

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
November 9, 2022**

October 18, 2022 PB Meeting

Weber & Connell Soil Erosion Control Plan - 345 Schultz Hill Road, Tax Grid No. 6268-00-958622

Applicant seeks Soil Erosion Plan and Sediment Control Plan per Sec. 250-71 and 250-72 for the construction of single-family dwelling including driveway, septic system and other land improvements. \

- The applicant was back and noted that all the outstanding items and concerns were addressed per the town engineer.
- The board reviewed Short Form EAF and issued Negative Declaration for SEQRA purposes.
- It was agreed that this application does not require Steep Slopes Permit since there are no contiguous steep slopes of 10,000 sq. feet. The Town Engineer to confirm this.

Special Permit for Soil Erosion and Sediment Control was issued with conditions.

Dutchess Reserve LLC (Sketch Plan Approval) – Pumpkin Lane, Tax Grid No. 6568-00- 017281

Applicant wishes to subdivide ±110.957-acre parcel of land to five residential lots: Lot 1 – 18.302 acres, Lot 2 – 21.528 acres, Lot 3 – 9.791 acres, Lot 4 - 34.678 acres and Lot 5 – 26.258 acres.

- This property is in the AR5 Zoning District.
- Applicant proposes 5 residential lots with access via two curbs cuts on the west side of Pumpkin Lane. One common driveway will provide access to four lots and one driveway will provide access to the 5th lot.
- As requested, the applicant presented cluster plan subdivision and 4 - lot subdivision configuration.

After a very lengthy discussion, the board issued Conditional Sketch Plan approval for 5-Lot Subdivision with Preservation.

Heather Krolak dba Centre Road Realty LLC Special Perrmit Non Hosted Short Term Rental (Modification of STR condition) - 1579 Centre Road, Rhinebeck Tax Grid No. 6469-00-323455.

Applicant wishes to utilize a primary residence as a Non-Hosted STR in the C Zoning District pursuant to Sec. 250-69- D of the zoning law.

- The applicant received a conditional special permit approval for Non-Hosted STR dated August 17, 2022.
- The MCEI has requested that the Planning Board amend the conditions in the August 17, 2022 resolution to better address the safety and privacy concerns
- Per the MCEI's suggestion, the property owner will install 6-foot fence to address the neighbor's concern. This fence will be built in stages. Mr. Newman also noted that they cannot prevent access in the back for fire safety concerns.
- The board agreed to modify the conditions of the original approval and also agreed that prior to any renewal of the Special Use Permit, the owner shall extend the fence to further enhance privacy and safety, with the appropriate length of such extension to be discussed with the MCEI and such extension shall be inspected and confirmed by the MCEI.

November 1, 2022

Stylman Site Plan for Ground Mounted Solar Energy System – 126-128 Schultz Hill Road, Tax Grid No. 6368-00-436492

Applicant seeks Site Plan for Ground Mounted Solar Energy System.

- Applicant wishes Installation of two Ground Mounted Arrays and another array on a canopy, totaling three Ground Mounted arrays.
- This is a 10.09 acre lot in the AR5 Zoning District.
- The applicant proposes a SES with system capacity of over 25kW.

The board had a lengthy discussion whether the proposed ground mounted SES is Tier 2 or Tier 3 per the regulation. Tier 3 is normally solar farm and has different approval process.

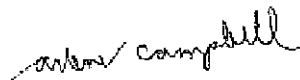
Applicant to reconfigure their proposal or decide how to move forward. The MCEI to make a determination whether the proposed plan is under Tier 2 or Tier 3.

No action taken.

OTHER MATTERS:

The board Liaison Officer gave the board an update about zoning revision.

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 November 9, 2022**

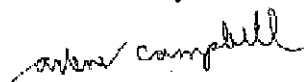
DeMello Area Variance – 13 Mountain View Road, Tax Grid Nos. 6368-00-070730.

The applicants request to remove the condition to the variance granted on March 25, 2021 that states “Only approved accessory dwelling unit can be tied into a septic system” in order to build an addition to the existing barn.

- This is a 10.41-acre lot in the AR5 Zoning District.
- Note that the variance was conditionally granted in March of 2021.
- The applicant is currently proposing an addition to an existing barn that will have plumbing. The current use of the building per the property owner is home gym.
- the Town of Clinton ZBA has previously determined “... that a special use permit or variance is not required to install a bathroom in an accessory structure containing...a gym/exercise room.
- the ZBA acknowledged the changing desires of our community and the increasing variety of uses of accessory structures in our town.

After a very lengthy discussion, the board agreed that the determination in January 27, 2022 renders moot the condition placed on the March 25, 2021 variance granted.

Submitted by:



Arlene A. Campbell
Zoning Board of Appeals Clerk

cc: Eliot Werner, Board Liaison Officer

The CAC met 10/12/2022 in Masonic Hall. Here are some highlights from the meeting.

- There were no planning board applications to review
- Marian Thompson has resigned from the CAC
- The CAC continues to improve and maintain the garden between the Masonic Hall and the Schoolhouse
- The Climate Smart Taskforce submitted their benchmarking reports which was approved.
- Clean energy communities was approved
- There will be two master gardener programs this fall at the Clinton Community Library, sponsored by CAC. Stop the spread 10/20 and controlling invasives on 11/10. Register through the library's website.

The next meeting will be December 14, 2022

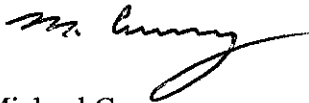
Respectfully submitted,

Katherine Mustello, councilwoman

Town of Clinton Building Department
November 2022 Monthly Report
Town Board Meeting 11-09-2022

Number of Building Permits Issued	14
Number of CO & CC issued	12
Number of Title Search	5
Total Number of Mileage by the Building Inspector	<u>154 miles</u>
Total Cost of Construction	<u><u>\$ 267,540.20</u></u>

Approved By:



Michael Cosenza
Building Inspector

Completion Issued Report

10/01/2022 - 10/31/2022
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
280	6467-03-085492-0000	CO	5823	Edgar Summerlin	83 Schoolhouse Rd	10/13/2022
					Garage/Carport - Attached # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3665	6467-03-085492-0000	CO	5822	Edgar Summerlin	83 Schoolhouse Rd	10/13/2022
					Residential Addition # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2010-5689	6467-00-095197-0000	CC	1790	Kevin Dominique	620 Clinton Hollow Rd	10/20/2022
					Above Ground Pool # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7086	6567-00-376265-0000	CO	5818	Harold Partelow	601 Schultsville Rd	10/03/2022
					Deck/Porch # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7296	6468-00-756555-0000	CO	5820	Lisa Wolfe	5 Electronic Ln	10/12/2022
					Residential Addition # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7355	6367-00-401998-0000	CC	1789	Geoff Dann & Laurie Novick	31 High View Lane	10/18/2022
					In Ground Pool # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7384	6366-00-011660-0000	CO	5819	Daisy Horta	291 E Fallkill Rd	10/06/2022
					Renovation # of CC/CO : Issued : 1	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2022-7434	6468-00-756555-0000	CO	5821	Lisa Wolfe	5 Electronic Ln	10/12/2022
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					Accessory Alteration # of CC/CO : Issued :	1
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Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7538	6468-00-542764-0000	CO	5825	Matthew Van Wormer	20 Maple Ln	10/20/2022

Residential Alteration # of CC/CO : Issued :	1
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Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7613	6268-00-779126-0000	Issued Permit	0052	Gail Dagger Coates	57 Lake Pleasant Dr	10/17/2022

Generator # of CC/CO : Issued :	1
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Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7621	6566-02-507807-0000	CC	1788	Dennis Hollingsworth	27 Tailleur Ln	10/03/2022

Deck/Porch # of CC/CO : Issued :	1
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Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7626	6369-00-520662-0000	CO	5824	Slate Quarry Road LLC	428 Mountain View Rd	10/14/2022

Oil Tank # of CC/CO : Issued :	1
<u>Grand Total:</u>	<u>12</u>

Permit Report By Type

10/01/2022 - 10/31/2022

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL #	Issued	Valuation	Fee Amount
Accessory Alteration							
	BP-2022-7627	John Fitzgerald	83 Willow Ln	6567-00-	10/06/2022	\$5,000.00	\$100.00
				Accessory Alteration Total: 1			
				Amount Totals: \$5,000.00 \$100.00			
Barn/Shed							
	BP-2022-7622	John Patten	456 Browning Rd	6366-00-	10/03/2022	\$125,000.00	\$1,225.00
				Barn/Shed Total: 1			
				Amount Totals: \$125,000.00 \$1,225.00			
Deck/Porch							
	BP-2022-7621	Dennis Hollingsworth	27 Talleur Ln	6566-02-	10/03/2022	\$2,000.00	\$813.00
	BP-2022-7623	Jeffrey Stephen Mayer	140 Willow Ln	6567-00-	10/03/2022	\$30,000.00	\$650.00
				Deck/Porch Total: 2			
				Amount Totals: \$32,000.00 \$1,463.00			
Electrical Service							
	BP-2022-7635	Susan Lengyel	Susan Lengyel 22 Talleur Road	6566-01-	10/31/2022	\$2,500.00	\$100.00
				Electrical Service Total: 1			
				Amount Totals: \$2,500.00 \$100.00			
Generator							
	BP-2022-7629	Steven Roekkind	19 Old Bulls Head Rd	6469-00-	10/24/2022	\$8,213.00	\$100.00
	BP-2022-7630	Daniel Schnur	17 Grissom Pl	6466-01-	10/24/2022	\$0.00	\$100.00
	BP-2022-7631	Prital Shah	11 Browning Rd	6366-00-	10/24/2022	\$0.00	\$100.00
	BP-2022-7632	Thomas Evangelist	242 Schultz Hill Rd	6368-00-	10/31/2022	\$5,000.00	\$100.00
				Generator Total: 4			
				Amount Totals: \$13,213.00 \$400.00			
Oil Tank							
	BP-2022-7626	Slate Quarry Road LLC	428 Mountain View Rd	6369-00-	10/06/2022	\$900.00	\$115.00
				Oil Tank Total: 1			
				Amount Totals: \$900.00 \$115.00			
Renovation							

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
BP-2022-7624	Jesse Colby Woeltz	76 Deer Hill Rd	6469-07-	10/06/2022	\$65,000.00	\$340.00
Renovation Total:					1	
Amount Totals:					\$65,000.00	\$340.00
Roof Mounted Solar ES						
BP-2022-7628	Kathleen Blake	132 Old Bulls Head Rd	6469-00-	10/18/2022	\$18,116.00	\$150.00
BP-2022-7633	August Scagnelli	357 Hibernia Rd	6566-00-	10/31/2022	\$3,811.20	\$150.00
Roof Mounted Solar ES Total:					2	
Amount Totals:					\$21,927.20	\$300.00
Wood Stove						
BP-2022-7625	Jeffrey Stephen Mayer	140 Willow Ln	6567-00-	10/06/2022	\$2,000.00	\$125.00
Wood Stove Total:					1	
Amount Totals:					\$2,000.00	\$125.00
Permit Grand Total:					14	
Amount Grand Totals:					\$267,540.20	\$4,168.00

Highway Report for November, 2022

Board meeting (October work)

The County agreement has been renegotiated and finalized for snowplowing on both Hollow Road and Centre Road during the 2022/2023 season.

Fall leaf blowing is taking place along the roadside edges, in the ditch lines and the culvert pipe outlets. This will help promote good drainage and prevent ice build ups.

Hot patching and dirt road repairs are being done till the weather no longer allows. Pot holes are being filled and crushed stone is being spread along dirt roads. Then, careful grading happens to stabilize and prep the dirt roads for winter plowing.

Tree trimming has been ongoing this month in preparation for the upcoming winter season.

Top soil was purchased and hauled in to repair and reconstruct roadside shoulders along Allen Road and Schultz Hill Road

Automotive repairs are being done in the shop for the roller and a dump/plow/sander truck (C10).

Winter/snow reminder: as of November 1st (thru April 15th) there is a “no parking” ordinance on all town roads. Also, please remember not to plow any snow into our public roads.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

SHRAC

1 message

Eliot Werner <eliotwerner217@gmail.com>
To: Carol Mackin <townclerk@townofclinton.com>
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Thu, Nov 3, 2022 at 11:57 AM

Report for November . . .

No meeting this past month. The next meeting will be held on Monday, November 21st, via Zoom.

Clinton Community Library Meeting 10/10/2022

The Clinton Community Library board of Trustees met in person 10/10. Here are some highlights of the meeting.

- Planning for the 414 vote continues. The total annual funding amount would be \$149,800. This would equal a tax rate of \$15.97 per every \$100,000 in assessed property value. The total annual Library taxes would be approximately \$67 for a property assessed at \$415,000. This increase equates to paying approximately \$21 more per year, about \$1.75 a month.
- The Library board will be welcoming a new trustee, Amy Jelenko
- Plans for finalizing the election day raffle and the annual appeal were discussed
- In September there were 37 adult programs held with 472 people in attendance, and 4 children's programs with 81 in attendance
- 730 resources were check out, not incling online resources

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>

Thu, Nov 3, 2022 at 11:59 AM

Report for November . . .

- Cremation burial at Schultzville.
- Completed work on two replacement deeds at Pleasant Plains.
- Waiting to hear from Kol-Rocklea about stone repair work at Pleasant Plains.

Committee member Patrick O'Hara spent some time cleaning several additional gravestones at Schultzville.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

DCCHR

1 message

Eliot Werner <eliotwerner217@gmail.com>
To: Carol Mackin <townclerk@townofclinton.com>
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Thu, Nov 3, 2022 at 12:01 PM

Report for November . . .

The Dutchess County Commission on Human Rights held its monthly meeting via Zoom on Wednesday, September 7th. Executive Director Jody Miller and nine members were present; three members were absent.

Under "Old Business" the group's discussion covered six major issues.

- Human Rights at Home
- 75th Anniversary of the Universal Declaration of Human Rights
- Youth
- Community Days
- Town/Village Project
- Addressing Hate and Bias

Under "New Business" the commission thanked the members whose terms are expiring since this was their last meeting.

The next meeting will be on Wednesday, November 2nd, also via Zoom.

People interested in learning more about the commission and its work should email dchumanrights@dutchessny.gov or click on <https://www.dutchessny.gov/Departments/Human-Rights/Human-Rights-Commission.htm>.