

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
June 20, 2021**

June 15, 2021 Meeting via Zoom

Freisitzer Variance – 48 Browning Road, Tax Grid No. 6366-00-392172

The applicants request an area variance to Sec. 250-22 (A-4) to increase the number of allowed accessory structures from three to four in order to construct a 12' x 24' garage/shed. This is a 7.71 acre lot in the AR5 Zoning District.

- Received positive recommendation to the Zoning Board of Appeals.

Simon Variance - 84 Deer Ridge Dr, Tax Grid No. 6368-00-291160

The applicants request an area variance to Sec. 250 Attachment 2 reducing the Side Yard setback from 50 feet to 20" to permit a construction of a 60' x 90' Tennis court. This is a 10.85 acre lot in the AR5 in Zoning District.

- Received positive recommendation to the Zoning Board of Appeals.

Long Pond Holdings LLC Non-Hosted Short Term Rental – 199 Long Pond Road, Tax Grid No. 6468-00-178922

Applicant wishes to utilize an existing dwelling as a NonHosted Short Term Rental pursuant to Sec. 250-69-1.

- Public hearing was opened and closed.
- Requested NonHosted Short Term Rental is granted.
- Maximum number of lodgers permitted is 4. Permit expires June 14, 2022.

Bon Wetlands Permit – 222 Schoolhouse Road, Tax Grid No. 6367-00-877773

Applicant wishes to construct an inground pool that is 100 feet of the wetlands.

- Due to the Federal and State Wetlands on the property, the board agreed that the applicant needs to get the DEC Permit

first before the Town can issue the Fresh water and Wetlands Permit.

- No action taken.

July 6, 2021 In Person Meeting

Mahoney Special Permit for an Accessory Dwelling - 27 Shadblow Lane, Tax Grid No. 6469-00-906258.

Applicant is seeking reapproval of the Site Plan and Special Permit for a construction of a guest cottage/garage on property. This is a 25 acre lot in the AR5 Zoning District.

- It was noted that applicants were granted special permit approval in 2018 but the permit lapsed before the construction was started.
- The proposed action is to build a 1,290 square feet accessory dwelling unit on the second floor of a proposed 3,195 sq. ft garage/storage space/workshop.
- Variance to the square footage was granted by the Zoning Board of Appeals in May of 2021.
- Public hearing was open and closed.
- Negative Declaration was issued for SEQRA purpose.

Site Plan and Special Permit was granted.

Wolpe Non-Hosted AirBnb – 150 Kansas Road, Tax Grid No. 6369-00-830177

Applicant seeks Special Permit to utilize a two-bedroom and 1 bath house as a NonHosted Short Term Rental pursuant to Sec. 250-69-1.

- Public hearing was opened and closed.
- Number of people spoke and expressed concerns about the number of transient and number of times the house will be rented, number of cars on the property and how it will affect the traffic on the road. Kansas Road is a one lane narrow road that cannot support more traffic. Other concerns are potential accidents due to drivers not familiar with the road, noise, parties and removal of garbage.
- The board agreed that the application will be re-evaluated at the renewal of the special permit. Concerns and complaints can be

conveyed to and reviewed by the Municipal Code Enforcement Officer.

- Requested NonHosted Short Term Rental is granted with conditions:
Maximum of 2 vehicles at any time; only Ms. Wolpe or her designated local emergency contact can be used for any communication; none of the neighbors may be approached for assistance; the very hazardous condition of the one-lane road must be stressed with all renters.
- Maximum number of lodgers permitted is 4. Permit expires July 6, 2022.

Verizon Wireless Cell Tower Special Permit - 90 Germond Road, Tax Grid No. 6567-00-209058.

Applicant proposes a Special Permit Renewal and to upgrade its antennas and equipment on an existing telecommunications facility to provide improved fourth-generation (4G) broadband and other wireless telecommunications services to the Town of Clinton and its residents on property.

- It was noted that the last special permit granted was 2010. The Special Permit is good for 2 years and must be renewed per the regulations and original approval in 2003. Question and concern about the fees and penalties from the time the permits expired at which the facility continued to operate the wireless communication.
- Verizon Wireless currently operates a wireless communication facility inclusive of twelve (12) antennas located within the existing silo on the property.
- The proposed upgrade consists of removing nine (9) existing antennas and replace them with six (6) new antennas. The total number of antennas after the modification is completed will be reduced to nine (9). There will be NO noticeable changes to the exterior of the existing structure.
- The board and the applicant as guided by their respective legal counsels agreed to extend the Shot clock to August 11, 2021. The Shot Clock time frame for the governmental review per FCC regulations is 90 days from the date the application is first received.
- FCC consultant Ron Graiff will review the application on hand.

DeMello and Clark SP for an A/D (Stone Garage) – 13 Mountain View Road, Tax Grid No. 6368-00-070730

Applicant is seeking Site Plan and Special Permit to convert the stone garage to an Accessory Dwelling.

- Public hearing was opened and closed.
- Negative Declaration was issued.
- Site Plan and Special Permit was granted.

DeMello and Clark Demolition Plan Approval (chicken Coop) – 13 Mountain View Road, Tax Grid No. 6368-00-070730

Applicant seeks to demolish the chicken coop structure on the property.

- It was noted that the applicants' contractor had previously taken down the coop without a demolition permit in March 2021 and was well into the process of building a three-car garage on the same footprint. A cease and desist was issued to stop the construction of the new garage.
- Area variance was granted for the front yard setback reduction. Requested Demolition Plan was granted.

Mer-kill Site Plan and Special Permit for an Accessory Dwelling – 77 Rymph Road, Tax Grid No. 6266-00-803790

Applicant wishes to convert the existing pool house to an accessory dwelling.

- This is a 31.61 -acre flag lot in the AR5 Zoning District.
- Area variance to the square footage of the accessory dwelling unit was granted by the Zoning Board of Appeals on June 24, 2021 meeting.
- Public hearing was set to August 2, 2021.
- The board declared itself lead agency for SEQR purposes.
- No other action taken.

Fierro Lot Line Adjustment Reapproval - 1338 & 1346 Centre Road, Tax Grid Nos. 6468-00-469954 & 496960.

Applicants seek reapproval of lot line adjustment that was approved in 2020.

- Applicants were back before the board after the applicants' failure to submit the Mylar to the Dutchess County Clerk's Office in time. Note that signed Mylar must be submitted to the county within 62 days of the signing of the map per Sec. 206-13.

Requested re-approval of the lot line adjustment was granted.

Krolak Non-Hosted Short Term Rental – 1579 Centre Road, Tax Grid No. 6469-00-323455

Applicant seeks Special Permit to utilize a three-bedroom and three-bath house as a NonHosted Short Term Rental pursuant to Sec. 250-69-1.

- Initial review was made.
- Lead Agency was declared for SEQR purposes.
- Public hearing is set to August 2, 2021.
- No other action was taken.

Aull and Fite Non-Hosted Short Term Rental – 62 E. Meadowbrook Lane, Tax Grid No. 6369-00-501394.

Applicant seeks Special Permit to utilize a four-bedroom and three bath house as a NonHosted Short Term Rental pursuant to Sec. 250-69-1.

- Lead Agency was declared for SEQR purposes.
- Public hearing is set to August 2, 2021.
- No other action was taken.

Primrose Hill Farm Developmental Rights (DLC) – Fiddlers Bridge Road,

- Primrose Hill Farm asked DLC to apply for a grant so that the DLC can purchase the development rights on the Primrose Hill Farm property and permanently protect the farm.

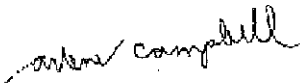
Ag and Markets has opened a funding round that would provide funding to purchase the development rights on qualified farms.

DLC is applying to the NYS Department of Agriculture and Markets for a grant to help purchase the development rights on Primrose Hill Farm.

NYSDAM requires a letter from the Planning Board in order to submit an application.

The board agreed to send a letter to assist the DLC in the application for Funding to protect Primrose Hill Farm.

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 July 20, 2021**

June 24, 2021 Virtual ZBA Meeting

Mer-kill Area Variance – 77 Rymph Road, Tax Grid No. 6266-00-803790 Mer-kill Area Variance

The applicant requests an area variance to Sec. 250-29B-6 to increase the allowed habitable space (1,000 square feet) in order to convert a 1,859 square feet existing structure to an accessory dwelling. This is a 31.61 acre flag lot in an AR3 Zoning District.

- Request area variance was granted with conditions.

DeMello and Clark Area Variance (chicken coop bldg.) – 13 Mountain View Road, Tax Grid No. 6368-00-070730

The applicants request an area variance to Sec. 250 Attachment 2 reducing the front yard setback from 100 feet to 56'.6" to permit a construction of a 1,011 square feet-three-car garage (formerly a large chicken coop) in the AR5 Zoning District.

- Area variance as requested is granted with conditions.
-

Woloszyn Area Variance - 150 E. Cookingham, Tax Grid No. 6267-00-480576

The applicants request an area variance to Sec. 250 Attachment 2 reducing the Rear Yard setback from 75 feet to 16 feet to permit an installation of a 24' Above Ground Pool. This is a 1.04 acre nonconforming lot in the AR5 in Zoning District.

- Requested area variance was granted with conditions.

Freisitzer Variance – 48 Browning Road, Tax Grid No. 6366-00-392172

The applicants request an area variance to Sec. 250-22 (A-4) to increase the number of allowed accessory structures from three to four in order to construct a 12' x 24' garage/shed. This is a 7.71 acre lot in the AR5 Zoning District.

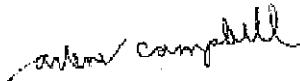
- Public hearing was opened and remained opened.
- The applicant failed to appear via zoom.
- No action taken.

Simon Variance - 84 Deer Ridge Dr, Tax Grid No. 6368-00-291160

The applicants request an area variance to Sec. 250 Attachment 2 reducing the Side Yard setback from 50 feet to 20" to permit a construction of a 60' x 90' Tennis court. This is a 10.85 acre lot in the AR5 in Zoning District.

- Requested area variance is granted.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Dean Michael, Board Liaison Officer

Conservation Advisory Committee Report
July 20, 2021 Town Board Meeting

The CAC did not meet in July 2021 due to lack of a quorum.

Report prepared by
Michael Whitton, Councilmember

***Recreation Department
Town Of Clinton
June/July 2021***

- The first two weeks of camp went well. All campers and staff had a great time. No issues to report.

Wish list for both parks:

Friends Park

Friends Park was awarded the Community Development Block Grant.

Fran Mark Park

Upgrade playground area (remove the old equipment that's unsafe)

Start a walking path.

Look to install a Frisbee golf course.

Install security cameras.

Gazebo by north side of pond. By the fence.

Lifeguard station.

Sign at the entrance – to advertise recreation activities. Can make it look nice with a roof and plants around it.

Camp weeks

1st week – July 5-9

2nd week – July 12-16

3rd week – August 2-6

4th week – August 16-20

Can get the forms on the Town's web page.

Miscellaneous:

Pavilion Fee's:

\$150 for resident

\$250 non resident

\$350 organization

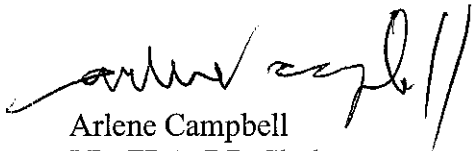
\$700 Commercial Rental

- Rec Fund Sub division balance \$108,288

Town of Clinton Building Department
June 2021 Monthly Report
Town Board Meeting 7-20-2021

Number of Building Permits Issued	14
Number of CO & CC issued	16
Number of Title Search	12
Total Number of Mileage by the Building Inspector	<u>360 miles</u>
Total Cost of Construction	<u>\$ 965,748.00</u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:

Michael Cosenza
Building Inspector

Permit Report By Type

06/01/2021 - 06/30/2021

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Deck/Porch	BP-2021-7294	Joseph Eranno	586 Clinton Hollow Rd	6467-00-	06/02/2021	\$6,000.00	\$171.00
						Deck/Porch Total: 1	
						Amount Totals:	\$6,000.00
							\$171.00
Demolition Permit	BP-2021-7297	Nicole Augstein	8 Sunset Trl	6467-00-	06/07/2021	\$100.00	\$90.00
	BP-2021-7298	Kenneth Kari	958-964 Hollow Rd	6467-00-	06/12/2021	\$100.00	\$540.00
						Demolition Permit Total: 2	
						Amount Totals:	\$200.00
							\$630.00
Electrical Service	BP-2021-7306	Rani Ban	62 Seelbach Ln	6367-00-	06/24/2021	\$1,958.00	\$500.00
						Electrical Service Total: 1	
						Amount Totals:	\$1,958.00
							\$500.00
Farm Structures	BP-2021-7295	Henry Malloy	73-79 Spooky Hollow Rd	6366-00-	06/02/2021	\$120,000.00	\$475.00
						Farm Structures Total: 1	
						Amount Totals:	\$120,000.00
							\$475.00
Oil Tank	BP-2021-7305	Duncan Urquhart	29 Hollow Rd	6267-00-	06/24/2021	\$3,000.00	\$125.00
						Oil Tank Total: 1	
						Amount Totals:	\$3,000.00
							\$125.00
Renovation	BP-2021-7300	Bronwyn Bevan	1045 Centre Rd	6468-00-	06/14/2021	\$50,000.00	\$280.00
	BP-2021-7302	Eve Fox	316-320 Clinton Hollow Rd	6466-00-	06/24/2021	\$20,390.00	\$161.56
	BP-2021-7303	Mer-kill LLC	77 Rymph Rd	6266-00-	06/24/2021	\$570,000.00	\$1,790.00
	BP-2021-7307	William Boyer	31 Long Pond Rd	6468-00-	06/28/2021	\$3,000.00	\$550.00
						Renovation Total: 4	
						Amount Totals:	\$643,390.00
							\$2,781.56

Residential Addition

Permit Type:

Permit #	Applicant	Location	SBI #	Issued	Valuation	Fee Amount
BP-2021-7296	Lisa Wolfe	5 Electronic Ln	6468-00-	06/02/2021	\$125,000.00	\$307.50

Residential Alteration

BP-2021-7301	William Ulan	768 Fiddlers Bridge Rd	6468-00-	06/14/2021	\$50,000.00	\$230.00
BP-2021-7308	John Ennis	518-532 Hollow Rd	6366-00-	06/28/2021	\$15,000.00	\$140.00

Residential Alteration Total: 2

Amount Totals: \$65,000.00 \$370.00

Wood Stove

BP-2021-7299	Paul Smithyman	5 Lake Dr	6368-00-	06/14/2021	\$1,200.00	\$125.00
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Wood Stove Total: 1 \$1,200.00 \$125.00

Amount Totals: \$1,200.00 \$125.00

Permit Grand Total: 14 \$965,748.00 \$5,485.06

Amount Grand Totals: \$965,748.00 \$5,485.06

Completion Issued Report

06/01/2021 - 06/30/2021
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2855	6468-00-313517-0000	CO	5689	William Boyer	31 Long Pond Rd	06/28/2021
					Garage/Carport - Attached # of CC/CO : Issued : <u>1</u>	
BP-2005-4822	6366-00-271947-0000	CC	1647	John Ennis	518-532 Hollow Rd	06/28/2021
					Demolition # of CC/CO : Issued : <u>1</u>	
BP-2011-5918	6468-00-388200-0000	CO	5682	Bronwyn Bevan	1045 Centre Rd	06/03/2021
					Residential Alteration # of CC/CO : Issued : <u>1</u>	
BP-2012-6016	6468-00-388200-0000	CO	5685	Bronwyn Bevan	1045 Centre Rd	06/09/2021
					Residential Addition # of CC/CO : Issued : <u>1</u>	
BP-2014-6283	6467-00-234992-0000	CO	5684	Nancy Wortman	929 Centre Rd	06/04/2021
					Storage/Utility Building # of CC/CO : Issued : <u>1</u>	
BP-2017-6604	6267-00-485603-0000	CC	1646	Mary Ellen Cookingham	130 E Cookingham Dr	06/23/2021
					Above Ground Pool # of CC/CO : Issued : <u>1</u>	
BP-2017-6614	6468-00-205434-0000	CO	5683	William Uhan	768 Fiddlers Bridge Rd	06/03/2021
BP-2018-6786	6467-00-058730-0000	CO	5680	Mark Wiedman	176 Schoolhouse Rd	06/02/2021
					Renovation # of CC/CO : Issued : <u>2</u>	

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6801	6468-00-542764-0000	CC	1641	Matthew Van Womer	20 Maple Ln	06/04/2021
					In Ground Pool # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-7006	6467-00-058730-0000	CO	5679	BBH White LLC	176 Schoolhouse Rd	06/02/2021
					Renovation # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7069	6469-00-001360-0000	CC	1640	Leslie Payson	423 Lake Dr	06/02/2021
					Roof Mounted Solar ES # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7111	6469-00-539562-0000	CC	1643	Carl Collica	20-22 Bel Air Dr	06/16/2021
					Residential Alteration # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7198	6266-00-803790-0000	CO	5688	Mer-kill LLC	77 Rymph Rd	06/24/2021
					Accessory Alteration # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7253	6566-02-517697-0000	CC	1642	Mario Jose Alarcon	2395 Salt Point Tpke	06/14/2021
					Renovation # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7286	6466-00-286813-0000	CC	1644	Louis Strippoli	96 Woodlea Rd	06/21/2021
					In Ground Pool # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7287	6466-00-286813-0000	CC	1645	Louis Strippoli	96 Woodlea Rd	06/21/2021
					Hot Tub # of CC/CO : Issued : _____	1
					Grand Total: _____	16

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Re: zeo report?

1 message

John Fenton <zeo@townofclinton.com>
To: Carol Mackin <townclerk@townofclinton.com>

Mon, Jul 19, 2021 at 8:46 PM

Dear Board,

Please except this email as the July 2021 Zoning Report:

- * Building Permits reviewed & issued: 14
- * Complaints received and investigated: 8
- * Zoning violation notices issued: 5
- * Previous Zoning violations corrected: 3
- * STR applications processed: 3
- * Building inspections performed: 3

Respectfully submitted,
John J. Fenton

On Mon, Jul 19, 2021 at 4:48 PM Carol Mackin <townclerk@townofclinton.com> wrote:

For July? did you give it to me!!

**Thank you,
Carol Mackin
Town of Clinton Town Clerk
Notary
townclerk@townofclinton.com
1215 Centre Road
Rhinebeck, NY 12572
PH 845-266-5853
FAX 845-266-5932**

--
John J. Fenton
Zoning Administrator &
Municipal Code Enforcement Officer

Highway Report for June, 2021

Blacktopping has been completed for West Meadowbrook and Lake Drive. Work was done using shared equipment and many surrounding towns came to help haul materials.

Crack sealing with a fiber additive was performed in the Heritage Road development. Further road work will be performed on Heritage Rd, Ryan Court, Friends View and Park View Dr. Watch the town web site for notification of road closures.

The crew has been working on repairs to our dirt roads due to the rainy conditions this month. They have been dirt patching the potholes and road washouts. This will be an ongoing repair activity.

Dutchess County has notified the Highway Dept that Fiddlers Bridge will be closed as of Monday, July 26th for repairs/replacement. The anticipated road reopening is slated for November, 2021. A detour is in place until the project will be completed. Please see the attached detour map from the County for reference.

The new 2021 Ford F250 was delivered from Romeo Ford. The new pickup truck purchase was partially funded through income based auction sales of surplus equipment.

The Highway Dept has been working with DEC and the Dutchess County Soil & Water department to remedy the animal nuisance problem that has been found in the pond on Nine Partners Road. A beaver permit has been obtained and we are working closely with a licensed NYS DEC Nuisance Control Officer.

And finally, the bid process will begin soon to explore options to supply propane heaters for the highway department this winter heating season.

Library Report
July 20, 2021 Town Board Meeting

The Library Trustees have not met since our last Town Board meeting, as they take the month of July off. The next library trustees meeting will be August 9.

Report prepared by
Michael Whitton, Councilmember

Altice Report
July 20, 2021 Town Board Meeting

There has been no communication with Altice since our last Town Board meeting.

Report prepared by
Michael Whitton, Councilmember

Cemetery Report
June 8, 2021 Town Board Meeting

We are awaiting the signed deed for sale of new gravesite at Pleasant Plains Cemetery. A second sale at Pleasant Plains and one at Schultzville are on hold.

A deed transfer for Schultzville is also on hold.

Heard from Bob Perry at Topographix with pricing for a GPR analysis at Pleasant Plains.

Contacted Beyond the Gravestone (www.beyondthegravestone.com) in Mansfield–Storrs, Connecticut, who did stone cleaning for the Stanford Historical Society, about possibly repairing damaged stones at Pleasant Plains. Awaiting response.

Report prepared by

Michael Whitton and Eliot Werner

WIC Report
July 20, 2021 Town Board Meeting

The Wappinger Creek Watershed Intermunicipal Council has not met since our last Town Board meeting. The next meeting will take place viz Zoom on Friday, July 23.

Report prepared by
Michael Whitton