

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
April 13, 2021**

**March 16, 2021 Meeting via Zoom**

Zacharia Area Variance - 1556 Hollow Road, Tax Grid No. 6566-00-257242.

Applicant requests an area variance to Section 250-98(D) of the Zoning Code for a front yard setback reduction to rebuild an existing barn and construct an addition joining the house and barn.

- This is a 11.20-acre property in the AR5 Zoning District.
- The property owners wish to construct a 180-square feet addition that would serve as a mud room connecting the existing house (built in 1800) and barn (1900).
- It was noted that both buildings are within the 100' setback and predates the zoning. The house is closer the Hollow Road and notable that other houses on Hollow Road are also within the 100' setback that predates the zoning code.
- This property receives a demolition approval from the Planning Board to demolish the existing barn. The applicant proposes to rebuild the barn on the same location.

Received positive recommendation to the Zoning Board of Appeals.

Lipton Area Variance - 234 Hollow Road, Tax Grid No. 6267-00-670278.

Applicant wishes to install an inground pool that is 60 feet of the sideyard setback in the Hamlet.

- This property was used to be a working farm and assessor's record shows numerous buildings on the property.
- After a lengthy discussion, the board agreed that no variance is required. New owners stated that they removed some of the buildings and only three structures are left on the property including one structure that is proposed to be converted to a poolhouse. Pool and poolhouse are counted as one structure.

No action taken.

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

Applicants wish to move the lot lines between two properties that they owned. Lot A (Parcel 625110) has 10.55± acres and Lot B (Parcel 662090) has 5.557± acres.

- The intent is to (1) combine a ±0.800 acre portion of tax parcel no. 62680-00-662090 with tax parcel no. 6268-00-625110 creating a new parcel size of ±11.204 acres (Lot A); and (2) combining a ±0.252 acre portion of tax parcel no. 6268-00-625110 with tax parcel no. 6268-00-662090 creating a new parcel size of ±5.009 acres (Lot B).
- It was noted that Parcel 625110 has an existing driveway.
- Both parcels are undeveloped and located in the AR5 Zoning District.
- Lots A and B will be served by a common driveway. A common driveway maintenance agreement is required and approved by the Town Attorney.

Lot Line Adjustment is granted with conditions.

Lack and Winokur Soil Erosion Permit - 157 Coyote Ridge Road, Tax Grid Nos. 6268-00-662090 & 625110.

The applicants wish to construct a common driveway, residential structures, a pool and sewage disposal systems on the above two parcels.

- The board declared itself lead agency for SEQRA purposes.
- SEQRA packet needs to be circulated to the interested agencies.
- Proposed Driveway Maintenance Agreement needs to be reviewed by the Town Attorney.
- Needs 30 days response from the interested agencies.

No other action taken.

### **April 6, 2021 Meeting via Zoom**

#### Wolfe Area Variance – 5 Electronic Lane, Tax Grid No. 6468-00-756555

Applicant seeks area variances to reduce the front and rear yard setback per Sec. 250 Attachment 2 and Sec. 250-83 for a proposed addition of a nonconforming building.

- The applicant wishes to construct a 16' x 30' one story addition to an existing two-story 1 family dwelling requiring a front yard setback relief of 10' from Nine Partners western property line, front yard setback relief of 76' from Electronic Lane southern property line and rear yard setback relief of 67' from northern property line, all of which require a variance to Section 250 Attachment 2.
- The proposed 465 square feet addition to a nonconforming building requires a variance per Sec. 250-83. This addition is 32% of the gross square footage of the current house.
- This is a ±4.2 acre property and is intersected by Nine Partners and Electronic Roads. The applicant, Lisa Wolfe also owns the parcel behind her.

Receives positive condition to the Zoning Board of Appeals.

#### Trendel Area Variance – 22 Grissom Place, Tax Grid No. 6466-01-013895.

Applicant requests an area variance to Sec. 250 Attachment 2 to reduce the sideyard setback in order to move and replace the above ground pool and expand existing deck.

- This is a 0.5 acre lot in an AR3 Zoning District.
- It was noted that this property received a side yard variance in 2017 to install the above ground pool.
- The applicant wishes to replace and move the above ground pool. The deck is also proposed to be expanded a little.
- The proposed action was agreed to be consistent with the past variance.

Received a positive recommendation to the Zoning Board of Appeals.

Prepared by:

A handwritten signature in cursive script that reads "Arlene Campbell".

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 April 13, 2021**

**March 25, 2021 Virtual ZBA Meeting**

**Rossman Area Variance** – 110 Mountain View Road, Tax Grid No. 6368-00-304869.

The applicant requests an area variance to Sec. 250-74(B) to permit construction of a private swimming pool in front of the principal dwelling.

- The applicant wishes install an inground pool in front of the principal dwelling.
- This is 5.36 acre flag shaped lot in an AR5 Zoning District.
- It was noted that the lot is steeply sloped and the principal structure is already located in the setback area, so construction of a pool behind the house would encroach even further within the setback.
- It was noted that an Area variance about the setback of the primary dwelling was granted a couple of years ago
- The variance requested is not substantial as the site forested to the front of the lot from the proposed pool location, and the structure will not be visible from the road or nearby homes.
- Also noted that the lot is steeply sloped and the principal structure is already located in the setback area, so construction of a pool behind the house would encroach even further within the setback.

Requested area variance is granted.

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**DeMello Area Variance** – 13 Mountain View Road, Tax Grid Nos. 6368-00-070730 & 080753.

Applicant requests area variances to Sec. 250 Attachment 2 reducing the front yard setback from 100 feet to 37.7' and Sec. 250-22 A-4 to increase the number of accessory structures from 3 to 4 in order to install an inground pool.

- This is a 10.41 acre lot in the AR5 Zoning District.

- The applicant proposes to remove an addition that was made in 2015 and replace with a new and larger addition.
- The applicant also proposes to convert one of the accessory structures to an accessory dwelling.
- The property owners recently consolidated the two adjoining parcels that they owned resulting to 10.41 acres in the AR 5 Zoning District
  
- It was agreed that the property was in violation for the number of accessory structures. There were 5 accessory structures on record and permitted in 2002.
  
- It was noted that the benefit sought by the applicant can be achieved by demolishing one of the structures of varying value or granting a variance.
- Applicants also request a front yard setback variance to remodel the addition at the back of the house. All work is to take place beyond the rear wall of the original 1793 structure. The intrusion is limited to the project presented to the board at this time.
- This house was built in 1790. It was noted that is not unusual for older homes to be in the current zoning setbacks.

Requested area variances were granted with conditions.

**Zaccharia Area Variance – 1556 Hollow Road, Tax Grid No. 6566-00-257242**

Applicants request the following area variances to facilitate the reconstruction of an existing barn and an addition joining that barn to the existing house, all of which exist/will exist in the 100ft minimum front setback:

1. Front yard from 100ft to 20ft for the house,
  2. Front yard from 100ft to 40ft for the existing barn,
  3. Front yard from 100ft to 35.5 ft for the proposed addition.
- The applicants wish to reconstruct an existing barn in its current location and then attach it to the existing house with a small mud room / addition which will connect the two buildings.
  - It was noted that the two buildings predate zoning and the proposed action is not unusual for older houses that are closer to the road and predates the zoning.

- The proposed addition will be located behind the front line of the house and should present a minimal visual impact due to its lowered elevation to the road.
- The house and the barn, both built in the 1800 and 1900 respectively are both nonconforming buildings and proposed 180 square feet addition to connect these buildings is less than 50% of the allowed regulation.

Requested variances were granted.

Submitted by:



Arlene A. Campbell  
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report  
April 13, 2021 Town Board Meeting

The CAC met on 10 March 2021 via Zoom. Maya Goer-Palenzuela presented a slide show regarding the importance of the Pollinator Pathway project. Maya presented her slide show to the Friendship Garden Club, as well, and we are hoping the CAC can partner up with them.

Plans were started to create the Climate Smart Communities task force.

Along with all of the CAC members, also in attendance were 5 members of the public. We will be appointing a couple of new members tonight that were among that group.

The CAC also performed an evaluation for the Planning Board regarding a lot line adjustment and soil erosion and sediment control permit application on Coyote Ridge Road.

The next meeting is scheduled for 14 April 2021 at 6:00pm via Zoom.

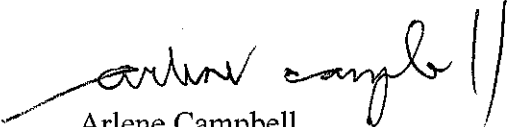
Report prepared by  
Michael Whitton, Councilmember




Town of Clinton Building Department  
March 2021 Monthly Report  
Town Board Meeting 4-13-2021

Number of Building Permits Issued	22
Number of CO & CC issued	7
Number of Title Search	20
Total Number of Mileage by the Building Inspector	<u>165 miles</u>
Total Cost of Construction	<u><u>\$ 2,535,090.00</u></u>

Prepared By:

  
Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

  
Michael Cosenza  
Building Inspector

# Completion Issued Report

03/01/2021 - 03/31/2021  
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2292	6267-00-670278-0000	Closed Out Certificate	2292	Susan Fowler-gallagher	234 Hollow Rd	03/11/2021
						Barn/Shed # of CC/CO : Issued : <u>1</u>
243	6267-00-670278-0000	Closed Out Certificate	243	Susan Fowler-gallagher	234 Hollow Rd	03/11/2021
						Garage/Carport - Attached # of CC/CO : Issued : <u>1</u>
624	6469-00-840059-0000	Closed Out Certificate	5668	Mary & David Anderson	5 Longview Rd	03/08/2021
						In Ground Pool # of CC/CO : Issued : <u>1</u>
BP-2016-6516	6367-00-327960-0000	CC	1618	Daniel and Melissa Bertolozzi	364 Fiddlers Bridge Rd	03/29/2021
						Site Prep # of CC/CO : Issued : <u>1</u>
BP-2018-6782	6567-00-129884-0000	CC	1617	Brian Murphy	83 Willow Ln	03/23/2021
						Oil Tank # of CC/CO : Issued : <u>1</u>
BP-2020-7046	6366-00-823678-0000	CO	5669	Tim and Sarita Lang	334 Browning Rd	03/23/2021
						New Residential # of CC/CO : Issued : <u>1</u>
BP-2021-7220	6369-00-131394-0000	CO	5670	Barbara Whan	238 Ziefeldburg Rd	03/25/2021
						Renovation # of CC/CO : Issued : <u>1</u>
						Grand Total: <u>7</u>

# Permit Report By Type

03/01/2021 - 03/31/2021

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Above Ground Pool</b>							
BP-2021-7238		Erich Schaefer	782 Fiddlers Bridge Rd	6468-00-	03/22/2021	\$1,000.00	\$150.00
BP-2021-7246		Michael Magnotta	176 Clinton Corners Rd	6566-00-	03/26/2021	\$4,349.00	\$266.00
				<b>Above Ground Pool Total:</b>	<b>2</b>		
				<b>Amount Totals:</b>		<b>\$5,349.00</b>	<b>\$416.00</b>
<b>Barn/Shed</b>							
BP-2021-7240		Matthew Mobley	41-51 Lake Dr	6368-00-	03/25/2021	\$10,000.00	\$0.00
				<b>Barn/Shed Total:</b>	<b>1</b>		
				<b>Amount Totals:</b>		<b>\$10,000.00</b>	<b>\$0.00</b>
<b>Deck/Porch</b>							
BP-2021-7234		Robert O'Connell	115 Deer Ridge Dr	6368-00-	03/12/2021	\$1,765.00	\$0.00
				<b>Deck/Porch Total:</b>	<b>1</b>		
				<b>Amount Totals:</b>		<b>\$1,765.00</b>	<b>\$0.00</b>
<b>Demolition Permit</b>							
BP-2021-7226		Jug Hill Farm LLC	191-195 E Meadowbrook Ln	6367-00-	03/01/2021	\$0.00	\$0.00
BP-2021-7229		Jeffrey Zacharia	1556 Hollow Rd	6566-00-	03/08/2021	\$15,000.00	\$90.00
				<b>Demolition Permit Total:</b>	<b>2</b>		
				<b>Amount Totals:</b>		<b>\$15,000.00</b>	<b>\$90.00</b>
<b>Garage - Detached</b>							
BP-2021-7244		Robert Ledrich	205 Shadblow Ln	6568-00-	03/25/2021	\$40,000.00	\$190.20
				<b>Garage - Detached Total:</b>	<b>1</b>		
				<b>Amount Totals:</b>		<b>\$40,000.00</b>	<b>\$190.20</b>
<b>Generator</b>							
BP-2021-7230		Richard Goldberg	101-105 Milan Hollow Rd	6469-00-	03/08/2021	\$10,500.00	\$90.00
				<b>Generator Total:</b>	<b>1</b>		
				<b>Amount Totals:</b>		<b>\$10,500.00</b>	<b>\$90.00</b>
<b>In Ground Pool</b>							
BP-2021-7231		Michael Ullman	7 Horseshoe Trl	6467-00-	03/10/2021	\$66,800.00	\$225.00
BP-2021-7241		Richard Perkins	115 Coyote Ridge Rd	6268-00-	03/25/2021	\$109,226.00	\$0.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
	BP-2021-7245	Neil Carty	234 Hollow Rd	6267-00-	03/26/2021	\$47,000.00	\$225.00
				<b>In Ground Pool Total:</b>		<b>3</b>	
				<b>Amount Totals:</b>		<b>\$223,026.00</b>	<b>\$450.00</b>
<b>New Residential</b>							
	BP-2021-7228	Sean Miller	60 Field Rd	6569-00-	03/03/2021	\$400,000.00	\$1,430.00
	BP-2021-7236	Wake Lands LLC	146 Seelbach Ln	6367-00-	03/15/2021	\$600,000.00	\$1,279.70
	BP-2021-7237	James & Melissa Guerin	Woodlands Trl	6467-00-	03/22/2021	\$400,000.00	\$1,312.20
	BP-2021-7239	BDK3 Enterprises LLC	5 Crimson Hill Rd	6469-00-	03/22/2021	\$400,000.00	\$1,143.10
				<b>New Residential Total:</b>		<b>4</b>	
				<b>Amount Totals:</b>		<b>\$1,800,000.00</b>	<b>\$5,165.00</b>
<b>Oil Tank</b>							
	BP-2021-7235	Interlake R V Park Inc	428-448 Lake Dr	6469-00-	03/12/2021	\$2,600.00	\$115.00
				<b>Oil Tank Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$2,600.00</b>	<b>\$115.00</b>
<b>Renovation</b>							
	BP-2021-7225	Squirrel Hollow LLC	Estate of W. Roger Tyszkiewicz 162 Rymph Rd	6367-00-	03/01/2021	\$35,000.00	\$105.00
	BP-2021-7232	Dana Peterson	90 Seelbach Ln	6367-00-	03/11/2021	\$103,000.00	\$380.00
	BP-2021-7242	Doug and Diane Simon	84 Deer Ridge Dr	6368-00-	03/25/2021	\$30,850.00	\$172.55
				<b>Renovation Total:</b>		<b>3</b>	
				<b>Amount Totals:</b>		<b>\$168,850.00</b>	<b>\$657.55</b>
<b>Residential Addition</b>							
	BP-2021-7233	Alex and Courtney Hannaford	313 Mountain View Rd	6369-00-	03/12/2021	\$200,000.00	\$680.00
				<b>Residential Addition Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$200,000.00</b>	<b>\$680.00</b>
<b>Roof Mounted Solar ES</b>							
	BP-2021-7243	Rosemarie O'Brien	91 Heritage Rd	6566-00-	03/25/2021	\$8,000.00	\$150.00
				<b>Roof Mounted Solar ES Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$8,000.00</b>	<b>\$150.00</b>
<b>Tennis/Basketball Court</b>							
	BP-2021-7227	Savannah Guthrie	55 Mountain View Rd	6368-00-	03/03/2021	\$50,000.00	\$155.00
				<b>Tennis/Basketball Court Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$50,000.00</b>	<b>\$155.00</b>

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
				Permit Grand Total:	22	
				Amount Grand Totals:	<del>\$2,555,090.00</del>	\$8,158.75

Town of  
Clinton NY  
email

Carol Mackin <townclerk@townofclinton.com>

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## Zoning Monthly Report (March 2021)

1 message

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John Fenton <zeo@townofclinton.com>

Mon, Apr 12, 2021 at 9:44 AM

To: Carol Mackin <townclerk@townofclinton.com>, Arlene Campbell <pbzba@townofclinton.com>

Dear Board,

Please accept this email as my monthly report for March 2021, below is a list of the following activity:

- \* Reviewed and issued 22 Building permits.
- \* Issued a "Cease & Desist" order on The Dutchess for running the business as a "Hotel".
- \* Issued 4 Zoning violations (Property Maintenance).
- \* Inspected 3 Zoning violations for compliance ( all 3 corrected).
- \* Reviewed 2 STR applications - (sent (1) to Planning Board).
- \* Inspected (1) home for STR compliance.
- \* Working with Garcuis to produce a list for STR information and compliance requests (we may need to extend compliance deadline).

Thank you,

John

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

# Highway Report for March 2021

Restrictive road side parking will be lifted on April 15

Spring tree work is being done

Work to fill in potholes and level dirt roads from winter damage is underway

Cleaning ditches and leftover leaf debris is being completed

Further replacement of road signs is on going

Highway surplus items are currently in auction

In early March there were some icy spots that had to be tended to – hopefully done for the season

Library Report  
April 13, 2021 Town Board Meeting

The Library Trustees met on April 12 via GoToMeeting.

The Library has created a “Friends Group”. These are community members that are willing to volunteer at the library, especially during events and books sales. Friends support the goals and programs of the Library through advocacy, hospitality & fund raising.

The Library Book Sale will be held 11-13 June 2021.

New York State Senator Sean Ryan, Chair of the State Senate Libraries Committee, announced the recipients of the New York State Senate Outstanding Librarian Awards. To mark National Library Week, Senator Ryan solicited nominations from across New York for librarians who go above and beyond to serve their communities. Nominations came in from every corner of the state and Senator Ryan selected a total of 11 winners. Winners will receive a framed New York State Senate Proclamation. Susan Rohrmeier, Assistant Program Coordinator at our Clinton Community Library is one of the recipients. Susan has gone above and beyond during the pandemic – faithfully continuing unique programming for all ages virtually and socially distanced. She is passionate about getting books and educational projects in the hands of young children and the greater community.

Report prepared by

Michael Whitton, Councilmember



Altice Report  
April 13, 2021 Town Board Meeting

There was a communication dated 1 April 2021 from Altice.

Altice USA, Inc. hereby notifies your office that our contract with MGM expired as of April 1, 2021. Therefore, MGM has been removed from Optimum TV lineups.

Content similar to what was offered on MGM remains available on other channels included in the current Optimum TV lineup. As always, customers may access their current television channel lineups by visiting <https://www.optimum.net/pages/channel-lineups.html>.

Report prepared by  
Michael Whitton, Councilmember

Cemetery Report  
April 13, 2021 Town Board Meeting

There have been two deed sales at Pleasant Plains Cemetery, attached here. Eliot Werner, Cemetery Custodian, is working on two more sales at Pleasant Plains Cemetery and one sale and one deed transfer at Schultzville.

Report prepared by

Michael Whitton

WIC Report  
April 13, 2021 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council met on 19 March 2021 via Zoom.

- There was a brief update on the State of the Watershed & Recommendation Report by John Szarowski and Matt Alexander.
- There was an extensive presentation of the Wappinger Creek Remediation Project by the EPA.

The next WIC meeting is scheduled for 28 May 2021.

Report prepared by  
Michael Whitton