

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

**January 19, 2021 Meeting via Zoom**

**BCDE Family LLP** regarding property located at 191-195 E. Meadowbrook Lane, **Tax Grid No. 6367-00-841554.**

The applicant requests the following variances regarding the number of accessory structures.

Sec. 250-81(A) "Shall not be placed on different portion of land.." in regard to relocating Shed to be converted to a poolhouse to new location adjacent to the new pool

Sec. 250-22 A-4 Number of accessory structures from 3 to 7

Sec. 250-83 A – All alterations or extensions to a nonconforming building or structure shall comply with provisions of this chapter with respect to Article IV, Are and Bulk Regulations. (Existing Shed)

1. The property known to be Jug Hill Farm on E. Meadowbrook Lane.
2. The Applicant is requesting variances to demolish an existing A-frame accessory dwelling, construct a new pool at said A-frame location, and relocate and convert an existing shed into a pool house with a bath and wet bar.
3. The property is on an 80-acre lot in an AR3 Zoning District.
4. The variances requested are substantial, as the property currently has eight accessory structures that pre-date the Town's zoning laws.
5. PB previously grants wetlands permit and demolition plan approval to demolish the A-frame house and move the shed out of the wetlands buffer to the proposed location to be converted to a pool house.

Received positive recommendation to the Zoning Board of Appeals.

**Edward and Donna Marie Delforno** regarding property located at 137 Schultsville Road, **Tax Grid No. 6468-00-707022.**

The applicant requests an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations reducing the side yard setback from

50 feet to 27 feet to construct a 14' x 24' detached garage/shed in the AR5 Zoning District.

- This is 8.18 acre property in the AR5 Zoning District.
- It was noted that a Stop Work Order was issued for construction without building permit.
- Applicant states that he was unaware that that a 376 sq. ft. building required a building permit, although applicant is a licensed real estate agent
- The proposed structure will have 40 square feet storage area with a total area of 376 square feet.

Received neutral recommendation to the Zoning Board of Appeals with condition.

**Lack and Winokur Lot Line Adjustment** – property on 157 Coyote Ridge Road, Tax Grid Nos. 6268-00-662090 & 625110.

Applicants wish to move lot line between two undeveloped parcels.

- Two parcels involve are Parcel #662090 – 5.57 acres and Parcel #625110 – 10.55 acres. After lot line adjustment the new acreage will be Parcel #662090 – 5.969 acres and Parcel #625110 – 10.243 acres.
- These lots are situated in the AR5 Zoning District.
- The applicants are proposing a two lot common driveway.
- The board had a lengthy discussion about the proposed action per Sec. 250-25 (Rear lot) and Sec. 206-16E (Access from public roads)

No action taken. The applicant needs to get a determination from the Zoning Enforcement Officer regarding Sec. 250-16 E and Sec. 250-25.

**Lack and Winokur Soil Erosion & Sediment Control Plan** - property on 157 Coyote Ridge Road, Tax Grid No. 6268-00-662090 & 625110.

Applicants seek Soil Erosion & Sediment Control Plan due to the steep slopes on these parcels.

- Parcel No. 662090 proposed to build a 4-bedroom house, and Parcel No. 625110 for a two-bedroom residence, inground pool, and a new driveway.

No action taken. Issue about the Lot Line Adjustment need to be addressed first.

**Charles 2 Lot Subdivision Final Plat Revised Approval – 404 Pumpkin Lane,  
Tax Grid No.6568-00-340232**


Applicants wish to revise the approved final plat to indicate a nonreality subdivision for Board of Health signature on the map.

- Final Plat approval was granted January 5, 2021.
- The applicant wishes to remove the proposed building envelope on the map to reflect the nonreality subdivision in order for the Department of Health to stamp and sign the final plat for County Clerk's office filing.
- It was noted that the parcels only received a soil test but these lots are not Board of Health approved yet and the building envelope is just theoretical.
- The board agreed to remove the theoretical building envelope shown on the original approval.

**February 2, 2021 Meeting via Zoom**

Meeting was cancelled.

Prepared by:



Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk

Cc: Dean Michael, Liaison Officer

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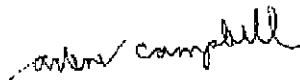
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Prepared by:



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 February 9, 2021**

**January 28, 2021 Virtual ZBA Meeting**

**BCDE Family LLP** regarding property located at 191-195 E. Meadowbrook Lane, Tax Grid No. 6367-00-841554.

The applicant requests the following variances to construct a pool on the location of the existing A-frame accessory dwelling unit and move the existing structure to the site of the pool to be used as a poolhouse.

Sec. 250-81(A) "Shall not be placed on different portion of land.." in regard to relocating Shed to be converted to a poolhouse to new location adjacent to the new pool

Sec. 250-22 A-4 Number of accessory structures from 3 to 7

Sec. 250-83 A – All alterations or extensions to a nonconforming building or structure shall comply with provisions of this chapter with respect to Article IV, Are and Bulk Regulations. (Existing Shed)

- This is an 80-acre property in the ZR3 Zoning District.
- This property is used to be known as Jug Hill Farm that contains principal dwelling unit and a total of 8 pre-existing accessory structures, three of which are accessory dwelling units. Five of these accessory structures are nonconforming.
- Applicants received approval to demolish the A-frame house and seeks permission to relocate one of the accessory structures, an approximately 16' by 22' one-story shed, to the site of the pool, to be retrofitted as a pool house.
- Past decisions by the Zoning Board of Appeals have considered that the combined pool/pool house can be treated as one accessory structure. The proposed action would reduce the number of nonconforming structures from 5 to 4 (7 total accessory structures).

Requested variances are granted.

**Edward and Donna Marie Delforno** regarding property located at 137  
Schultzville Road, **Tax Grid No. 6468-00-707022.**

The applicant requests an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations reducing the side yard setback from 50 feet to 27 feet to construct a 14' x 24' detached garage/shed in the AR5 Zoning District.

- It was noted that the applicant who is also a realtor claimed that he did not know that a building permit is required to put up a garage.
- A Stop Work Order was issued and posted on the property after a neighbor's complaint of construction without a building permit.
- Numerous emails were received regarding the alleged continuation of the garage in the setback despite the stop work order.
- The board had almost three hours of discussion about the violation on the property.
  
- No action taken. Applicant to come back next meeting. Question regarding the accuracy of the actual setback presented by the applicant and whether emergency vehicles will have room to turn around in case of emergency given the garage structure onsite. Another concern is whether the applicant continued to violate the stop work order. Needs confirmation from the Zoning Officer.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer



Conservation Advisory Committee Report  
February 9, 2021 Town Board Meeting

The CAC met on January 13. Much of the meeting was dedicated to exploring the Pollinator Pathways project. Plans are being made to educate the community about Pollinator Pathways and to reach out to community members that may take part in the project.

Other discussions included expanding membership in the CAC, and learning about regenerative farming.

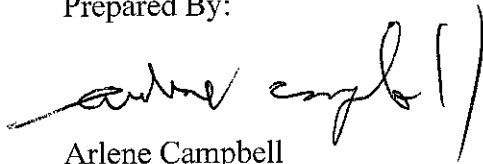
The next meeting is scheduled for February 10 at 4:30pm.

Report prepared by  
Michael Whitton, Councilmember

Town of Clinton Building Department  
February 2021 Monthly Report  
Town Board Meeting 2-09-2021

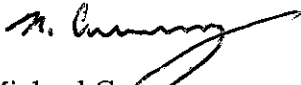
Number of Building Permits Issued	13
Number of CO & CC issued	8
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>50 miles</u>
Total Cost of Construction	<u><u>\$ 314,016.20</u></u>

Prepared By:



Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:



Michael Cosenza  
Building Inspector

# Permit Report By Type

01/01/2021 - 01/31/2021

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Accessory Alteration</b>							
	BP-2021-7198	Mer-kill LLC	77 Rymph Rd	6266-00-	01/07/2021	\$0.00	\$0.00
<b>Accessory Alteration Total:</b>						<b>1</b>	<b>\$0.00</b>
<b>Amount Totals:</b>						<b>\$0.00</b>	<b>\$0.00</b>
<b>Accessory Dwelling</b>							
	BP-2021-7204	Russell Seymour	124 Kansas Rd	6369-00-	01/20/2021	\$18,000.00	\$134.00
<b>Accessory Dwelling Total:</b>						<b>1</b>	<b>\$134.00</b>
<b>Amount Totals:</b>						<b>\$18,000.00</b>	<b>\$134.00</b>
<b>Deck/Porch</b>							
	BP-2021-7205	Daniel Wheeler	18 Fourth Ave	6469-10-	01/21/2021	\$2,000.00	\$486.00
<b>Deck/Porch Total:</b>						<b>1</b>	<b>\$486.00</b>
<b>Amount Totals:</b>						<b>\$2,000.00</b>	<b>\$486.00</b>
<b>HVAC</b>							
	BP-2021-7201	James Metcalfe	359 Nine Partners Rd	6568-00-	01/20/2021	\$48,442.00	\$0.00
	BP-2021-7203	Russell Dowhower	143 Rymph Rd	6266-00-	01/20/2021	\$9,297.20	\$115.00
<b>HVAC Total:</b>						<b>2</b>	<b>\$115.00</b>
<b>Amount Totals:</b>						<b>\$57,739.20</b>	<b>\$115.00</b>
<b>Oil Tank</b>							
	BP-2021-7197	Kron Family Ltd Partnership	367 Clinton Corners Rd	6566-00-	01/07/2021	\$815.00	\$115.00
	BP-2021-7199	Robert Aj Keeley	1225 Hollow Rd	6466-00-	01/11/2021	\$970.00	\$115.00
<b>Oil Tank Total:</b>						<b>2</b>	<b>\$115.00</b>
<b>Amount Totals:</b>						<b>\$1,785.00</b>	<b>\$230.00</b>
<b>Renovation</b>							
	BP-2021-7200	Michael Clark	13 Mountain View Rd	6368-00-	01/11/2021	\$100,000.00	\$0.00
	BP-2021-7202	James Metcalfe	359 Nine Partners Rd	6568-00-	01/20/2021	\$87,000.00	\$341.00
	BP-2021-7206	Tenth Street Estates LLC	42 Browning Rd	6366-00-	01/21/2021	\$15,000.00	\$525.00
	BP-2021-7207	Michael Hoffmann	348 Nine Partners Rd	6568-00-	01/21/2021	\$12,000.00	\$516.00
<b>Renovation Total:</b>						<b>4</b>	<b>\$1,382.00</b>
<b>Amount Totals:</b>						<b>\$214,000.00</b>	<b>\$1,382.00</b>

Permit Type: Permit # Applicant Location SBI# Issued Valuation Fee Amount

Residential Alteration  
 BP-2021-7208 Wayne Castilonia 475 Clinton Hollow Rd 6466-00- 01/28/2021 \$492.00 \$4,000.00  
 BP-2021-7209 Rabrice Gill 115 N Creek Rd 6267-00- 01/28/2021 \$20,000.00 \$0.00

Residential Alteration Total: 2  
 Amount Totals: \$20,492.00 \$4,000.00  
 Permit Grand Total: 13  
 Amount Grand Totals: \$314,016.20 \$6,347.00

# Completion Issued Report

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

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
464	6468-00-4969660-0000	CO	5659	Richard Beneway	1346 Centre Rd	01/04/2021
					Garage - Detached # of CC/CO : Issued : 1	
697	6468-00-4969660-0000	CO	5658	Fierro Properties LLC	1346 Centre Rd	01/04/2021
					Residential Addition # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2012-5978	6567-00-197864-0000	CC	1605	John Caccia	95 Willow Ln	01/13/2021
					Mechanical # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6551	6467-00-626423-0000	CO	5662	Byron Bruce Rooney	110 Horseshoe Trl	01/08/2021
					Pool House # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6569	6469-00-817453-0000	CO	5661	James Glancy	81 Old Bulls Head Rd	01/07/2021
					Renovation # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7117	6566-00-357569-0000	CO	5660	Joseph and Susan Aiello	12 Heritage Rd	01/05/2021
					Deck/Porch # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7167	6368-00-080167-0000	CC	1604	Michael Crupain	35 Palatine Trl	01/06/2021
					Roof Mounted Solar ES # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2020-7186      6367-00-414822-0000      CC      1606      Andrew Johnson      75 Rhynders Rd      01/25/2021

Oil Tank # of CC/CO : Issued : 1  
Grand Total: 8

Town Board,

Below is a list of activities completed during the month of January 2021:

- \* Reviewed & issued (13) Building Permits.
- \* Investigated (5) Zoning complaints.
- \* Issued (1) Stop Work Order.
- \* Issued (3) Denial letters.
- \* Performed (6) Field Inspections.
- \* Issued (3) Violation Notices.

Respectfully Submitted,

**John J. Fenton**  
Zoning Administrator  
Town of Clinton  
1215 Centre Road  
Rhinebeck, NY 12572  
845-266-5704 x103

# Highway Department Report for JANUARY, 2021

The Highway Dept plowed and sanded roads 7 times this month

The last storm for January had everyone staying late and practicing due diligence to maintain the safety in road traffic.

The Highway Dept is using between 200 and 250 tons of a salt/sand mix per storm which is right in line with the calibrated estimation from the Cornell Local Roads program guidelines

Much ongoing work is being done by the Highway Dept employees to repair and maintain the trucks being used

A working relationship with National Grid is helping to repair and re-route the drainage issue found on Fiddlers Bridge Rd near the power lines

Central Hudson, in conjunction with the Highway Dept, helped remove trees on Schultz Hill Rd and Mountainview Rd

Road sign replacement is still ongoing with the new wood and metal signs



Library Report  
February 9, 2021 Town Board Meeting

The Library Trustees met on February 8.

On February 1 the library launched hoopla! -- a digital media service that allows patrons to borrow movies, music, audiobooks, ebooks, comics and TV shows. Benefits to hoopla! are many, for both the patrons and the library. Titles are available for simultaneous borrowing, and there is no hold queue -- borrowing is "instant." Because the entire catalog is always available, the library does not need to manage holds or purchase anything for the collection. Also, the library pays only for titles borrowed by our patrons, so it is cost-effective.

eMagazines can now be borrowed via OverDrive or Libby, the result of the eMagazine vendor, RBDigital, being purchased by our eBook vendor, OverDrive in the summer of 2020. MHLS negotiated with OverDrive to purchase the bundled eMagazines, which will result in a large increase in the number of eMagazines (from 125 to 3,000 titles) that are now available to our patrons as of February 1. Three years of back issues are available as well.

Report prepared by

Michael Whitton, Councilmember

Altice Report  
February 9, 2021 Town Board Meeting

There has been no communication between the Town and Altice since our last meeting.

I have been in touch with two other cable/internet companies, Charter and Frontier. They have both said they do "not have any plans to extend our network in Dutchess County beyond our current footprint".

Report prepared by  
Michael Whitton, Councilmember

Cemetery Report  
February 9, 2021 Town Board Meeting

There have been no burials this month.

There is one deed transfer at Schultzville that is being processed.

Eliot Werner worked with Tax Assessor, Teresa Stegner, in transferring the tax records for each of the cemeteries from the old associations to the town.

Report prepared by

Michael Whitton

WIC Report  
February 9, 2021 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council has not met since our last Town Board meeting.

Report prepared by  
Michael Whitton, Councilmember