

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
February 8, 2022**

January 18, 2022 PB Meeting via Zoom

Riegert 2 lot Subdivision (Sketch Plan) - Browning Road and Ruskey Lane, Tax Grid No. 6366-350305.

The applicant wishes to subdivide a vacant ±63.85-acre parcel into two parcels. Lot 1 is 5.995 acres and Lot 2 is 57.895 acres. The property is in the AR5 Zoning District.

- Sketch Plan is approved.
- The board declared itself lead agency for SEQRA purposes.
- SEQRA to be circulated to interested agencies.
- Public hearing is set on February 1, 2022.
- No other action taken.

Neumann NonHosted Short Term Rental –371 Schultsville Road Rhinebeck, Tax Grid No. 6567-00-117652.

Applicant seeks a Special Permit to operate a NonHosted Short Term Rental pursuant to Sec. 250-69-1.

- Public hearing was open and closed.
- A number of people spoke and indicated strong concern about short term rentals. Also discussed was about enforcement of this local law.

Special Permit to operate NonHosted STR is granted.

Mershon Demolition Permit Approval - 253-269 Nine Partners Road, Tax Grid No. 6468-00-930822.

Applicant seeks approval to demolish the guest cottage and the barn on this property.

- Noted that the guest cottage was removed without demolition plan approval. Question was raised about the size of the new structure given the size of the demolished building. Applicant needs to talk to the ZEO about the issue. No action taken.
- The barn received an approval to be demolished.
- No other action taken.

Cornerstone of Rhinebeck Special Use Permit (Discussion)– 73-93 Serenity Hill Road, Tax Grid No. 6469-00-531763.

Applicant proposes Special Permit for the use of an “Alternate Care Facility” that was established prior to the adoption of the Town code to remove the violation on the property (Increase in the number of beds without proper approvals from the Town).

- The property is in the C Zoning district.
- Warren Replansky, Mike McCormack Jeff Oneifather, Cornerstone’s Chief Financial Officer and Michael Purnell, Executive VP of Cornerstone all appeared on behalf of Cornerstone.
- Shane Egan, Town Attorney and Pete Setaro, Town Engineer were also present via zoom.
- Concerned neighboring property owners watched the meeting via live stream on youtube.
- Discussions involved procedural process, removing the violation, mitigation to any impacts of the facility’s operation to the neighboring properties, requirement of a site plan, and discussion of letter comments from the Town engineer.
- The town engineer recommended that the applicant retain an engineer to confirm that the current water and sewage system are in compliance with the number of existing beds on the facility.

After a lengthy discussion and as agreed, the applicant needs to submit a site plan in compliance of the town zoning regulations. This is a retroactive approval, Long Form EAF is needed. Public hearing will be scheduled after complete submission is made and reviewed.

No action taken.

February 1, 2022 Meeting via Zoom

Riegert 2 lot Subdivision (Preliminary & Final Approval) - Browning Road and Ruskey Lane, Tax Grid No. 6366-350305.

The applicant wishes to subdivide a vacant ±63.85-acre parcel into two parcels. Lot 1 is 5.995 acres and Lot 2 is 57.895 acres. The property is in the AR5 Zoning District.

- Public hearing was opened and closed.
- Short Form EAF was reviewed and Negative Declaration was issued.
- Preliminary and Final Approval is granted with conditions.

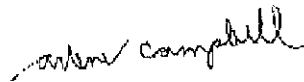
Morse and Boyd Lot Line Adjustment – 610 Hollow Road and 124 Sodom Road, Tax Grid Nos. 6366-00-538971 & 570998.

Applicants seeks Lot line Adjustment creating new parcel sizes of ±2.052 acres (Morse Parcel) and ±3.439 acres (Boyd Parcel),

- Both parcels are pre-existing, non-conforming in the AR3 Zoning District.
- The requested Lot Line Adjustment will render the Boyd Parcel conforming, but will render the Morse Parcel more substandard than it currently is.
- Morse parcel received an area variance to Sec. Section 206-13(B)(1) allowing a lot line adjustment to reduce the size of the substandard 2.67-acre by 0.553.

Requested Lot Line Adjustment is granted with conditions.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS MEETING
MONTHLY REPORT
TB meeting February 8, 2022**

January 27, 2022 ZBA Meeting via Zoom

Morse Area Variance - 636 Hollow Road, **Tax Grid No. 6366-00-570998** in the AR3 zone in order to do lot line adjustment.

The applicants request an area variance to Sec. 206-13 (B-1) provides that a "proposed lot line adjustment shall not create any substandard lot, or render any lot more substandard than it may be.

- Area variance granted.

Timothea Letson and Patrick Nelligan - 21 E Meadowbrook Lane, **Tax Grid No. 6467-00-408433** in the AR3 zone.

The applicants request an area variance to Sec. 250 Attachment 2 of the Town of Clinton Zoning Regulations for a side yard setback reduction from 50 to 45.5 feet in order to construct a wraparound deck on the north and east side of home.


- Area Variance granted.

Joanna Swomley and Sanford Litvack (Interpretation) - 570 Pumpkin Lane, **Tax Grid No. 6468-00-944427** in the AR5 zone district.

The applicants are seeking an Interpretation of Sec. 250 Attachment 1 (Schedule of Use Regulations -Accessory Uses of structures) after a determination of the Zoning Board of Appeals dated April 25, 2002 that the only accessory building that can contain plumbing is one that has a special permit for an accessory dwelling unit in order to install a ½ bath in an exercise facility on an 70 plus acre parcel.

- The board has determined that for the inquiry of the **Litvack/Swomley** request to install a bathroom in the existing accessory structure containing a second floor gym/exercise room property on 570 Pumpkin Lane, **Tax Grid No. 6468-00-944427**, a special use permit or variance is not required.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Eliot Werner, Board Liaison Officer

CAC Meeting 1/12/2022

The CAC met 1/12/2022 via the town's zoom account.

Integrating the pollinator pathway into the maintenance of our town parks was discussed. As well as ways to increase community involvement in the program.

The CAC will run the following programs for the library in the next few months:

Sat, Feb 5, 2022 at 10am - Pollinators: Who/What Are They & Why Do They Matter?

Sat, March 5, 2022 at 10am - Best Native Plant Choices For Our Eco-Region for Threatened Pollinator Survival

Sat, April 2, 2022 at 10am - Property Management: Nurturing Habitat for Non-Humans

A boy scout troop has expressed interest in replacing the benches in the nature garden

There was discussion about a dedicated CAC website, and the possibility of the chair of the committee having a town email.

Respectfully submitted,

Katherine Mustello, councilwoman

Recreation Report

January 2022

-Dan Harkenrider, Rec Director

The Recreation Department started off 2022 with renewed energy.

The 13th Annual Bon Fire was held at the Fran Mark Park on January 8th, there was a record turnout. Thanks to the highway department for supplying many of the trees and managing the fire and the East Clinton Fire Dept for their food truck handing out the hot chocolate and smores fixings.

A new Rec Committee was formed this year and we had our first meeting January 31, 2022 in the Town Hall. There were lots of ideas exchanged with lots of energy to bring more programming to our residents. Our meetings are the last Monday of every month in the Town Hall at 7 PM.

Summer camp will return! Camp is the first two weeks of July (minus Monday July 4) and the first two weeks of August, the website has all of the information on camp. Call or email the Town Clerk for more information.

The committee put together a list of classes, clubs, events and Park activities for 2022. There were suggestions to expand summer programs, including adding a concession stand, have a movie night at the park, music in the park and offering basketball leagues and clinics.

The list of events includes bringing back Community Day and adding a Bring Your Own Skates event to open the ice rink at Friends Park, a turkey trot on Thanksgiving morning, and a parade of lights through Town to end at the Christmas tree lighting in December.

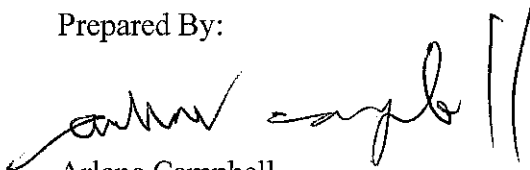
Proposed class offerings include a CPR class, a babysitting safety class, self defense, a learn to knit class, and dog obedience classes.

We are looking forward to lots of recreation activities in 2022 with the help of a committee.

Town of Clinton Building Department
January 2022 Monthly Report
Town Board Meeting 2-8-2022

Number of Building Permits Issued	14
Number of CO & CC issued	19
Number of Title Search	10
Total Number of Mileage by the Building Inspector	<u>133 miles</u>
Total Cost of Construction	<u>\$ 943,028.00</u>
Total Number of New Residence in 2021	12
Total Valuation	\$7,236,800.00

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Michael Cosenza
Building Inspector

Permit Report By Type

01/01/2022 - 01/31/2022

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Accessory Alteration							
	BP-2022-7434	Lisa Wolfe	5 Electronic Ln	6468-00-	01/24/2022	\$5,000.00	\$85.00
						Accessory Alteration Total:	1
						Amount Totals:	\$5,000.00
Deck/Porch							
	BP-2022-7427	Glenn Hirshon	340 Mountain View Rd	6369-00-	01/06/2022	\$18,000.00	\$291.50
						Deck/Porch Total:	1
						Amount Totals:	\$18,000.00
Farm Structures							
	BP-2022-7424	Andrea Kirchoff	1963 Salt Point Tpke	6466-00-	01/06/2022	\$68,800.00	\$500.00
						Farm Structures Total:	1
						Amount Totals:	\$68,800.00
Generator							
	BP-2022-7433	Geoff Dann & Laurie Novick	31 High View Lane	6367-00-	01/24/2022	\$5,800.00	\$100.00
	BP-2022-7436	Christopher Farney	134-136 Stonehouse Rd	6369-00-	01/31/2022	\$5,876.00	\$100.00
						Generator Total:	2
						Amount Totals:	\$11,676.00
HVAC							
	BP-2022-7432	John Pinder	1471 Centre Rd	6469-00-	01/24/2022	\$12,910.00	\$125.00
	BP-2022-7435	Peter Fraser & Danny Vonder Brink	1235 Centre Rd	6468-00-	01/24/2022	\$5,400.00	\$115.00
						HVAC Total:	2
						Amount Totals:	\$18,310.00
In Ground Pool							
	BP-2022-7428	Emily Blumenthal	Estate of W. Roger Tyszkiewicz 162 Rymph Rd	6367-00-	01/06/2022	\$175,963.00	\$250.00
						In Ground Pool Total:	1
						Amount Totals:	\$175,963.00
Renovation							
	BP-2022-7425	Peter Sotanski	93 Sodom Rd	6366-00-	01/06/2022	\$12,500.00	\$130.00
						Amount Totals:	\$12,500.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
BP-2022-7429	Charmaine DeMello	81 Mountain View Rd	6368-00-	01/06/2022	\$500,000.00	\$2,080.00
Renovation Total:					2	
Amount Totals:					\$512,500.00	\$2,210.00
Residential Alteration						
BP-2022-7426	Susan Edwards	249 Long Pond Rd	6468-00-	01/06/2022	\$4,000.00	\$96.00
Residential Alteration Total:					1	
Amount Totals:					\$4,000.00	\$96.00
Roof Mounted Solar ES						
BP-2022-7431	Louis August Jonas Foundation,	6-31 Rising Sun Ln	6469-00-	01/20/2022	\$78,819.00	\$150.00
BP-2022-7437	Peter Sotanski	93 Sodom Rd	6366-00-	01/31/2022	\$39,960.00	\$150.00
Roof Mounted Solar ES Total:					2	
Amount Totals:					\$118,779.00	\$300.00
Wood Stove						
BP-2022-7430	Sean and Danielle Hollitz	75 Rhynders Rd	6367-00-	01/13/2022	\$10,000.00	\$125.00
Wood Stove Total:					1	
Amount Totals:					\$10,000.00	\$125.00
Permit Grand Total:					14	
Amount Grand Totals:					\$943,028.00	\$4,297.50

Completion Issued Report

01/01/2022 - 01/31/2022
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3603	6469-00-476251-0000	Closed Out Certificate	3603	Louis Jonas	6-31 Rising Sun Ln	01/20/2022
					Commercial Structures # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3632	6469-00-476251-0000	Closed Out Certificate	3632	Louis Jonas	6-31 Rising Sun Ln	01/20/2022
					Mechanical # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
495	6469-00-476251-0000	Closed Out Certificate	495	Louis Jonas	6-31 Rising Sun Ln	01/20/2022
					Garage - Detached # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
612	6468-00-440437-0000	Closed Out Certificate	612	Lowell Lamb	14 Nine Partners Rd	01/28/2022
					Residential Addition # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
733	6469-00-476251-0000	Closed Out Certificate	733	Louis Jonas	6-31 Rising Sun Ln	01/20/2022
					Commercial Structures # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2017-6592	6469-00-476251-0000	CO	5750	The Louis August Jonas Foundation	6-31 Rising Sun Ln	01/20/2022
					Deck/Porch # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2018-6838	6470-00-349027-0000	CO	5747	Joseph O'Brien	203 Silver Lake Rd	01/11/2022
					Garage - Detached # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2019-6933 6566-00-386452-0000 CC 1700 John Kinney 11 Friends Vw 01/19/2022
 Oil Tank # of CC/CO :Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2020-7045 6566-00-401592-0000 CC 1696 Nicholas Abbatello 7 Heritage Rd 01/10/2022
 Renovation # of CC/CO :Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2020-7063 6568-00-147600-0000 CO 5748 Carl Jay Diesing 64 Bowmans Glen Ln 01/13/2022
 In Ground Pool # of CC/CO :Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7213 6467-00-546645-0000 CC 1697 Walter Foucher 258 Sunset Trl 01/10/2022
 HVAC # of CC/CO :Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7277 6468-00-469954-0000 CO 5745 Deborah Fierro 1338 Centre Rd 01/03/2022
 Storage/Utility Building # of CC/CO :Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7350 6466-01-058900-0000 CC 1698 Patrick O'Hara 3 Grissom Pl 01/11/2022
 Deck/Porch # of CC/CO :Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7372 6469-00-726522-0000 CC 1701 Anthony and Lisa Cursio 30 Old Bulls Head Rd 01/20/2022

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7401 6466-00-213874-0000 CC 1702 Stanley Cooke 57-67 Woodlea Rd 01/20/2022
 HVAC # of CC/CO :Issued : 2

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2021-7406 6268-00-985399-0000 CC 1704 Frank Lantz 378 Browns Pond Rd 01/26/2022
 BP-2021-7415 6268-00-873572-0000 CC 1699 Kornelia Tamm 457 Browns Pond Rd 01/13/2022
 Roof Mounted Solar ES # of CC/CO :Issued : 2

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7420	6468-00-293120-0000	CC	1703	Guy Ben Zion	1003 Centre Rd	01/20/2022
BP-2021-7422	6468-00-293120-0000	CO	5749	Guy Ben Zion	1003 Centre Rd	01/20/2022

Oil Tank # of CC/CO : Issued : 1

Renovation # of CC/CO : Issued : 1

Grand Total: 19

Permit Report By Type

01/01/2021 - 12/31/2021
 Permit Type: New Residential

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
New Residential						
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
BP-2021-7263	Kat & Dog Properties LLC	39 Lake Pleasant Dr	6268-00-	04/22/2021	\$1,500,000.00	\$2,050.00
BP-2021-7290	Cathy and Roy Naor	24 High View Ln	6367-00-	05/27/2021	\$476,800.00	\$2,814.00
BP-2021-7311	Ed and Jennifer Testa	Woodlands Trl	6467-00-	07/07/2021	\$625,000.00	\$1,233.50
BP-2021-7337	BDK3 Enterprises LLC	11 Crimson Hill Rd	6469-00-	08/11/2021	\$450,000.00	\$3,468.75
BP-2021-7371	Valerie Holzmann	2065 Route 9G	6267-00-	10/12/2021	\$275,000.00	\$1,281.00
BP-2021-7378	Maplebrook Farm LLC	93 Ruskey Ln	6266-00-	10/21/2021	\$685,000.00	\$3,469.00
BP-2021-7386	Lawrence MacDonald	150 Walnut Ln	6367-00-	11/05/2021	\$275,000.00	\$2,571.00
BP-2021-7416	Eric Bunge & Mimi Hoang	170 Silver Lake Rd	6469-00-	12/16/2021	\$1,150,000.00	\$2,089.50
New Residential Total:					12	
Amount Totals:					\$7,236,800.00	\$24,141.75
Permit Grand Total:					12	
Amount Grand Totals:					\$7,236,800.00	\$24,141.75



Zoning Department
TOWN OF CLINTON
1215 Centre Road
Rhinebeck, NY 12572
(845) 266-5704 X103
(845) 266-5748 – Fax

Rich Travis (Zoning Administrator / Municipal Code Enforcement Officer)

February 07, 2022

1/2022 Report

Violations – Notice Sent:

423 Clinton Hollow STR Violation Notice

Violations – Pending investigations:

319 Zipfeldburg - single family residential, AR5A zone, parking, unregistered vehicles

107 Kansas Road – single family residential, C zone, storm water run-off complaint, spoke with Highway Department, Highway and Town Engineer working on it. Zoning complaint unfounded. Closed

193 – Shadblow – single family residential AR5A zone, unregistered vehicles, structures too close to the property line.

430 Schultz Hill Road - single family residential, AR5A zone, STR violation

252-269 Nine Partners Road – single family residential, AR3A zone, Stop Work Order, permits revoked. Denial Letter for ZBA

450 Hollow Road – single family residential, AR5A zone, Stop Work Order

Zoning - Interpretations:

570 Pumpkin Lane- Zoning interpretation.

Zoning Board of Appeals:

46 Rymph Road – single family residential, AR3A zone, Denial Letter for variances.

Matters Resolved: - 1

Building Permits reviewed - 14

Rich Travis, MCEO 7February2022

Thank you,

Rich Travis

Zoning Administrator / Municipal Code Enforcement Officer

Town of Clinton

zeo@townofclinton.com

(845) 266-5704 Ext:103

Highway Department Report for JANUARY, 2022

For the month of January, the highway crew had to plow and/or sand 11 times to combat the winter storms and ice. This helped to keep the traffic moving along safely.

The Highway Superintendent is currently discussing with several vendors the potential use of a more environmentally friendly salt product made from the agricultural by-products.

Much work has been taking place on the highway trucks including replacement of plow blades and fabrications on the sanders.

Cold patch repairs on the roads are taking place and will be ongoing for the winter season.

The Shared Services bucket truck was at the Town of Clinton this month so we were able to trim trees and brush that were a potential hazard. In addition, while the truck was here, the highway dept took down the Holiday lights and cleaned up the Town Hall complex.

The crew has been hauling and mixing a sand/stone mixture that seems to be working well on the dirt roads.

The Highway Dept worked to help the Rec Dept this month with the hauling and delivery of Christmas trees for the community Bonfire event.

**As a reminder - all town residents are allowed to take two 5-gallon pails of salt, sand, or the mix with each storm. This works on an honor system, so please don't abuse it.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

SHRAC

1 message

Eliot Werner <deputysupervisor@townofclinton.com>
To: Carol Mackin <townclerk@townofclinton.com>
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Sun, Feb 6, 2022 at 6:51 PM

Report for February . . .

- Nancy Couse new member.
- Arranged Zoom hookup for chair to host remote meetings.
- Chair making plans to schedule first meeting of 2022.

Clinton Community Library Meeting 1/10/2022

The Clinton Community Library board of Trustees met via go to meeting on 1/10

Crystal Middleton spoke about her joint project with the Clinton Historical Society. She created a website for children about local history. She gave a demo of her project.

Justin Carroll presented the library's annual budget, as well as a five-year projection. There is concern that they have a large grant that will be expiring in a few years, creating a budget shortfall.

Kim Lewis spoke about the board's self-evaluation process.

Director Carol Bancroft presented about the Turning Outward project. A program where the library held community meetings to discuss the town and its strengths and weaknesses. The report is available on the library's website and was sent to all town board members.

The lease with the Town was discussed. The library board will be reaching out to the town board to request a meeting to discuss.

The library has paused in person programming for the time being. Check their website to find out what events have gone virtual and what has been postponed.

Respectfully submitted,

Katherine Mustello, Councilwoman

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cemeteries

1 message

Eliot Werner <deputysupervisor@townofclinton.com>
To: Carol Mackin <townclerk@townofclinton.com>
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Sun, Feb 6, 2022 at 11:44 AM

Report for February . . .

- Cremation burial at Pleasant Plains.
- Completed work on deed replacement at Schultzville.
- Working on a deed transfer at Pleasant Plains.
- Working on sale of two burial plots at Pleasant Plains.