

**TOWN OF CLINTON  
PLANNING BOARD IN-PERSON MEETING  
FINAL MINUTES  
July 5, 2022**

**MEMBERS PRESENT**

Art DePasqua, Chairman  
Jack Auspitz  
Tom Bannano  
Gerald Dolan  
Justin Carroll  
Alex Ferrini  
Paul Thomas

**MEMBERS ABSENT**

**ALSO PRESENT**

Secretary – Arlene Campbell

Eliot Werner, Liaison Officer  
Jeff Newman, Municipal Code Inspector

Chairman DePasqua called the meeting to order at 7:32 pm.

**VARIANCE APPLICATION:**

Blake Area Variance – property owned by Kathleen Blake and located at 132 Old Bulls Head Road, **Tax Grid No. 6469-00-913517**.

Applicant wishes to install an inground pool and a SPA on a .49 acre lot in the AR 5 Zoning District.

Kathleen and her husband Joseph Blake appeared for this application. Mr. Blake explained that they want to install an inground pool in their .49-acre parcel. Due to the size of this lot, Mr. Blake stated that they are facing with the setback and building coverage issues.

Ms. Blake underscored that there are only two flat areas on this lot, i.e. the septic field area and the area where they’re proposing to construct a pool.

Mr. Blake discussed the topography of the lot and explained why the proposed site is the most feasible location to install a pool. It has natural screening and it’s private. He also indicated the proximity of this lot to the wetlands.

Chairman DePasqua asked for questions and comments from the board.

Mr. Thomas asked about the wetlands on the property. Mr. Blake responded that the wetland is not on their property. It is behind their parcel which is parcel number 964491. The wetland is approximately within 100 feet.

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The board discussed the wetlands and reviewed the map.

Chairman DePasqua asked if DEC needs to get involved with this application. Ms. Campbell responded, "No". This is a Federal Wetland and is under the jurisdiction of Army Corps of Engineer.

Mr. Bonanno stated that it looks like they are building a patio around the pool. He asked the applicant if they measured the setback from the patio or the edge of the pool to the wetlands?

Ms. Blake responded that the patio is on the other side of the pool. This patio is away from the wetlands. They measured the setback from the edge of the pool.

After a very lengthy discussion, the board agreed that the wetland is 31 feet from their property line. The proposed site is 25 feet of the rear yard setback. Wetlands Permit will be addressed once the variance is granted.

Mr. Thomas advised the applicant that if the ZBA does not grant their variance, then they don't need to proceed with the wetlands permit. The applicant agreed.

Mr. Carroll expressed his comments. He indicated no concern about this application. This is a small lot and anything you do on this lot will require a variance. The proposed project requires four variances given the size of the lot. There are only two places where you can install the pool. He doesn't think that the proposal is problematic.

The board agreed to issue a positive recommendation.

Mr. Carroll motioned that the Town of Clinton Planning Board is making a positive recommendation to the Zoning Board of Appeals on the requested area variances to Sec. 250 Attachment 2 reducing the front, rear and side yard setbacks and increasing the maximum building coverage in order to build a pool and spa as requested by Kathleen Blake on property located at 132 Old Bulls Head Road, Clinton Corners NY, **Tax Grid No. 6469-00-913517** in an AR5 Zoning District.

**WHEREAS:**

1. The Applicant is requesting four variances in order to construct a pool and spa on a 0.49-acre non-conforming lot:
  - a. Reduction in the side yard setback from 50 feet to 15 feet,
  - b. Reduction in the rear yard setback from 75 feet to 25 feet,
  - c. Reduction in the front yard setback from 100 feet to 70 feet, and

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- d. Increasing the maximum building coverage from 7% to approximately 9%.
2. The property is in an AR5 Zoning District.
3. The property is not within the Ridgeline, Scenic and Historic Protection Overlay District or Taconic State Parkway Viewshed.
4. The property is in a Critical Environmental Area.
5. The four variances requested, taken together, are substantial, however the proposed site for the pool is surrounded by woods and would not be visible from neighboring properties.
6. An undesirable change will not be produced in the character of the neighborhood or be detrimental to nearby properties.
7. The small size of the lot means that the applicant cannot achieve the same benefit without multiple variances.
8. The proposed variance should not have an adverse effect or impact on the physical and environmental conditions of the neighborhood.
9. The alleged difficulty is self-created but should not necessarily preclude the granting of the area variance, considering the limited impact on the surrounding conditions.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board is making a positive recommendation for the approval to the Clinton Zoning Board of Appeals for these requested variances.

Seconded by Mr. Thomas,

**Discussion.** Mr. Bonanno asked if there will be a fill required. Mr. Blake explained the topography of the lot and pointed to the level area on the map. The back property drops. The plan is to excavate and level everything out. He noted that they still need to discuss the plan with their contractor.

The panel revisited the discussion about the proximity to the wetlands.

Mr. Newman indicated the definition of “Controlled Area” per the zoning regulations.

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**Sec. 250-78 A-3 Controlled Area** states “Any wetland between 1/2 acre and five acres and the area within 50 feet of the boundary of such wetland”

He noted that the wetland behind the property per his measurement using the wetlands mapper from the DEC website is 4.83 acres. The proposed site is 56 feet away from the wetlands and therefore does not need a wetland permit.

All Aye, motion carried, 7-0.

**Patten Area Variance** – property owned by John and Carmella Patten, located at 456 Browning Road, **Tax Grid #132400-6366-00-927976.**

Applicants wish to construct a 48’ x 32’ Pole Barn that is 100 feet from the front yard.

The Pattens are back for their proposal. Mr. Patten explained that this is a 14 .5 acre lot. The proposed barn will be constructed 96 feet from the house. It’s almost the same distance as the house from the road the way Browning Road drips westward. The house is 125 feet away from the center line of the road and the barn is 120 feet from the center line of the road and 60 feet from the creek.

Mr. Patten stated that the proposed structure needs to be built up to the height of the road since the road is a little higher.

Chairman DePasqua asked for questions and comments from the board.

Mr. Dolan noted that he delayed the submission of this application due to the placement of the building given the proximity to the wetlands and other alternative locations. He indicated the wetland (creek) running along the edge of Browning Road. The proposed location is 100 feet from the front yard.

Chairman DePasqua asked about the variance for the proposed location.

Mr. Dolan responded that this application requires one variance and wetlands permit. The applicant proposes to install a 48’ x 32’ Pole Barn that is 20 feet from the primary structure. It needs a variance to Sec. 250-22 A-3 of the zoning law. The proposed site is not in the setback.

**Sec. 250-22 A-3** of the Town of Clinton Zoning Law states that “No such structure shall project closer to the fronting street than the principal building on the lot or the required front yard setback for the district, whichever shall be less restrictive”.

The board passed a recommendation for the variance.

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Mr. Dolan motioned that the Town of Clinton Planning Board recommends a positive recommendation for approval to the Zoning Board of Appeals on the request of John and Carmella Patten on property located at 456 Browning Road, Tax Grid No. 6366-00-927976 for an area variance to Sec. 250-22 A-3 to construct a 48' x 52' pole barn from being closer to the fronting street than the principal dwelling.

***Whereas:***

1. Applicant wishes to construct a 48' x 52' Pole Barn for storage purposes that is 103 feet from the center line of the road that is closer to the fronting street than the principal dwelling which is 120 feet from the center line of the road.
2. This is a 14.6 acre site located in the AR3 zoning district.
3. The property is not in the AG District or in the CEA.
4. The property is a Type II action.
5. An undesirable change will not be produced in the character of the neighborhood or be detrimental to nearby properties.
6. The proposed variance should not have an adverse effect or impact on the physical and environmental conditions of the neighborhood.
7. impact on the surrounding conditions.

***NOW, THEREFORE, BE IT RESOLVED***, the Planning Board is making a positive recommendation for the approval to the Clinton Zoning Board of Appeals.

Seconded by Mr. Auspitz.

**Discussion.** Mr. Bonanno asked about the use of the proposed barn. Mr. Patten responded that this will be used for storage. He wants to store his lawn mower and other equipment.

Mr. Thomas stated that the proposed barn is 103 feet from the center line of the road and the primary dwelling is 120 feet from the center line of the road. He felt that this application does not need a variance per his reading of Sec. 250-22 A-3.

Mr. Dolan concurred with Mr. Thomas. The proposed pole barn is outside the setback and it's less restrictive per Sec. 250-22 A-3. The board agreed.

Mr. Dolan motioned to withdraw the above motion per the above discussion, seconded by Mr. Auspitz.

**Discussion.** None.

All Aye, Motion carried, 7-0.

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No variance is required per Sec. 250.22-A-3.

**PUBLIC HEARING:**

**Conroad Associates LP Special Permit** for Non-Hosted STR - property located at 189 Fiddlers Bridge Road Staatsburg NY **Tax Grid No. 6267-00-999768.**

Applicants wish to do Non-Hosted Short Term Rental to an existing dwelling pursuant to Sec. 250-69 of the Town of Clinton Zoning Regulations.

Mr. Auspitz recused himself for this application.

Mr. Carroll motioned to open the public hearing, seconded by Mr. Ferrini , All Aye, Motion carried, 6-0.

Stacy Abrams and her husband, Will Larson appeared for this application. Mr. Larson explained that they are proposing to do Non-Hosted Short Term Rentals to operate for three weeks per year and one month during summer with a maximum of 8 lodgers.

Hearing none from the public, Mr. Carroll motioned to close the public hearing, seconded by Mr. Thomas, all Aye, Motion carried, 6-0.

**APPLICATIONS:**

**Patten Wetlands Permit** – property owned by John and Carmella Patten, located at 456 Browning Road, **Tax Grid #-6366-00-927976.**

Applicants wish to construct a 48' x 32' Pole Barn less than 100 feet from a wetland running along the edge of Browning Road which is in front of the residence.

Mr. Auspitz joined the panel back for this application.

The board discussed the wetlands permit application and agreed that the proposed project is 60 feet off the creek which is a controlled area per Sec. 250-78 of the zoning law.

The board declared lead agency.

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Mr. Dolan motioned that the Town of Clinton Planning Board declares itself lead agency for SEQRA purposes in the matter of Patten Wetlands Permit application on property owned by John and Carmella Patten located at 456 Browning Road, Tax Grid No. 6366-00-927976 in the AR3 Zoning District.

Seconded by Mr. Auspitz, all Aye, Motion carried, 7-0.

The board reviewed the short form EAF and issued a negative declaration.

Mr. Dolan motioned that the Town of Clinton Planning Board has determined that the proposed action in the matter of Patten Wetlands Permit application will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be required, seconded by Mr. Bonanno, all Aye, Motion carried, 7-0.

After all the reviews were made, the board passed another resolution.

Mr. Dolan motioned the following:

**BE IT RESOLVED** that the Town of Clinton Planning Board grants conditional approval of a Wetland Law Permit to John and Carmella Patten for the purpose of construction of a 48' x 32' pole barn less than 100 feet from a wetland running along the edge of Browning Rd. in front the residence located on a 14.6+ acre site located at 456 Browning Road, located in the AR3A Zoning District in the Town of Clinton, **Tax Grid #132400-6366-00-927976-0000**.

**WHEREAS:**

1. Section 250.78 of the Town of Clinton Zoning Law prohibits construction within 100 feet of a wetland unless a Permit is issued by the Planning Board.
2. The Town of Clinton Planning Board declared itself Lead Agency on 07-5-22 for this unlisted, uncoordinated action. A SEQRA review was conducted and resulted in a negative declaration being prepared and declared in accordance with the New York State Environmental Quality Review Act on 07-05-22.
3. There are no known violations per the ZEO.
4. All appropriate fees have been paid

**NOW, THEREFORE, BE IT RESOLVED**, the Town of Clinton Planning Board grants approval of the requested Wetlands Law Permit.

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Seconded by Mr. Carroll,

**Discussion.** None.

All Aye, Motion carried, 7-0.

**Conroad Associates LP Special Permit** for Non-Hosted STR - property located at 189 Fiddlers Bridge Road Staatsburg NY **Tax Grid No. 6267-00-999768.**

Applicants wish to do Non-Hosted Short Term Rental to an existing dwelling pursuant to Sec. 250-69 of the Town of Clinton Zoning Regulations.

Mr. Auspitz recused himself for this application.

Mr. Thomas stated that this is the property that has a primary dwelling and accessory dwelling.

Mr. Thomas indicated that clarification was received from the Department of Health that the septic system capacity for this property is approved for 4 bedrooms in 1998 due to the very large septic field with the condition that the septic tank needs to be emptied every two years. Mr. Thomas noted that the regulation for a 1,000-gallon tank is 3 bedrooms.

The board discussed the letter of an authorization submitted on file for this application. Mr. Thomas stated that a letter of authorization from Conroad Associates LP who is the owner of the property should be filed.

Ms. Abrams noted that her father is the owner of Conroad Associates LP.

After exchanging opinions about the matter, the board agreed that an affidavit from the owner of Conrad Associates LP authorizing the Abrams about this application is required.

The board discussed the application. The main house has 3 bedrooms and the guest cottage has 1 bedroom.

After all the reviews and comments are made, the board passed a resolution regarding the Special Permit to operate a Non-Hosted Short Term Rental in the main dwelling.

Mr. Thomas motioned that the Town of Clinton Planning Board approves the following, to wit:



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**Whereas**, the Town of Clinton Planning Board has received an application for a Special Use Permit from Stacey Abrams on behalf of Conrad Associates LP (“Owner”) for the purpose of utilizing a principal Dwelling (“Dwelling Unit”) located at 189 Fiddlers Bridge Road in the Town of Clinton as a Non-Hosted Short-Term Rental pursuant to Section 250-69.1 of the Zoning Law; and

**Whereas**, the subject property is identified as tax parcel number 132400-6267-00-999768 and is located in the AR5 Zoning District; and

**Whereas**, Owner does not propose any alteration, excavation or construction on the site in connection with the requested permit; and

**Whereas**, Owner has submitted an inspection report, dated within ninety days of the date of the application, stating that the existing sewage disposal system serving the Dwelling Unit was adequately functioning for its intended use at the time of inspection; and

**Whereas**, a Short Form EAF, Part 1, has been received and reviewed; and

**Whereas**, the Planning Board has determined that the proposed action will not have a significant adverse impact on the environment based on the criteria set forth in 6 NYCRR 617.7(c) and qualifies as a Type II action under SEQRA (6 NYCRR 617.5(c)(18) (“reuse of a residential or commercial structure”)); and

**Whereas**, the Planning Board conducted a public hearing during its regular meeting on July 5, 2022; and

**Whereas**, the Zoning Administrator has inspected the Dwelling Unit and certified that it is in compliance with the permitting requirements set forth in Section 250-69.1 for use of the Dwelling Unit as a Non-Hosted Short-Term Rental and that there are no known zoning violations on the property; and

**Whereas**, the Planning Board referred the application to the Dutchess County Department of Planning and Development pursuant to General Municipal Law, Sections 239-l and m; and

**Whereas**, the Dwelling Unit will be utilized as a Non-Hosted Short-Term Rental subject to the following conditions and limitations: 1) the Accessory Dwelling Unit on the Lot shall not be advertised for rental or occupied by Lodgers unless a permit for same is issued by the Planning Board, and 2) Owner shall comply with the conditions set forth in the Zoning Administrator’s report dated May 31, 2022; and

**Whereas**, the Planning Board has determined that the maximum number of Lodgers allowed shall be 6 persons and the maximum number of daytime visitors permitted on the property shall be 6 persons; and

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**Whereas**, after review of the application and all other submissions by Owner, the Planning Board has determined that the application and Dwelling Unit are otherwise in compliance with the requirements of Section 250-69.1; and

**Whereas**, this Special Use Permit shall remain in effect for one year from the date of approval by the Planning Board and shall require annual renewal by the Planning Board, upon timely request by Owner pursuant to Section 250-69.1D(4), no later than the anniversary of such issuance; and

**Whereas**, Owner shall ensure that the Dwelling Unit complies with the requirements of Section 250-69.1 at all times while it is being utilized as a Non-Hosted Short-Term Rental and shall otherwise comply with applicable Town, County and New York State law and regulations governing such use; and

**Whereas**, all applicable fees have been paid:

**Now Therefore Be It Resolved**, that the Planning Board hereby grants approval of the requested Special Use Permit, effective as of the Zoning Administrator's determination that the following conditions have been met:

1. Submission by the general partner of Owner confirming Owner's consent to proceed with the application;
2. Completion of the items specified in the Zoning Administrator's letter dated May 31, 2022;
3. Submission by Owner of the name and contact information of a local agent; and
4. Receipt by the Planning Board Clerk of a neutral response to the referral to Dutchess County Department of Planning and Development pursuant to General Municipal Law, Sections 239-l and m.

**MAXIMUM NUMBER OF LODGERS PERMITTED: 6**

**ACCESSORY DWELLING UNIT MAY NOT BE OCCUPIED BY LODGERS – SEPARATE PERMIT REQUIRED**

**PERMIT EXPIRES ONE YEAR AFTER ISSUANCE (SEE SECTION 250-69.1D(4) FOR ANNUAL RENEWAL PROCEDURE)**

Seconded by Mr. Carroll,

**Discussion.** The board discussed the local contact info and agreed to include this as a condition.

All Aye, Motion carried, 6-0.

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**Glazer Non-Hosted Short Term Rental** – 20-22 Bel Air, Tax Grid No. 6469-00-539562.

Applicants seek special permit approval to operate a Non-Hosted Short Term Rental pursuant to Sec. 250.69-1 of the Town Zoning Law.

Victor Glazer appeared and briefly explained his application. He stated that this is a 3 bedroom, 2 bath house and wishes to rent this out when they are not around with 6 lodgers.

Mr. Ferrini asked about the structures on the property. It looks like there is another house on the property. Mr. Glazer responded that the other house on this property has a long-term tenant.

Mr. Ferrini asked about the local contact info listed on the application. Mr. Glazer responded that his property manager is a professional who was highly recommended by a friend and who takes care of a lot of properties around. This person can be around and quick to attend to whatever issues.

Ms. Campbell asked Mr. Glazer if the other house is on a different septic system. Mr. Glazer responded, "Yes."

Mr. Ferrini asked if the new septic system is inspected. Mr. Glazer responded that the old septic system failed when he bought the house so he had a new one installed. The board agreed to get a letter from the one who install the septic about the condition of the tank.

Mr. Ferrini asked about the access to the lake. Mr. Glazer responded that they are not offering access to the lake in their ads.

Mr. Ferrini asked the applicant if his neighbors are aware of this application since there will be a public hearing. Mr. Glazer responded that his immediate neighbors knew about his proposal. He said that he will notify the other two neighbors.

Mr. Ferrini asked about the certificate of insurance. Mr. Glazer responded that he never done any short-term rentals so he will get the insurance as soon as he gets the approval. The board agreed to include this as a condition of approval.

Chairman DePasqua asked about parking spaces. He said it's pretty tight in there. Mr. Glazer responded that there are enough parking spaces for 3 cars. There is a two-car garage where tenants could park their cars and there is a driveway that loops around that can also be used for parking.

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Mr. Ferrini agreed with the applicant per his site visit. It's a pretty large circular driveway.

Mr. Ferrini noted that the map on the package matched what the ZEO is looking for about the visibility of the house number.

The board agreed to pass a resolution.

Mr. Ferrini motioned that the Town of Clinton Planning Board approves the following:

**Whereas**, the Town of Clinton Planning Board has received an application for a Special Use Permit from Victor Glazer for the purpose of utilizing a Dwelling located at 20 Bel Air, in the Town of Clinton as a Non-Hosted Short-Term Rental pursuant to Section 250-69.1 of the Zoning Law; and

**Whereas**, the subject property is identified as tax parcel number 132400-6469-00-539562 and is located in the Conservation Agricultural Residential Zoning District; and

**Whereas**, a Short Form EAF, Part 1, has been received; and

**Whereas**, the applicant does not propose any alteration, excavation or construction on the site in connection with the requested permit; and

**Whereas**, the applicant has not submitted an inspection report, dated within ninety days of the date of the application, stating that the existing sewage disposal system serving the Dwelling was adequately functioning for its intended use at the time of inspection; and

**Whereas**, the Zoning Administrator has inspected the property and certified that it is in compliance with the permitting requirements set forth in Section 250-69.1 for the use of the parcel as a Non-Hosted Short-Term Rental within the Town of Clinton, subject to the posting of updated property information by the front door, and the installation of a double-sided address marker; and

**Whereas**, all applicable fees have been paid:

**Now, Therefore Be It Resolved**, that the Planning Board has determined the proposed project is a Type II action and that no further SEQRA review will be required; and

**Be It Further Resolved**, that the Planning Board directs that the application and related documents be sent to the following interested agencies: West Clinton Fire District and Dutchess County Department of Planning and Development; and

**Be It Further Resolved**, that the Planning Board will hold a public hearing on this application at its meeting scheduled for July 19, 2022.

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Seconded by Mr. Auspitz,

**Discussion.** The applicant to submit hotel tax certificate.

All Aye, Motion carried, 7-0.

**Himmelman Special Permit for Accessory Dwelling** – 187 Schultz Hill Road,  
Tax Grid No. 6368-00-257403.

The applicant wishes to convert the existing detached garage to an accessory dwelling.

Mr. Himmelman appeared for his application. He stated that he wants to convert the existing second-story of a detached garage into an accessory dwelling. He wants to use the loft of the garage as music studio and an office. This will not be a noisy thing. This is an 11.05-acre lot in the AR5 Zoning District.

Mr. Auspitz asked the applicant to show the dimension of the structure on the drawing.

Mr. Auspitz asked the applicant about the board of health approval. Mr. Himmelman responded that his engineer initially presented a septic design to the health department but his engineer workload got busier. His intention is to finish the space and get the septic system done when the engineer is ready to do it.

The board had a lengthy discussion about the septic system.

Mr. Auspitz noted that part of the process for the special permit for an accessory dwelling is to ensure that the applicant can demonstrate that the water supply and sewage disposal system is adequate. He said that the easiest way is to have the Department of Health sign off that this septic system is sufficient to handle the proposed guest cottage.

**Sec. 250-29 B-9** of the Zoning regulations states that “No special use permit for an accessory unit shall be granted unless the applicant can demonstrate that the water supply and sewage disposal systems serving the building or buildings in question meet current County Health Department requirements and shall continue to meet such requirements. The Planning Board may require that the applicant have sufficient lot area to allow for future replacement of the septic system.”<sup>[2]</sup>

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Mr. Carroll asked about the kitchenette. Mr. Himmelman responded that this is just a small refrigerator, microwave, and sink. He can also put a stove top in there.

Mr. Carroll noted that this can be called a wet bar instead of a kitchen. It doesn't need to have a kitchen.

Mr. Auspitz stated that it is better to have an adequate kitchen now rather than having an issue later on to have an illegal accessory dwelling.

Ms. Campbell noted that this is what triggers the application. The Building Inspector saw the plumbing in the garage during the renovation process and was asked to seek a special permit.

Mr. Auspitz asked about the noise impact since the proposed use is a music studio. Mr. Himmelman responded that he will only be doing songwriting. It will not generate any noise.

Mr. Thomas asked how many structures are there on the property. Mr. Himmelman responded that there is a house, garage, two pole barns, and above ground pool. He underscored that these buildings existed when he bought the property.

The board discussed whether this property needs a variance due to the number of structures. Mr. Newmann opined that the new property owners need not be punished for something that the previous owners had done. He doesn't think that this property needs a variance.

The board agreed to declare lead agency.

Mr. Auspitz motioned that the Town of Clinton Planning Board declares lead agency for this unlisted, uncoordinated action in the matter of Himmelman Special Permit for an Accessory Dwelling on property located at 187 Schultz Hill Road, Tax Grid No. 6368-00-257403.

Be it resolved further that the Town of Clinton direct Special Permit application, Short Form EAF, and site plan to the following agencies:

Involved Agency - West Clinton Fire Department,  
Interested Agency - DC Planning and Health Department –

Seconded by Mr. Dolan,

**Discussion.** None.

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All Aye, Motion carried, 7-0.

Chairman DePasqua advised the applicant to discuss the septic system with his engineer. Mr. Auspitz stated that the Department of Health will need to see the septic design to weigh on this.

Public hearing is set for August 2, 2022.

**OTHER MATTERS:**

The board discussed whether to continue sending the short-term applications to DC Planning. Ms. Campbell stated that per her conversation with Ms. Frank, the town has to make a determination whether Short Term Rental is classified as commercial or residential. It was noted that the town has an agreement with the DC Planning regarding a referral agreement pursuant to GML Sec. 239.

The board agreed to get a letter or email from Ms. Frank regarding her determination about the referral.

**APPROVAL OF MINUTES:**

Mr. Dolan motioned to accept the minutes of June 21, 2022, seconded by Mr. Auspitz, all Aye, Motion carried, 7-0.

**ADJOURNMENT:**

Mr. Dolan motioned to adjourn the meeting at 9:50 pm, seconded by Mr. Carroll All, Aye, Motion carried, 7-0.

Respectfully Submitted,



Arlene A. Campbell, Clerk  
Planning & Zoning Board of Appeals