

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
June 13, 2023**

**May 16, 2023 PB Meeting**

Hudson Hollow Farm (Harts) Events Area Variance – 182- 188 Schultz Hill Road,  
Tax Grid No. 6368-00-285540

The applicant requests the following area variances to Sec. 250-45.C (Conference Center) in order to operate a Conference Center on this parcel.

Sec. 250-45.C-4 Conference Center Setback –  
Building Setback reduction from 200' to 175'

Sec. 250-45.C-8 Conference Center Outdoor Event Area Setback  
Outdoor Event Area setback reduction from 500' to 300'

- This is a 33 acre lot in the AR5 Zoning District.
- Given the topography of the lands, the Planning Board discovered that the property is in Ridgeline and Scenic Preservation District (Sec. 250-15).
- Since this fact was not incorporated into the ZEO's review, the board had a lengthy discussion as to what extent the provision of Sec. 250-15 are applicable to the variance request. Does this section applies to Conference Center?
- Per Section 250-15(c), "all commercial uses in the overlay district" and "to those residential uses which, require a special use permit and site plan."
- It was also noted that there are other locations where event structures or areas could be located rather than seeking these variances.

After a very lengthy discussion, the board agreed to defer the question about the relevance of Sec. 250-15 to the Zoning Board of Appeals

- Neutral recommendation was unanimously voted.

Squillante Area Variance – 1350 Centre Road, Tax Grid No. 6468-00-508975

The applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) of the Town of Clinton Zoning Regulation for a rear yard setback reduction from 75 feet to 66.5' in order to construct a sunroom addition

- This is one-acre nonconforming lot in the AR3 Zoning District.

Ward and Purdom Non-Hosted STR – 74 Breezy Hill Road, Tax Grid No. 6467-00-317892

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This is a 3 bedroom house on a 24.7 acre lot in the AR3 Zoning District.
- Public hearing was open and closed. One neighboring property owner spoke and asked clarity about the intent.

Non-Hosted STR Permit for 6 lodgers with 0 guest was granted.

Dutchess Reserve LLC aka Pumpkin 5 lot Subdivision (Public Hearing) –Pumkin Lane Road, Tax Grid No. 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.

- Public Hearing was opened.
- Applicant's engineer made a presentation of the proposed 5-lot subdivision.
- Property owner will design and build the homes for sale.
- It was noted that out of the 110 acre parcel, 70 acres is in the preservation area.
- A number of people spoke and voiced out strong oppositions and concerns such as archeological findings, elevation and water run-off, waterways, DEC wetlands, the visual of developmental area instead of open meadow land, the change in the character of the neighborhood (open fields), aesthetic, road impact.

After a very lengthy discussion, the board agreed to leave the public hearing opened. Public comments to be sent to the town engineer and agencies. Applicants to address the public comments.

No action taken.

Franzel Non-Hosted STR – 309 Allen Road, Tax Grid No. 6466-00-453730

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This is a 23.97 acre parcel in the AR5 Zoning District.
- Applicant wishes to have 6 lodgers.
- SEQRA to be circulated.
- Public hearing is set to June 6, 2023.

No other action taken.

Marrott and Gili NonHosted STR Renewal Permit – 869 Hollow Road, Tax Grid, No. 6467-00-070291

Applicant seeks renewal of special permit to operate Non-Hosted STR.

- The applicant receives approval to operate Non-Hosted STR in June of 2022.
- Note that there were no complaints received.
- Inspection passed per the ZEO.
- Requested special permit to operate Non-Hosted STR is granted.

CECNY Land Holdings LLC/ Six Sense HV Conference Center SP – 30-68 Naylor Dr. Tax Grid No. 6268-00-591367

Applicant wishes to expand the existing use of Conference Center.

- Note that this is a 236-acre property used to be known as Old Stone Farm.
- The intent is to merge wellness and sustainability in order to promote personal health and the health of the planet.
- Proposed programs include yoga, classes, teacher restoration and enrichment training, working with horses, charity fundraisers and artistic events, organic farming lessons, farm-to-table workshops, equine therapy, pilates, meditation, spa treatments, biking, hiking, nature walks, etc.
- The proposed action is to operate year-round and offer workshops, classes, events, seminars and sessions.
- It was noted that this property will continue to be a working farm.
- The existing structures on the property being re-utilized. New structures will include facilities for farm operations, dining, spa and wellness, recreation, lodging, and necessary operational employee facilities.
- Discussions were made including whether there is a lapse in the use. Is this a new application or an amendment of approval special permit?

After a very lengthy discussion, the board agreed to establish an escrow. Applicant needs to work with the town consultants.

No action taken.

Upton Lake Christian School (Board 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.

- Mr. Bonanno gave no update about this application.

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

### **June 6, 2023 PB Meeting**

Dailey Area Variance – 157 Silver Lake Road, Tax Grid No. 6469-00-339971  
157 Silver Lake Road.

The applicant requests an area variance to Sec. 250-74-B (Swimming Pool) and Section 250 Attachment 22 (Area Bulk and District Regulations) for a side yard setback reduction from 50' to 10' in order to construct an inground pool in the C Zoning District.

- This is a 8.083 acre parcel located in C Zoning District.

Received a positive recommendation to the Zoning Board of Appeals.

Franzel Non-Hosted STR – 309 Allen Road, Tax Grid No. 6466-00-453730

Applicants seek a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- Public hearing was opened and closed.
- Requested special permit to operate a Non-Hosted STR for 6 lodgers and 2 guest is granted.

Mershon Demolition Plan Approval of Main Dwelling – 253-269 Nine Partners Road, Tax Grid No. 6468-00-930822.

Applicant wishes to demolish and rebuild the main house built in 1750.

- This is a 15.1 acre property in the AR3 Zoning District.

- It was noted that this house is one of the historical buildings in the Town of Clinton and included in the Clinton Historical book.
- It was noted that this property was sold in 2020 for \$2M. Question about the integrity of the building given the sale price.
- Discussions were also made as to an alternative in demolishing the building.

After a very lengthy discussion, the board agreed that the applicant should meet with the Clinton Historical Society committee to discuss alternatives in demolishing the building.

No action taken.

Benedick Non-Hosted STR – 77 Camp Drive, Tax Grid No. 6468-00-130792

Applicant seeks a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This is a .359 acre nonconforming lot in the C Zoning District.
- Applicant seeks 4 lodgers.
- Public hearing is set on June 20, 2023.
- SEQRA to be circulated.

No other action taken.

BPR Trust – Lot 2 Amendment of Approved Site Plan – Browns Pond Road, Tax Grid No. 6268-00-969519.

Applicant wishes to modify the approved site plan of Lot 2 of the Sacks Subdivision approved in 2012 in order to construct a single-family dwelling.

- This is a 13.11 acre parcel in the AR5 Zoning District.
- The applicant wishes to modify the approved site plan to change the location of the driveway and septic.
- Applicant proposes to construct 5 bedrooms (3 BR main house and 2 BR ADU). The approved site plan indicates 3 bedroom approval.

After a very lengthy discussion, the board agreed to see the layover on the site plan. Need to show the approved layout and the proposed amendment on the new map. Needs sign off from the Highway Department and Town Engineer.

No action taken.

Taxel Non-Hosted STR - 2422 Salt Point Tpke, Tax Grid No. 6566-02-585745

Applicant seeks a special permit to operate a Non-Hosted Short-term Rental pursuant to Sec. 250.69.1 of the Town of Zoning Regulation.

- This is a 1.2-acre lot in the H Zoning District.
- Applicant seeks 6 lodgers.
- Public hearing is set on June 20, 2023.
- SEQRA to be circulated.

No other action taken.

Long Pond Holdings LLC Non-Hosted STR Renewal – 199 Long Pond Road, Tax Grid No. 6468-00-178922

Applicant seeks renewal of the special permit to operate a Non-Hosted STR.

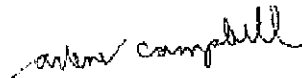
- Original permit was granted in June 15, 2021.
- No complaints received per the ZEO.
- House inspection passed.

Requested renewal for another year is granted.

OTHER MATTERS:

- The Liaison Officer gave an update about the search for a Town Planner.

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  
June 13, 2023**

**May 2023 ZBA Meeting**

Hudson Hollow Farm (Harts) Events Area Variance – 182- 188 Schultz Hill Road,  
Tax Grid No. 6368-00-285540

The applicant requests the following area variances to Sec. 250-45.C  
(Conference Center) in order to operate a Conference Center on this  
parcel.

Sec. 250-45.C-4 Conference Center Setback –  
Building Setback reduction from 200' to 175'

Sec. 250-45.C-8 Conference Center Outdoor Event Area Setback  
Outdoor Event Area setback reduction from 500' to 300'

- This is a 33 acre lot in the AR5 Zoning District.
- The 33 acre parcel on which the proposed conference center will be located is bounded on both the east and west by other parcels (31 and 23 acres, respectively).
- The proposed location of the outdoor event area is immediately adjacent and to the west of a building that will also be part of the conference center, and so is the most convenient to the proposed use.
- A very lengthy discussions were made in regards to an alternative location given the larger field and the impact to neighboring properties.
- Public hearing was opened and closed.
- Numerous people spoke in strong opposition of the proposal indicating concerns about noise, traffic, destroying the character of the residential character of the neighborhood.

After a very lengthy discussion, the board casted their vote, Unanimously  
Nay, Motion failed.


Squillante Area Variance – 1350 Centre Road, Tax Grid No. 6468-00-508975

The applicants request an area variance to Sec. 250 Attachment 2 (Area  
Bulk and Regulations) of the Town of Clinton Zoning Regulation for a rear

yard setback reduction from 75 feet to 66.5' in order to construct a sunroom addition

- This is one-acre nonconforming lot in the AR3 Zoning District.
- Requested variance is granted.

Prepared by:



Arlene Campbell  
Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer



Town of Clinton Building Department  
May 2023 Monthly Report  
Town Board Meeting 6-13-2023

Number of Building Permits Issued	21
Number of CO & CC issued	16
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u>271 miles</u>
Total Cost of Construction	<u><u>\$ 1,110,634.00</u></u>

Approved By:



Michael Cosenza  
Building Inspector

# Completion Issued Report

05/01/2023 - 05/31/2023

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3467	6567-00-255054-0000	CO	5900	Thomas Daniele	78 Germond Rd	05/22/2023
					Barn/Shed # of CC/CO : Issued : <u>1</u>	
4468	6567-00-255054-0000	CO	5899	Thomas Daniele	78 Germond Rd	05/15/2023
					Residential Addition # of CC/CO : Issued : <u>1</u>	
BP-2006-5004	6469-00-435455-0000	CC	1858	Randy Goble	1562 Centre Rd	05/13/2023
					Deck/Porch # of CC/CO : Issued : <u>1</u>	
BP-2014-6231	6467-03-066342-0000	CO	5901	John Persely	18 Schoolhouse Rd	05/22/2023
BP-2014-6297	6567-00-055494-0000	CO	5897	Roslyn Lunetta	439 Schultzeville Rd	05/04/2023
					Residential Alteration # of CC/CO : Issued : <u>2</u>	
BP-2015-6342	6567-00-255054-0000	CC	1851	Janice Daniele	78 Germond Rd	05/01/2023
					Above Ground Pool # of CC/CO : Issued : <u>1</u>	
BP-2018-6764	6468-00-298870-0000	CC	1857	Joseph Hetsler	166 Long Pond Rd	05/10/2023
					Renovation # of CC/CO : Issued : <u>1</u>	
BP-2020-7017	6366-00-774208-0000	CC	1854	Rebecca Boucher	293 Clinton Ave	05/01/2023
					Demolition Permit # of CC/CO : Issued : <u>1</u>	

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7125	6467-00-180653-0000	CC	1853	Cairnan Holdings LLC	803 Centre Rd	05/01/2023
						Renovation # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2020-7152	6466-00-004562-0000	CO	5902	Brian Moon	393 Clinton Hollow Rd	05/27/2023
						Commercial Structures # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7224	6566-02-517697-0000	CC	1860	Mario Jose Alarcon	2395 Salt Point Tpke	05/20/2023
						HVAC # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7264	6466-00-453730-0000	CC	1852	David Franzel & Alexandra Mogul	309 Allen Rd	05/01/2023
						Residential Alteration # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7413	6567-00-197864-0000	CC	1855	John Caccia	95 Willow Ln	05/06/2023
						Oil Tank # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7416	6469-00-455987-0000	CO	5895	Eric Bunge & Mimi Hoang	170 Silver Lake Rd	05/01/2023
						New Residential # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7693	6369-00-393715-0000	CC	1856	Wells Fargo Bank NA	354 Slate Quarry Rd	05/06/2023
						Roof # of CC/CO : Issued : <u>1</u>
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2023-7717	6569-00-050030-0000	CC	1859	Joseph Pheelan	117 Longview Rd	05/15/2023

Renovation # of CC/CO : Issued : 1  
Grand Total: 16

# Permit Report By Type

05/01/2023 - 05/31/2023

Permit Type: All

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Barn/Shed</b>						
BP-2023-7755	Nicole Skalla	205 E Fallkill Rd	6266-00-	05/13/2023	\$5,600.00	\$200.00
BP-2023-7766	Bhagwan Jay Rao	754 Fiddlers Bridge Rd	6468-00-	05/25/2023	\$290,000.00	\$1,240.00
<b>Barn/Shed Total:</b>					<b>2</b>	
<b>Amount Totals:</b>					<b>\$295,600.00</b>	<b>\$1,440.00</b>
<b>Deck/Porch</b>						
BP-2023-7750	Leslie Power	19 Rymph Rd	6266-00-	05/01/2023	\$11,000.00	\$135.20
BP-2023-7762	James Ashton	24 Heritage Rd	6566-00-	05/25/2023	\$7,200.00	\$180.80
BP-2023-7763	Matthew Kohler	1473 Hollow Rd	6566-00-	05/25/2023	\$15,000.00	\$310.40
<b>Deck/Porch Total:</b>					<b>3</b>	
<b>Amount Totals:</b>					<b>\$33,200.00</b>	<b>\$626.40</b>
<b>Generator</b>						
BP-2023-7757	Suzana Apfelbaum	77 Camp Dr	6468-05-	05/13/2023	\$8,669.00	\$125.00
<b>Generator Total:</b>					<b>1</b>	
<b>Amount Totals:</b>					<b>\$8,669.00</b>	<b>\$125.00</b>
<b>HVAC</b>						
BP-2023-7753	Irene Glendenning	504 Browning Rd	6367-00-	05/13/2023	\$12,900.00	\$125.00
BP-2023-7761	William Gibson	572 Clinton Hollow Rd	6467-00-	05/25/2023	\$5,500.00	\$125.00
<b>HVAC Total:</b>					<b>2</b>	
<b>Amount Totals:</b>					<b>\$18,400.00</b>	<b>\$250.00</b>
<b>In Ground Pool</b>						
BP-2023-7752	Rebecca Boucher	293 Clinton Ave	6366-00-	05/13/2023	\$110,000.00	\$400.00
BP-2023-7758	David Bledin	1071 Centre Rd	6468-00-	05/18/2023	\$188,000.00	\$900.00
<b>In Ground Pool Total:</b>					<b>2</b>	
<b>Amount Totals:</b>					<b>\$298,000.00</b>	<b>\$1,300.00</b>
<b>New Roof</b>						
BP-2023-7756	Caiman Holdings LLC	803 Centre Rd	6467-00-	05/13/2023	\$60,000.00	\$390.00
BP-2023-7764	Jeff Allen	1561 Hollow Rd	6566-00-	05/25/2023	\$25,000.00	\$215.00

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Oil Tank	BP-2023-7751	Patrick O'Leary	2039-2127 Salt Point Tpke	6466-00-	05/13/2023	\$13,265.00	\$500.00
				<b>Oil Tank Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$13,265.00</b>	<b>\$500.00</b>
Renovation	BP-2023-7754	Erin Alobrecht	133 Longview Rd	6568-00-	05/13/2023	\$225,000.00	\$1,213.00
	BP-2023-7759	Mathew Kohler	1473 Hollow Rd	6566-00-	05/22/2023	\$45,000.00	\$315.00
				<b>Renovation Total:</b>		<b>2</b>	
				<b>Amount Totals:</b>		<b>\$270,000.00</b>	<b>\$1,528.00</b>
Residential Alteration	BP-2023-7765	Jeff Allen	1561 Hollow Rd	6566-00-	05/25/2023	\$2,500.00	\$125.00
				<b>Residential Alteration Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$2,500.00</b>	<b>\$125.00</b>
Roof Mounted Solar ES	BP-2023-7760	Cory Chen	136 Nine Partners Rd	6468-00-	05/22/2023	\$86,000.00	\$225.00
				<b>Roof Mounted Solar ES Total:</b>		<b>1</b>	
				<b>Amount Totals:</b>		<b>\$86,000.00</b>	<b>\$225.00</b>
STR (Hosted)	STRH-0006	Michael Ticcony	1096 Centre Rd	6468-00-	05/18/2023	\$0.00	\$0.00
	STRH-0007	1487 Dutchess LLC	1487 Hollow Rd	6566-00-	05/02/2023	\$0.00	\$0.00
				<b>STR (Hosted) Total:</b>		<b>2</b>	
				<b>Amount Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>
STR (Non-Hosted)	STRNH-0017	Lynn Eckert	22 Silver Lake Rd	6469-09-	05/02/2023	\$0.00	\$0.00
	STRNH-0018	Reshma Shandasani	246 Clinton Ave	6366-00-	05/04/2023	\$0.00	\$0.00
				<b>STR (Non-Hosted) Total:</b>		<b>2</b>	
				<b>Amount Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>
				<b>Permit Grand Total:</b>		<b>21</b>	
				<b>Amount Grand Totals:</b>		<b>\$1,110,634.00</b>	<b>\$6,724.40</b>

# Highway Report for June, 2023

(May work)

Phase one has been completed for the Schultz Hill Rd project. Oil and stone was laid down in May. The product has to sit and cure for several weeks. The next step will be to road sweep. Then the final layer of fog sealing will take place in July.

Prep work is taking place on Lake Drive Rd to get ready for next month's project. There is brush work, culvert pipe replacements, tree trimming with the bucket truck, ditch cleaning and ongoing road prep. The tentative date for paving is July 10<sup>th</sup> and the work should last all week.

Traffic counts are taking place on Hollow Rd, Clinton Hollow Rd and Slate Quarry by the County.

Various requests have come into the Highway Dept for the speed machine. So, we will be moving it around town these summer months.

Through the Shared Services agreement, the Town of Clinton has use of the bucket truck for the month of June

Highway Dept's mower has broken. The repair is extensive so in the meantime a rental will be dropped off and used around town till our machine is returned.