BP-2020-7061	Matthew Mobley	41-51 Lake Dr	6368-00-	05/21/2020	\$6,000.00	\$225.00	
	<b>Commercial Structures Total:</b>						<u>1</u>	
	<b>Amount Totals:</b>						<b>\$6,000.00</b>	<b>\$225.00</b>
<b>Deck/Porch</b>								
	BP-2020-7054	Timothy Malet	17 Meadows Ct	6267-00-	05/06/2020	\$3,400.00	\$90.00	
	<b>Deck/Porch Total:</b>						<u>1</u>	
	<b>Amount Totals:</b>						<b>\$3,400.00</b>	<b>\$90.00</b>
<b>Demolition</b>								
	BP-2020-7051	James and Lisa Metcalf	225 Shadblow Ln	6568-00-	05/06/2020	\$52,000.00	\$90.00	
	<b>Demolition Total:</b>						<u>1</u>	
	<b>Amount Totals:</b>						<b>\$52,000.00</b>	<b>\$90.00</b>
<b>Fireplace</b>								
	BP-2020-7058	Russell Seymour	124 Kansas Rd	6369-00-	05/14/2020	\$2,000.00	\$125.00	
	<b>Fireplace Total:</b>						<u>1</u>	
	<b>Amount Totals:</b>						<b>\$2,000.00</b>	<b>\$125.00</b>
<b>Generator</b>								
	BP-2020-7052	John Duval	107 E Meadowbrook Ln	6367-00-	05/06/2020	\$3,500.00	\$90.00	
	BP-2020-7053	Adam Richard Hart	282 Zipfelburg Rd	6369-00-	05/06/2020	\$0.00	\$90.00	
	<b>Generator Total:</b>						<u>2</u>	
	<b>Amount Totals:</b>						<b>\$3,500.00</b>	<b>\$180.00</b>
<b>Oil Tank</b>								
	BP-2020-7057	Huge Lewis	429 Lake Dr	6469-00-	05/14/2020	\$1,898.00	\$115.00	
	<b>Oil Tank Total:</b>						<u>1</u>	
	<b>Amount Totals:</b>						<b>\$1,898.00</b>	<b>\$115.00</b>
<b>Renovation</b>								
	BP-2020-7060	Chirag Patel	1511 Centre Rd	6469-00-	05/20/2020	\$2,500.00	\$87.50	
	BP-2020-7062	Glen Campbell	16 E Meadowbrook Ln	6367-00-	05/29/2020	\$10,500.00	\$111.50	



Permit Type:

Permit # Applicant

Location

SBL#

Issued

Valuation

Fee Amount

Residential Alteration

BP-2020-7055 Terrence Hofweber  
 BP-2020-7056 Joseph and Susan Aiello  
 BP-2020-7059 Lorna Smith-Easter

68 Old Bulls Head Rd  
 12 Heritage Rd  
 33 W Cookingham Dr

6469-00- 05/12/2020  
 6566-00- 05/14/2020  
 6267-00- 05/14/2020

\$17,000.00 \$131.00  
 \$9,000.00 \$108.00  
 \$8,932.00 \$106.80

Residential Alteration Total: 3

Amount Totals: \$34,932.00 \$345.80  
 Permit Grand Total: 12  
 Amount Grand Totals: \$116,730.00 \$1,369.80

Town of Clinton  
Town Board  
1215 Centre Road  
Rhinebeck, NY 12572

May 7, 2020

**Re: Zoning Administrator's Report (April 2020)**

Below are the activities that took place during the month of **April 2020**.

- phone conference with the Town Attorney about present Zoning violations and enforcement procedures.
- Reviewed emails from April 2020 to present.
- Reviewed current & open Zoning violations (373 Allen Rd, 1076 Hollow Road, 817 Hollow Road, 26 Blue Heron Lane, 384 Mountain View Road)
- Respond to email and phone's various complaints
- Issued (4) Notice Violations/Order to Remedies
- Reviewed & Approved (9) Building Permits
- Performed (5) Building Inspections (27 Crimson Hill, 137 Fiddlers Bridge Road, 459 Mountain View Road, 124 Kansas Road, 586 Clinton Hollow Road)

Respectfully submitted,

*John J. Fenton*

John J. Fenton  
Zoning Administrator  
Town of Clinton

# Highway Report for May, 2020

The 2020 Highway Spending 284 agreement has been submitted from the Highway Dept for approval.

Road repairs and improvements have begun. In late June, Pumpkin Lane will be blacktopped. And in July, Browning Rd, Fallkill Rd and Rymph Rd will be oil and stoned.

The Town of Stanfordville let us borrow their blacktop roller for May and we began working on various roads.

Road sweeping has been completed and now work has begun on the dirt roads.

Repairs and grader patching has taken place on Browning Rd, Rymph Rd and several others.

A mower was rented for the month of June to complete necessary area roadside mowing.

Tree and brush trimming has taken place on many roads and at the Town Hall complex. We had use of the bucket truck (another piece of shared equipment) in May so it helped make the trimming easier.

Highway Dept crew was given permission to return to a full staff as of May 18th .

Library Report  
June 9, 2020 Town Board Meeting

The Library Trustees met June 8, 2020, virtually via GoToMeeting.

- The trustees welcomed Mary Pat Sternberg as the new President of the Board of Trustees. This was her first board meeting as President.
- The trustees welcomed Eliot Werner as the newest member of the board. This was his first board meeting.
- The library will begin curbside service on June 9, as NYS entered Phase 2 of our reopening. The hours are: Monday, Tuesday 10a-4p; Friday 2a-6p; Saturday 9a-1p. The library staff has been trained in the proper procedures that must be followed.
- The library will be allowed to resume some in-person library programs once the Mid-Hudson region enters Phase 4. They will evaluate programs on an individual basis to ensure staff and patron safety.
- Thanks to Mary Pat & Eric Sternberg for installing the new-to-us exterior return that replaces the decommissioned mailbox. The Mahopac Public Library offered up an unused book drop. Matt's Auto Body sanded off the rust and repainted the exterior. The book drop is safer and holds significantly more materials. Thanks to all involved!
- There is no Library Board meeting in July. The next meeting will be August 10, 2020.

Report prepared by  
Michael Whitton, Councilmember

Altice Report  
June 9, 2020 Town Board Meeting

There was no communication with Altice since our last meeting.

I have had an ongoing issue with our contact at Altice, John Dullaghan. He is the Director of Government Affairs. I contacted him in March on behalf of a Clinton resident having a service issue. He immediately responded, telling us he would solve the problem. Since then, there has been no resolution. I have contacted John several times, with no response.

Report prepared by  
Michael Whitton, Councilmember

Cemetery Report  
June 9, 2020 Town Board Meeting

There were no burials since our last meeting.

Kol-Rocklea has visited the Pleasant Plains cemetery to generate an estimate for the repairs needed on stones. That estimate should be coming shortly. This will give us a better idea of the amount of grant money to ask for from the NYS Division of Cemeteries.

The original deeds to the cemeteries have been obtained from the Dutchess County Clerk, as will be needed to apply for the grants. Some of the deeds are quite old, and were difficult to find. Brad Kendall, County Clerk, personally got involved to help with the search.

I have been in touch with an Inspector for the NYS Division of Cemeteries. We are arranging a time that he can come to visit all three of our cemeteries with myself and Eliot Werner. This inspection and consultaion will help us make sure that the applications for grants to fix up the cemeteries get approved.

Finally, I would like to extend our sincere thanks to the American Legion, Montgomery Post 429, in Rhinebeck. They made sure that flags were placed at all of the veteran graves in our three cemeteries throughout the town. They have been performing this service in those cemeteries for many years, with all volunteers. I visited all three of our cemeteries on Memorial Day, and the flags were beautiful. Thank you!

Report prepared by  
Michael Whitton

WIC Report  
June 9, 2020 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council met via online video conference on May 15, 2020. There was a brief update on the State of the Watershed & Recommendations Report by Mayor Matt Alexander. Also, Emily Vail, of the Hudson River Watershed Alliance held a discussion regarding watershed management.

Finally, new officers were elected. They are:

- **Chair** – Richard Thurston; Town of Wappinger
- **Vice Chair** – Kevin McGrane; Town of Washington/Village of Millbrook
- **Secretary** – Matt Alexander; Village of Wappingers Falls

Report prepared by  
Michael Whitton, Councilmember