

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
April 12, 2022**

March 15, 2022 PB Virtual Meeting

Louis august Jonas Foundation for Camp Rising Sun Variance - 6 Rising Sun Lane, **Tax Grid No. 6469-00-476251.**

The applicant requests an area variance to Sec. 250 Attachment 8 Table 2 reducing the front yard setbacks from both Centre Road (from 300' to approximately 162') and Rising Sun Lane (from 300' to approximately 155') in order to construct a Tier 2 Solar Energy System on a 66.9-acre lot.

- Received positive recommendation to the Zoning Board of Appeals.

Riegert 2 Lot Subdivision (Request for amendment) – Browning Road, Tax Grid No. 6366-00-350305.

Applicant requests to remove the verbiage about the no subdivision clause on the approve resolution.

- The board amended the resolution to include the word “currently” to indicate “currently no intention” to subdivide.

Long Pond Holdings LLC Demolition Plan approval – 199 Long Pond Road in Tax Grid No. 6468-000-178922.

Applicant wishes to demolish and replace the existing 600 square feet boat shed on this 3.56 acre parcel.

- The new shed will have the same size, same place and same purpose as the old, seasonal use for boat storage, changing clothes and “sheltered lake side relaxation.” While both the old and new sheds will have electricity, neither will have plumbing.

Requested demolition plan approval is granted.

April 5, 2022 PB Meeting

Curcio Area Variance – 30 Old Bulls Head Road, Tax Grid No. 6469-00-726522.

Applicant requested the following area variances in order to construct a 36' x 40' Pole Barn on a 6.19 acre parcel in the AR5 Zoning District.

Sec. 250 Attach 2 - Front yard setback reduction from 100' to 50'

Sec. 250-22 A-4 – Increase the number of structures from 3 to 4

Sec. 250-22 A-3 – to allow the accessory structure to be closer to the fronting street than the principal building.

- Received positive recommendation to the Zoning Board of Appeals.

Milea Area Variance – 505 Hollow Road, Tax Grid No. 6366-00-284983.

Applicant proposes an area variance to Sec. 250-84 (Alterations permitted to nonconforming buildings) and Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) in order to do residential alteration and addition to an existing 2 story, two-bedroom nonconforming building in the AR3 Zoning District.

- This is a nonconforming .505 lot in the AR3 Zoning District.
- The house was built in 1870 and has 2 bedrooms.
- Applicant proposes 726.8 square feet 2 story addition with 215 square feet new open deck in the rear, increase the number of bedrooms from 2 to 5 bedrooms, Also, a future private inground pool is proposed.
- The property owner indicated his intent about the proposed use of the property. He underscored that there is no intention to do short term rentals. The proposed use is to house his friends and extended family.

Received positive recommendation to the Zoning Board of Appeals.

Camp Rising Sun seeking Site Plan Application - 6 Rising Sun, **Tax Grid No. 6469-00-476251.**

The applicant is seeking Site Plan Review to allow installation of Ground Mounted Solar Electric System.

- Public hearing was open and closed.
- It was noted that the front yard setback variance was granted by the ZBA.
- A couple of neighboring property owners appeared and raised concerns about the impact of the proposed ground mounted SES to their property.

Requested site plan permit for a Solar canopy is granted.

Reshma Shamdasani Special Permit for Non Hosted STR - 246 Clinton Ave Salt Point NY Tax Grid No. 6366-00-843102.

Applicant wishes to operate a NonHosted STR to a one single family dwelling.

- Public hearing is set on April 19, 2022.
- No other action taken.

Milea Vineyard Ag Events SP & Special Permit - 450 Hollow Road, Tax Grid No. 6366-00-120767.

Applicant wishes to host events on this property.

- The board discussed procedural process and agreed to set-up Escrow account. Town consultant to review the submissions.
- Applicant was also advised to talk to the ZEO regarding the proposed parking spaces, find out what variances are required, etc.
- The name and parcels of the surrounding properties need to be on the site map.
- No action taken.

Longpond (Omega) Campground Annual Permit Renewal – 150 Lake Dr, Tax Grid. 6468-00-0382842

Annual permit for 2022 is renewed.

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

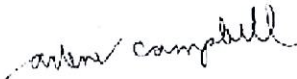
Applicant proposes Special Permit for the use of an “Alternate Care Facility” that was established prior to the adoption of the Town code to remove the violation on the property (Increase in the number of beds without proper approvals from the Town).

- Applicant has submitted a proposed site plan which has been reviewed by the town consultant.
- The applicant has made numerous changes on the site plan as per request by the Town engineer.
- The town engineer has advised the board about the completion of the submission and is now ready for public hearing.
- The Silver Lake Property Owners Association has requested the required public hearing not be scheduled on the next meeting i.e. April 19, 2022 because many of their members may not be able to be present that day.
- It was noted that the applicant strongly opposed the said request and remarked that public hearing cannot be scheduled for the convenience of the neighbors. He reiterated that they met the submission deadline.

The board agreed to set the public hearing on April 19, 2022 and leave the public hearing open so that interested persons can have further opportunity to comment on May 3, 2022.

- No other action taken.

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 April 12, 2022**

March 24, 2022 ZBA Meeting via Zoom

**Louis august Jonas Foundation for Camp Rising Sun - 6 Rising Sun Lane,
Tax Grid No. 6469-00-476251.**

The applicant requests an area variance to Sec. 250 Attachment 8 Table 2 reducing the front yard setbacks from both Centre Road (from 300' to approximately 162') and Rising Sun Lane (from 300' to approximately 155') in order to construct a Tier 2 Solar Energy System on a 66.9-acre lot.

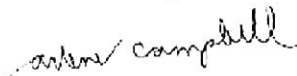
- The Denial Letter dated February 23, 2022 from ZEO Rich Travis left the decision as to whether this is a corner lot section (250-21) to the ZBA.
- Since the Camp Rising Sun is a private road, the board agreed that there is only one front yard and that the property is not a corner lot.
- The denial letter from the ZEO also states that the proposed system would exceed the allowable capacity of 25 kWAC however the property owner addressed before to the Town of Clinton Planning Board that the capacity is actually 25.8 kWDC which converts to 22.8 KWAC and is under the legal limit and therefore negates a variance needed for section 250-71.1.E
- Applicant stated that the view from Centre Rd of the location of the SES will be blocked by two large existing buildings and a row of trees.

Requested Front yard setback area variance is granted.

OTHER MATTERS:

The board Liaison Officer and the panel discussed Solar Energy System Regulations.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Eliot Werner, Board Liaison Officer

The CAC met 3/9/2022 via Zoom due to bad weather.

There were no panning board applications this month.

The Pollinator Pathway information has been uploaded to the CAC page of the website.

Barbara Mansell is working on a history of the CAC document.

Eagle Scout, Liam Stark will be building and installing benches on the nature trail as his Eagle Scout Project.

The CAC will have a town email address, CAC@townofclinton.com

The Town of Clinton is close to Bronze certification as a Climate Smart Community. Next submission will be 7/2022

Saturday, May 13, 2022 at Fran Mark Park - Green Fair More details will be available as we moved closer to this date. CAC will be there to promote the Pollinator Pathways initiative

Research on hosting a Repair Café continues.

Respectfully submitted,

Katherine Mustello, councilwoman

Town of Clinton Recreation

April Report

Dan Harkenrider, Rec Director

Clubs

Hiking 2nd Saturday of the month: The first hike cancelled due to rain! May 14th is Ferncliff Forest Hike, all are welcome.

Knitting- starts tomorrow April 13th! 2nd and 4th Wednesday at 10 M town hall; we added a virtual knitting class Wednesday evenings at 6. See attached sheet for sign on.

Card club 1st, 2nd and 4th Thursday's at 3 town hall, a great group met this past Thursday and had fun.

The concession stand and credit card reader are purchased, WiFi is being installed at Fran mark park

Camp is scheduled, we need counselors

We need lifeguards

I. Open Business

- a) CBG for Friends Park: Dan/Chris - the project will be bid by the Town Board to upgrade fencing on ballground, move playground equipment, add ADA compliant bathrooms and add handicapped parking
- b) New cabinets at Fran Mark kitchen: Dan will consider using ARPA funds
- c) Security Camera's – Chris Juliano will follow up wth the Board to approve using ARPA funds
- d) Parking at Fran Mark – the highway department cleared the field to the south of Fran Mark for additional parking, installed a new sign and painted the guard rails.

II. New business

- a) Community Day – date is Sept. 3.
- b) Turkey Trot – Don will take the lead on this event

- c) Holiday Tree Lighting/Parade –Rec committee will sponsor to coincide with the tree lighting ceremony.

III. Recreation Activity: To start in the spring: Still in the planning

Dog Obedience: - Vendor Insurance Required

Golf Instruction: Vendor Insurance Required

Monthly movie night: **Dan**

Basketball League and Clinics: **Dan**

Music in the Park/Food truck Friday: We will have two dates, one in July and one in August; we will collaborate with the Library and add a food truck at the Park.

Crafts: Diane Johnson presented several craft ideas, we will be setting up a schedule with her to lead the crafts.

Working on these activities:

Day trips for seniors and or community members. ex: ball games, casino, shows, museums.

Dan to check with other towns

Painting/watercolors: **Dan**

Wood Working: **Rick and Nia Labonte**

Recreation Purchases:

Pickleball net/paddles

Picnic Tables

Miscellaneous Notes:

Summer camp

July 5-8/11-15 and August 1-5/8-12

Pavilion Rental

\$200/resident and \$300 nonresident

Swimming

Opens Memorial Weekend. May 28th closes Labor Day weekend September 5th

Weekends in June then everyday July and August.



LIFEGUARDS WANTED

- \$15.30/hour
- Waterfront lifeguard certification & CPR/AED certification needed
- Opens Memorial Weekend (May 28th)
closes Labor Day Weekend (September 5th)

Contact Town Clerk, Carol Maokin
(845) 266 5853 ext. 102 or
email townclerk@townofclinton.com

Fran Mark Rec Park
Town of Clinton
337 Clinton Hollow Rd
Salt Point, NY 12578

Clinton Recreation

KNITTING CLUB



Wednesdays

IN-PERSON

2nd & 4th

Wednesday

10 - 11:30 am

*beginners: bring a set of
needles, size 7-10*

VIRTUAL

Zoom Code:

846 0418 0523

Wednesdays

6 - 9 pm

**TOWN OF CLINTON
TOWN HALL
FOR IN-PERSON**

**All are welcome to join:
Knitting and Crocheting
We have yarn for beginners**

dan@townofclinton.com

CLINTON RECREATION

HIKING CLUB

JOIN US

SATURDAY - APRIL 9TH - 9 AM
ROOSEVELT FARM & FOREST TRAIL
RT 9 ENTRY
4088 ALBANY POST RD
HYDE PARK, NY

3.1 MILE HIKE - ALL ARE WELCOME

dan@townofclinton.com


CLINTON RECREATION



CARD CLUB

MEETS MONTHLY

TOWN
HALL


1st, 2nd & 4th
Thursdays

3
PM

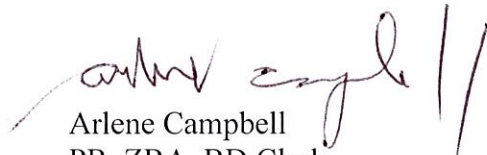
All are welcome

den@townofclinton.com


Town of Clinton Building Department
March 2022 Monthly Report
Town Board Meeting 4-12-2022

Number of Building Permits Issued	22
Number of CO & CC issued	18
Number of Title Search	11
Total Number of Mileage by the Building Inspector	<u>209.5 miles</u>
Total Cost of Construction	<u>\$ 803,792.79</u> =====

Prepared By:


Arlene Campbell
PB, ZBA, BD Clerk

Approved By:


Michael Cosenza
Building Inspector

Permit Report By Type

03/01/2022 - 03/31/2022

Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Deck/Porch						
BP-2022-7450	Erin Alobrecht	133 Longview Rd	6568-00-	03/03/2022	\$20,000.00	\$267.00
Deck/Porch Total:					<u>1</u>	
Amount Totals:					<u>\$20,000.00</u>	<u>\$267.00</u>
Demolition						
BP-2022-7452	Kelly Osterman	264 Nine Partners Rd	6568-00-	03/09/2022	\$3,000.00	\$90.00
Demolition Total:					<u>1</u>	
Amount Totals:					<u>\$3,000.00</u>	<u>\$90.00</u>
Demolition Permit						
BP-2022-7465	Long Pond Holdings LLC	199 Long Pond Rd	6468-00-	03/30/2022	\$10,000.00	\$90.00
BP-2022-7467	William Mershon Trustee	253-269 Nine Partners Rd	6468-00-	03/31/2022	\$50,000.00	\$90.00
Demolition Permit Total:					<u>2</u>	
Amount Totals:					<u>\$60,000.00</u>	<u>\$180.00</u>
Electrical Service						
BP-2022-7451	Louis Veile	325-331 Mountain View Rd	6369-00-	03/03/2022	\$2,000.00	\$100.00
BP-2022-7453	Michael Wisniewski	157 Nine Partners Rd	6468-00-	03/09/2022	\$2,000.00	\$100.00
BP-2022-7459	Seelbach LLC	25 Seelbach Ln	6367-00-	03/25/2022	\$2,000.00	\$100.00
BP-2022-7466	Daisy Horta	291 E Fallkill Rd	6366-00-	03/31/2022	\$1,600.00	\$100.00
Electrical Service Total:					<u>4</u>	
Amount Totals:					<u>\$7,600.00</u>	<u>\$400.00</u>
HVAC						
BP-2022-7455	Adam Deixel	43 Camp Dr	6468-00-	03/24/2022	\$16,250.00	\$225.00
BP-2022-7457	Manfred Gailer	344 Slate Quarry Rd	6369-00-	03/25/2022	\$4,800.00	\$680.00
BP-2022-7458	Raymond Frizzell	368 Browns Pond Rd	6268-00-	03/25/2022	\$14,000.00	\$125.00
HVAC Total:					<u>3</u>	
Amount Totals:					<u>\$35,050.00</u>	<u>\$1,030.00</u>
In Ground Pool						
BP-2022-7460	BCDE Family LP	191-195 E Meadowbrook Ln	6367-00-	03/28/2022	\$150,000.00	\$100.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
--------------	----------	-----------	----------	------	--------	-----------	------------

Oil Tank

BP-2022-7447	Susan Williamson	41 Hollow Rd	6267-00-	03/01/2022	\$3,490.00	\$230.00
BP-2022-7454	Thomas McGovern	373 Allen Rd	6466-00-	03/24/2022	\$3,900.00	\$230.00

Oil Tank Total: 2

Amount Totals: \$7,390.00 \$460.00

Renovation

BP-2022-7449	Patrick Nelligan	21 E Meadowbrook Ln	6367-00-	03/01/2022	\$120,852.79	\$563.42
BP-2022-7468	Michael Rutler	364 Mountain View Rd	6369-00-	03/31/2022	\$6,000.00	\$175.00

Renovation Total: 2

Amount Totals: \$126,852.79 \$738.42

Residential Addition

BP-2022-7448	Josh Mendelson	89 Shadblow Ln	6569-00-	03/01/2022	\$300,000.00	\$839.00
BP-2022-7462	Carl Jay Diesing	64 Bowmans Glen Ln	6568-00-	03/29/2022	\$60,000.00	\$570.00

Residential Addition Total: 2

Amount Totals: \$360,000.00 \$1,409.00

Storage/Utility Building

BP-2022-7461	Anthony and Lisa Curcio	30 Old Bulls Head Rd	6469-00-	03/28/2022	\$2,000.00	\$530.00
BP-2022-7463	Savannah Guthrie	55 Mountain View Rd	6368-00-	03/29/2022	\$18,000.00	\$235.00
BP-2022-7464	Gary Russell	80 Seelbach Ln	6367-00-	03/29/2022	\$900.00	\$171.00

Storage/Utility Building Total: 3

Amount Totals: \$20,900.00 \$936.00

Wood Stove

BP-2022-7456	Steve Carroll	915 Pumpkin Ln	6469-00-	03/24/2022	\$13,000.00	\$250.00
--------------	---------------	----------------	----------	------------	-------------	----------

Wood Stove Total: 1

Amount Totals: \$13,000.00 \$250.00

Permit Grand Total:

Amount Grand Totals: \$803,792.79 \$5,860.42

Completion Issued Report

03/01/2022 - 03/31/2022

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2013	6467-00-680043-0000	Closed Out Certificate	2013	Harry Beaty	1145 Hollow Rd	03/03/2022
2130	6467-00-680043-0000	Closed Out Certificate	2130	Harry Beaty	1145 Hollow Rd	03/03/2022
Residential Addition # of CC/CO : Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2393	6467-00-680043-0000	CO	5757	Harry Beaty	1145 Hollow Rd	03/03/2022
Deck/Porch # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2702	6466-00-598152-0000	CO	5760	Roland Muller	50 Allen Rd	03/31/2022
In Ground Pool # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
4210	6568-00-414167-0000	Closed Out Certificate	4210	Regina Hoffman	357 Pumpkin Ln	03/15/2022
Mechanical # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
4263	6467-00-680043-0000	CO	5756	Harry Beaty	1145 Hollow Rd	03/03/2022
Residential Addition # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2014-6292	6267-00-248998-0000	CO	5758	1241 Rt 9G Corp	2277-2293 Route 9G	03/07/2022
Storage/Utility Building # of CC/CO : Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7096	6369-00-424423-0000	CC	1721	Glenn Hirshon	340 Mountain View Rd	03/31/2022
Roof Mounted Solar ES # of CC/CO : Issued : <u>1</u>						

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7147	6267-00-248810-0000	CO	5759	Michael De Luca	5 Meadows Ct	03/29/2022
Residential Alteration # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7179	6467-03-070291-0000	CC	1715	Lan Gili & Morten Marott	869 Hollow Rd	03/02/2022
Generator # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7248	6369-00-555712-0000	CC	1716	Richard Hack	414 Slate Quarry Rd	03/03/2022
In Ground Pool # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7292	6369-00-353717-0000	CO	5761	Manfred Gailer	344 Slate Quarry Rd	03/31/2022
BP-2021-7300	6468-00-388200-0000	CO	5754	Bronwyn Bevan	1045 Centre Rd	03/01/2022
Renovation # of CC/CO :Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7317	6369-00-555712-0000	CO	5755	Richard Hack	414 Slate Quarry Rd	03/03/2022
Deck/Porch # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7394	6369-00-555712-0000	CC	1717	Richard Hack	414 Slate Quarry Rd	03/03/2022
Hot Tub # of CC/CO :Issued : <u>1</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7397	6366-00-268885-0000	CC	1719	Glenn Biery	534 Hollow Rd	03/24/2022
BP-2022-7436	6369-00-752258-0000	CC	1718	Christopher Farney	134-136 Stonehouse Rd	03/07/2022
Generator # of CC/CO :Issued : <u>2</u>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7457	6369-00-353717-0000	CC	1722	Manfred Gailer	344 Slate Quarry Rd	03/31/2022

HVAC # of CC/CO : Issued : 1

Grand Total: 18

Highway Report for March 2022

Restrictive road side parking will be lifted on April 15

Spring tree work has begun along roadways

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

Hot patching the paved roads will start in the next few weeks once the blacktop plant opens

Cleaning ditches and culverts that have leftover leaf debris is being completed

Road sweeping is ongoing

Highway surplus items are being put to auction in April

March demands called for 6 times to have salt and sanding due to weather related circumstances

Verizon has contacted the Highway with notification that they plan to begin performing work on their phone boxes which are within 3000ft from the TSP on Nine Partners Rd

The gas pipeline and electric company are in the area mowing their right of way in preparation for future construction

Due to the sand shortage this year, the Highway Dept has begun to stock pile with allotted funds and while the supply lasts. Salt prices are slated to go up 40-60% for next year. Therefore, salt is also being hauled to create a supply for the future.

Clinton Community Library Meeting 3/14/2022

The Clinton Community Library board of Trustees met via go to meeting on 3/14. Here are some highlights of the meeting.

There are two vacancies for Trustees of the library. These positions are for a three-year term, if you are interested, please see library director Carol Bancroft. For more information see the library's web site.

The library is working with the Town Board to get a new handicap accessible entrance to the library. This will alleviate the need to travel through town hall to get to the library.

CCL was selected as one of the 10 new Library of Local (LOL) mini hubs. Director Carol Bancroft states "This exciting initiative dovetails nicely with some of the Town's and CAC's environmental & sustainability goals"

In February, the library held 38 Programs with 569 Attendees

Upcoming Programming - 3/22 Earth Day Movie Night

4/23 shredding truck at the library

Mind time will meet 2x a month, this program is for school aged children. There will be games and puzzles to help build critical thinking skills

Lunch and learn re-starting April 28 check the library calendar for details

The library is accepting book donations for their spring book sale. Please see the website for drop off times

Respectfully submitted,

Katherine Mustello, Councilwoman