

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
January 10, 2023**

December 20, 2022 PB Meeting

Brookside and Brookstone LLC & Karchmer Lot Line Adjustment – properties located at 67 Nine Partners and 31-39 Nine Partners Road, Tax Grid Nos. 6468-00-541541 & 562520.

Applicants wish to move the lot line in order to transfer lands.

- The Karchmers (Parcel B) wish to buy 8.583 acres of lands from the Brookside and Brookstone LLC's (Parcel A).
- Parcel A consist of 23.81-acres of land in the AR3 Zoning District and Parcel B has 3.76 acres in the AR5 Zoning District.
- As a result of the sale and lot line adjustment, the Karchmers will have 12.344 acres and the Brookside and Brookstone LLC will have 15.236 remaining lands.

Requested Lot line adjustment is granted.

Upton Lake School (Discussion) – Salt Point Turnpike, Tax Grid No. 6566-02-587843 & 648951.

Upton Lake wishes to build a new high school that will be connected to an existing elementary school.

- The Planning Board receives an application packet about the application that was filed to the Town of Washington Planning Department.
- It was noted that this property is under the jurisdiction of two municipalities. The front parcel (2.5 acres is Town of Clinton and the back parcel of 28.2 acres is in Town of Washington.
- No activity is proposed in the Town of Clinton. The school is in the back parcel and the access is in the Town of Clinton.

After all the discussions were made, the board agreed that they need more info about the proposal. Question about the current number of students and what will increase it to. Traffic studies on Salt Point Turnpike should be conducted and Fire Department should review the access and the proposal.

No action taken.

January 03, 2023

Meeting is cancelled due to lack of quorum.

OTHER MATTERS:

Mr. Werner discussed the proposed local law about Alternate Care Facility. The board had a lengthy discussion about the matter.

Prepared by:



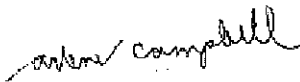
Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
TOWN BOARD MEETING
January 10, 2023**

The December ZBA meeting (December 1, 2022) was already reported at the last town board meeting (December 13, 2022).

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

PROPOSED Clinton Rec programs 2023

2022 was a banner year for recreation activities in the Town of Clinton thanks to the dedication of our Recreation Committee members who created programming with an all-volunteer effort.

Major success include:

1. Add WiFi and security cameras in Fran Mark Rec park using ARPA funds
2. Open a concession stand at the Fran Mark Rec Park with the establishment of credit card reader for payment for items.
3. We will continue to lean on relationships with other Towns and organizations to collaborate on recreation activities for our residents.
4. We plan to build on that success in 2023 with the addition of an Assistant Recreation director:

Clubs:

Knitting,

hiking,

Day trips for seniors or community – ball games, casinos, shows

Ski/snowboard

Classes

CPR,

yoga,

dog obedience,

golf instruction

Year-round or Summer programs

Camp,

basketball clinics,

basketball tournament

Movie night at the park

Music in the park

Yoga in the park

Children's activities in the park

Volleyball night

Events

Bonfire,

ice rink kickoff at Friends Park,

Easter egg hunt with East Clinton FD

Town of Clinton Building Department
December 2022 Monthly Report
Town Board Meeting 1-10-2023

Number of Building Permits Issued	20
Number of CO & CC issued	19
Number of Title Search	24
Total Number of Mileage by the Building Inspector	<u>69 miles</u>
Total Cost of Construction	<u><u>\$ 1,040,510.00</u></u>

Approved By:



Michael Cosenza
Building Inspector

Completion Issued Report

12/01/2022 - 12/31/2022

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
2827	6468-00-332003-0000	CO	5832	John Given	972 Centre Rd	12/01/2022
Residential Addition # of CC/CO : Issued : <u>1</u>						
BP-2013-6152	6367-00-729856-0000	CC	1798	Joshua & Ulla Sotanski	273 Schoolhouse Rd	12/06/2022
Barn/Shed # of CC/CO : Issued : <u>1</u>						
BP-2018-6767	6566-02-539832-0000	CO	5833	Manuel Morais and James Barros	9 Talleur Ln	12/05/2022
Deck/Porch # of CC/CO : Issued : <u>1</u>						
BP-2018-6804	6467-00-498641-0000	CO	5843	Ronda Ramparas	244 Sunset Trl	12/12/2022
Renovation # of CC/CO : Issued : <u>1</u>						
BP-2019-6883	6566-00-404507-0000	CC	1802	Edward Thompsett	43 Heritage Rd	12/21/2022
Roof Mounted Solar ES # of CC/CO : Issued : <u>1</u>						
BP-2020-7181	6368-00-070730-0000	CO	5846	Michael Clark	13 Mountain View Rd	12/29/2022
Generator # of CC/CO : Issued : <u>1</u>						
BP-2021-7411	6367-00-408433-0000	CO	5839	Patrick Nelligan Timothea Letson	21 E Meadowbrook Ln	12/07/2022
BP-2022-7449	6367-00-408433-0000	CO	5847	Patrick Nelligan Timothea Letson	21 E Meadowbrook Ln	12/20/2022
Renovation # of CC/CO : Issued : <u>2</u>						

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7462	6568-00-147600-0000	CO	5836	Carl Jay Diesing	64 Bowmans Glen Ln	12/05/2022
					Residential Addition # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7469	6468-00-705670-0000	CO	5837	Danielle Greco	699 Pumpkin	12/05/2022
BP-2022-7470	6468-00-682712-0000	CO	5838	Frank Perusse	701 Pumpkin Ln Rear	12/06/2022
					New Residential # of CC/CO : Issued : _____	2
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7568	6366-00-448828-0000	CC	1803	Julio Arizmendi	71 Sodom Rd	12/21/2022
					Roof Mounted Solar ES # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7597	6468-00-388200-0000	CO	5841	Bronwyn Bevan	1045 Centre Rd	12/12/2022
					Renovation # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7603	6367-00-304621-0000	CO	5844	Gary Russell	80 Seelbach Ln	12/21/2022
					Oil Tank # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7633	6566-00-453111-0000	CO	5834	August Scagnelli	357 Hibernia Rd	12/05/2022
					Roof Mounted Solar ES # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7639	6568-00-147600-0000	CC	1797	Carl Jay Diesing	64 Bowmans Glen Ln	12/05/2022
					Wood Stove # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7644	6369-00-092386-0000	CC	1800	Robert Rowley	216 Zipfelfeldburg Rd	12/13/2022
					Generator # of CC/CO : Issued : _____	1
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2022-7646 6569-00-228406-0000 CO 5845 Kathy Simon 98 Tobin Dr 12/21/2022

Roof Mounted Solar ES # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date

BP-2022-7669 6469-10-458554-0000 CC 1801 Bernadette Hill 813 Bulls Head Rd 12/19/2022

Electrical Service # of CC/CO : Issued : 1
Grand Total: 19

Permit Report By Type

12/01/2022 - 12/31/2022

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Accessory Dwelling	BP-2022-7662	Emily Blumenthal	Squirrel Hollow LLC 162 Rymph Rd	6367-00	12/13/2022	\$600,000.00	\$1,393.00
						Accessory Dwelling Total:	1
						Amount Totals:	\$600,000.00
							\$1,393.00
Barn/Shed	BP-2022-7663	Blagwan Jay Rao	754 Fiddlers Bridge Rd	6468-00	12/13/2022	\$80,000.00	\$400.00
						Barn/Shed Total:	1
						Amount Totals:	\$80,000.00
							\$400.00
Deck/Porch	BP-2022-7661	Peter Hogue	1003 Centre Rd	6468-00	12/12/2022	\$40,000.00	\$286.00
						Deck/Porch Total:	1
						Amount Totals:	\$40,000.00
							\$286.00
Electrical Service	BP-2022-7657	Verizon New York Inc	16 Jameson Hill Rd	6566-02	12/12/2022	\$98,500.00	\$100.00
	BP-2022-7669	Bernadette Hill	813 Bulls Head Rd	6469-10	12/15/2022	\$1,750.00	\$500.00
						Electrical Service Total:	2
						Amount Totals:	\$100,250.00
							\$600.00
Fireplace	BP-2022-7659	Joan Carbonaro	267 Hollow Rd	6267-00	12/12/2022	\$6,000.00	\$125.00
						Fireplace Total:	1
						Amount Totals:	\$6,000.00
							\$125.00
Generator	BP-2022-7525	Michael Berlin	201 Schoolhouse Rd	6367-00	12/25/2022	\$8,500.00	\$100.00
	BP-2022-7656	Anne C Gadelius Given	972 Centre Rd	6468-00	12/12/2022	\$14,400.00	\$100.00
						Generator Total:	2
						Amount Totals:	\$22,900.00
							\$200.00
HVAC	BP-2022-7658	Bronwyn Bevan	1045 Centre Rd	6468-00	12/12/2022	\$4,825.00	\$115.00
	BP-2022-7671	Catherine Wolpe	150 Kansas Rd	6369-00	12/15/2022	\$10,000.00	\$125.00

Permit Type:	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Oil Tank						
BP-2022-7672	Adam Deixel	43 Camp Dr	6468-00-	12/15/2022	\$1,235.00	\$115.00
			Oil Tank Total:	1		
			Amount Totals:		\$1,235.00	\$115.00
Pool House						
BP-2022-7660	Jeffrey Rosen	96 Nine Partners Rd	6468-00-	12/12/2022	\$25,000.00	\$315.00
			Pool House Total:	1		
			Amount Totals:		\$25,000.00	\$315.00
Renovation						
BP-2022-7664	Henry Malloy	73-79 Spooky Hollow Rd	6366-00-	12/15/2022	\$35,000.00	\$700.00
			Renovation Total:	1		
			Amount Totals:		\$35,000.00	\$700.00
Residential Alteration						
BP-2022-7665	Edition Owners LLC	82 Spooky Hollow Rd	6366-00-	12/15/2022	\$25,000.00	\$700.00
			Residential Alteration Total:	1		
			Amount Totals:		\$25,000.00	\$700.00
Roof Mounted Solar ES						
BP-2022-7666	Joshua Solanski	273 Schoolhouse Rd	6367-00-	12/15/2022	\$20,800.00	\$150.00
BP-2022-7667	Jerry Ogles	912-918 Hollow Rd	6467-00-	12/15/2022	\$42,000.00	\$150.00
BP-2022-7668	Cathy and Roy Naor	24 High View Ln	6367-00-	12/15/2022	\$0.00	\$150.00
			Roof Mounted Solar ES Total:	3		
			Amount Totals:		\$62,800.00	\$450.00
Storage/Utility Building						
BP-2022-7655	Veronique Perrin	257 Schoolhouse Rd	6367-00-	12/05/2022	\$20,000.00	\$363.00
			Storage/Utility Building Total:	1		
			Amount Totals:		\$20,000.00	\$363.00
Wood Stove						
BP-2022-7670	Nicholas Bougades	13 Ryan Ct	6566-00-	12/15/2022	\$2,500.00	\$125.00
BP-2022-7673	Christopher Fraina	20 Woodlands Trl	6466-00-	12/28/2022	\$5,000.00	\$125.00
			Wood Stove Total:	2		
			Amount Totals:		\$7,500.00	\$250.00

Permit Type:

Permit #

Applicant

Location

SBI #

Issued

Valuation

Permit Grand Total: 20

Amount Grand Totals: \$1,040,510.00

\$6,137.00



Zoning Department
Town of Clinton
1215 Centre Road
Rhinebeck, NY 12572
(845) 266-5704 x103
(845) 266-5748 - Fax

Jeffrey A. Newman, Municipal Code Enforcement Officer

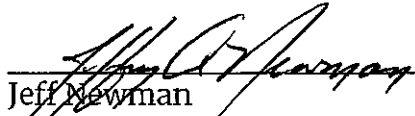
zeo@townofclinton.com

December 2022 Report of Activity

- **Complaints**
 - **New**
 - 253-269 Nine Partners Road - William Mershon - Halton Construction
 - Building Permits not posted as required
 - 204 Rhynders Road - Michael Thompson Herd & Leslie Nan Ransbottom
 - Driveway constructed without a permit?
 - Complainant concerned about future Use as Short Term Rental
 - **Ongoing**
 - Forever Ivy Lane
 - Communication with Town Attorney and with complainants
 - Complainants will formalize their complaint in writing
 - **Resolved**
 - 253-269 Nine Partners Road - William Mershon - Halton Construction
 - Email correspondence with Halton Construction confirmed permits are posted as required
 - 204 Rhynders Road - Michael Thompson Herd & Leslie Nan Ransbottom
 - Site visit with builder, Jonathan Boice, confirmed that the driveway is temporary
 - Instructed Mr. Boice to apply for a Temporary Driveway Permit, which he did and the permit was issued
- **Inquiries**
 - 715 Slate Quarry Road
 - Call regarding property access, existing violations, permit requirements for future improvements
 - 1347 Hollow Road - RR Orchard Holdings - Byron Rooney
 - Continued Site Plan review regarding Area of Disturbance, Overlay Districts, future development, etc
 - 188 Schultz Hill Road - Clifford & Kyla Hart - Agricultural Event Venue
 - Met to review application requirements and their proposed plan
- **Violations**
 - **Apparent Violations**
 - 1403 Centre Road - Toby Farrand - Installation of HVAC without a permit
 - JSP Services submitted an incomplete Building Permit application and failed to comply with multiple requests to submit additional required information
 - 813 Bulls Head Road - Bernadette Hill - Construction Without a Permit
 - 5 Lake Drive - Paul Smithyman & Garrett Long - Non-Hosted Short Term Rental - Advertised for too many Lodgers

- Resolved
 - 972 Centre Road - Ann-Catherine Given - Open and Expired Building Permit
 - 813 Bulls Head Road - Bernadette Hill - Construction Without a Permit
 - 5 Lake Drive - Paul Smithyman & Garrett Long - Non-Hosted Short Term Rental - Advertised for too many Lodgers
- Planning Board Referrals
 -
- Zoning Interpretations
- Zoning Board of Appeals
- Research
 - Conflicting Town Code requirements
 - §112-4.B.(2)(g) Building Permits
 - Requires that Building Permit applications include a certificate of Liability Insurance naming the Town as additional insured
 - §250-91 Building Permits
 - Does not have this requirement
 - Questions regarding proposed amendment to §250-31 Alternate Care Facility
 - FOIL Request
 - 1277 Centre Road - Diane Johnson & Mary Ellen Malloy - Integrity Land Services
 - Enforcement of permit requirement to install liquid fuel burning appliance
 - Town of Clinton Code specifies 'solid fuel burning heating appliances'
 - NYS Uniform Code specifies 'heating equipment'
 - Town of Clinton is subject to NYS Uniform Code by reference, therefore a permit is required to install heating equipment regardless of energy source
 - Spoke with Dutchess County Department of Public Works to begin building a process to confirm Driveway Permits applied for and/or approved by the County
 - Browns Pond Road - Parcel ID 6268-00-969519
 - Dutchess County Health Department requested review of Approved Site Plan
- Training
 -
- Building Permits
 - Reviewed - 20
 - Approved - 13
 - Denied -
 - Pending/Incomplete - 6
 - To be Noted
 - 23 Crimson Hill Road - Louis Littman - In-Ground Pool
 - Original Building Permit application located the pool within the bounds of the approved septic expansion field
 - Permit application was resubmitted after Health Department review
 - 31 Browns Pond Road - Michael Doniger - Add bathroom & wet bar to Accessory Structure
 - Worked with Town Attorney to write language for a signature block regarding prohibited use of the Accessory Structure as a Dwelling Unit

- “No part of this Accessory Structure is to be used, now or in the future, as a Dwelling Unit as defined in Chapter 250 of the Town of Clinton Code. Any such use shall constitute a violation of this Code.”
- Short Term Rentals
 - Inspections
 - 5 Lake Drive - Paul Smithyman & Garrett Long - Non-Hosted Short Term Rental Renewal
 - Apparent Violations
 - 5 Lake Drive - Paul Smithyman & Garrett Long - Non-Hosted Short Term Rental
 - Permit lists occupancy of 2 Lodgers
 - Airbnb listing for the property lists up to 4 Lodgers

 01/10/2023

Jeff Newman
Town of Clinton
Municipal Code Enforcement Officer

Highway Report for the January, 2023

Board meeting (December work)

For the month of December, the highway crew worked vigilantly on snow, ice and tree damage caused from high winds. They were deployed for more than 10 days to combat these winter conditions.

The Highway trucks and equipment are undergoing a 19-point inspection, maintenance work, various repairs and detailed cleaning.

The dirt roads are continuing with the patch work and grading. This will remain throughout the winter season when the weather and damage is at its worse.

Signs are being replaced around town with new, up to date versions.

The Highway Dept worked to help the Rec Dept this month to open the ice-skating rink at Friends Park.

**As a reminder - all town residents are allowed to take two 5-gallon pails of salt, sand, or the mix with each storm for use on their driveways and around their house.

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>

Fri, Jan 6, 2023 at 3:15 PM

Report for January . . .

SHRAC met on Monday, November 19th. All five members and Town Board liaison Eliot Werner were present.

The group discussed four items carried forward from the October meeting.

- Renting a table at Community Day 2023.
- Welsh's decision to close the transfer station.
- Working with the Cemetery Committee in a stone-cleaning project next spring.
- Review of a Planning Board application to install ground-mounted solar panels on Schultz Hill Road.

The next meeting is scheduled for Monday, January 16th.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

DCCHR

1 message

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

Fri, Jan 6, 2023 at 3:15 PM

Report for January . . .

The Dutchess County Commission on Human Rights held its monthly meeting via Zoom on Wednesday, November 2nd. Executive Director Jody Miller and seven members were present; five members were absent.

Executive Director Jody Miller thanked the commission members for their work in reaching out to the public and announced several DCCHR programs.

- The Undoing Racism Workshop
- Bystander Intervention Training workshops
- Annual BOCES/FDR/DCCHR Conference

Under "Old Business" the commission discussed an upcoming initiative on fair housing.

Under "New Business" the group discussed ongoing efforts to promote diversity, particularly in schools (a theme of the BOCES/FDR conference).

The next meeting will be on Wednesday, February 1st, 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>.