

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
July 11, 2023**

June 20, 2023 PB Meeting

Benedik Non-Hosted STR - 77 Camp Drive Rhinebeck Tax Grid No. 6468-05-130792.

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 two-bedroom house built in 1940 on less than an acre lot in the C Zone district.
- A septic tank inspection report was received indicating 500 gallon-septic tank.
- Public hearing was opened and closed. One letter was received from the neighboring property owner expressing strong opposition of the proposal.

The board grants Special Permit for Non-Hosted STR for 4 lodgers and 0 daytime guest.

Taxel Non-Hosted STR – property located at 2422 Salt Point Turnpike, 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 Hamlet Zone District.
- Applicant does not propose any alteration, excavation or construction in connection with the requested permit.
- Applicant has submitted a septic inspection dated within 90 days of the application stating that the system, with a 1,000 gal. tank, was operating satisfactorily at the time of inspection
- Applicant will offer rental only through Airbnb and may therefore rely on its insurance policy for renters
- Public hearing was opened and closed. No one spoke.

Non-Hosted STR for 6 lodgers with 0 daytime guest is granted.

Taxel Non-Hosted STR – property located at 2422 Salt Point Turnpike, Tax Grid No. **6566-02-585745**.

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.

Mershon Demolition Plan Approval of Main Dwelling (continuance)– 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.
- As discussed at the previous meeting, the applicant met with the member of the Clinton Historical Society committee to discuss alternatives in demolishing the building.
- Short Form EAF was reviewed and Negative Declaration was issued for SEQRA purposes.
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- After all the discussions were made, the board agreed that the interior and exterior of the house given the many transformations and additions that have happened throughout the years, the house does not have anything of historic value that that would warrant restoring. The applicant however agreed to still use whatever salvageable materials they can find.
- Requested Demolition Plan Approval is granted.

Corrigan Non-Hosted STR – 73 Long Pond Road, Tax Grid No. 6468-00-230572.

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 5.59-acre parcel in the C Zoning District.
- Applicant wishes to have 6 lodgers.
- SEQRA to be circulated.
- Public hearing is set to July 18, 2023.

No other action taken.

Winnakee Land Trust Subdivision - 991-995 N Quaker Lane, Tax Grid Nos. 6267-03 444254 and 485178, 6267-00-619164.

Applicant wishes to do lot line adjustment.

- Note that the property is under the jurisdiction of Town of Hyde Park and Town of Clinton.
- The Clinton property is a landlocked parcel and no action is proposed to the Clinton lot.
- The board agreed that this is a type II action and no further action is required.
- The board motioned to consent the Town of Hyde Park Planning Board to be the lead agency for SEQRA purposes.

- After all the discussions were made, the board agreed that the Clinton Chairman of the board will also sign the final plat of the Hyde Park approved Lot Line. The applicant does not need to file a separate application in the Town of Clinton.

No other action taken.

OTHER MATTERS:

- The Liaison Officer gave an update about the search for a Town Planner.
- The board discussed proposed Farm Operation Local Law.

July 4, 2023 PB Meeting

Meeting is cancelled due to Independence Day!

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
July 11, 2023**

June 2023 ZBA Meeting

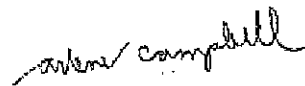
Dailey Area Variance - property located at 157 Silver Lake Road Rhinebeck NY,
Tax Grid No. 6469-00-339971.

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 an 8.083-acre site located in the C zoning district.
- Given the terrain of the lot, the proposed location is the only flat area to install a pool. There's not enough usable area on this property.
- It was discovered that there is a chicken coup installed on the property line.

- After a very lengthy discussion, the board passed issued a conditional variance subject to the following conditions.
 - o A site survey must be completed to clearly identify and define the side lot line for the purpose of determining the new setback to be no less than 5 feet.
 - o Existing structure and fence in proposed pool area must be removed
 - o A letter of authorization must be submitted by all trustees listed on deed
 - o All fees have been paid

Prepared by:



Arlene Campbell
Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

Town of Clinton Building Department
June 2023 Monthly Report
Town Board Meeting 7-11-2023

Number of Building Permits Issued	26
Number of CO & CC issued	13
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>171 miles</u>
Total Cost of Construction	\$ 1,098,235.51

Approved By:



Michael Cosenza
Building Inspector

Town of Clinton

Inspection Schedule

06/01/2023 - 06/30/2023

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
6/1/2023 7:00 AM	Insulation Before Enclosing	Mike Cosenza	1071 Centre Rd	6468-00-372264-0000	New Residential	PA-2022-06-23-01
Contact Allison Ford-Rosa Project Manager if you need to adjust time or reschedule. Office# 845-442-3050 Cell# 904-400-2909						
6/1/2023 7:00 AM	Foundation Before Backfill	Mike Cosenza	345 Schultz Hill Rd	6268-00-958622-0000	New Residential	PA-2022-11-15-01
Craig Holmes Project Manager 203-273-7917						
6/1/2023 7:00 AM	Footing Before Pouring Concrete	Mike Cosenza	1473 Hollow Rd	6566-00-072402-0000	Deck/Porch	BP-2023-7763
6/1/2023 9:30 AM	Final Site Inspection	Mike Cosenza	123-165 Lake Dr	6368-00-938723-0000	Renovation	PA-2022-10-18-03
6/1/2023 9:30 AM	Final Safety Inspection	Mike Cosenza	123-165 Lake Dr	6368-00-938723-0000	Renovation	PA-2023-02-14-04
Final Inspection with Skip walking through Wellness center CO Skip 845 266 4444 ext 375						
6/1/2023 2:00 PM	Framing	Mike Cosenza	72 Bowmans Glen Ln	6568-00-169564-0000	Garage/Carport - Attached	BP-2022-7648
6/5/2023 11:30 AM	Footing Before Pouring Concrete	Mike Cosenza	19 Rymph Rd	6266-00-942686-0000	Deck/Porch	BP-2023-7750
6/5/2023 12:00 PM	Final Site Inspection	Mike Cosenza	11 Browning Rd	6366-00-238165-0000	In Ground Pool	PA-2022-08-18-01
Call Sapna at 646-351-7449						
6/6/2023 1:00 PM	Final Site Inspection	Mike Cosenza	143 Spruce Ln	6568-00-360415-0000	Renovation	PA-2022-08-25-03
Scott the contractor phone number 845-453-3682						
6/8/2023 7:00 AM	Insulation Before Enclosing	Mike Cosenza	72 Bowmans Glen Ln	6568-00-169564-0000	Garage/Carport - Attached	BP-2022-7648
We will leave the slider unlocked so he can show up whenever it's good for him. Rosie/Metro Builders Corp. 845-464-0572						

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
6/8/2023 9:00 AM	Final Safety Inspection	Mike Cosenza	31 Long Pond Rd	6468-00-313517-0000	Renovation	PA-2023-03-13-01
6/8/2023 9:30 AM	FINAL SAFETY	Mike Cosenza	143 Spruce Ln	6568-00-360415-0000	Renovation	BP-2022-7594
6/8/2023 9:30 AM	Final Safety Inspection	Mike Cosenza	143 Spruce Ln	6568-00-360415-0000	Renovation	PA-2023-01-31-01
6/12/2023 2:30 PM	FINAL SAFETY	Mike Cosenza	103 Deer Hill Rd	6469-07-514921-0000	Generator	BP-2014-6235
6/22/2023 8:30 AM	Framing	Mike Cosenza	186 Hollow Rd	6267-00-593385-0000	New Residential	PA-2023-03-09-02
6/26/2023 7:00 AM	Call Bob Fishetti for question - 845-249-0176 Passed as per Mike Cosenza	Mike Cosenza	345 Schultz Hill Rd	6268-00-958622-0000	New Residential	PA-2022-11-15-01
6/26/2023 7:15 AM	Inspection for insulation under slab and wire mesh Craig Holmes 203-273-7917	Mike Cosenza	345 Schultz Hill Rd	6268-00-958622-0000	New Residential	PA-2022-11-15-01
6/26/2023 4:30 PM	FOUNDATION DRAINAGE-PENETRATION-SEAL-INSULATION	Mike Cosenza	150 Kansas Rd	6369-00-830177-0000	HVAC	PA-2021-04-26-01
6/26/2023 5:00 PM	Final Safety Inspection	Mike Cosenza	150 Kansas Rd	6369-00-830177-0000	HVAC	PA-2022-11-22-01
6/27/2023 11:30 AM	As per Michael Cosenza Footing Before Pouring Concrete	Mike Cosenza	1350 Centre Rd	6468-00-508975-0000	Deck/Porch	BP-2023-7769

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
6/29/2023 7:00 AM	Footings Before Pouring Concrete	Mike Cosenza	754 Fiddlers Bridge Rd	6468-00-066324-0000	Barn/Shed	BP-2023-7766
6/29/2023 7:00 AM	Framing	Mike Cosenza	1473 Hollow Rd	6566-00-072402-0000	Deck/Perch	BP-2023-7763
6/29/2023 7:30 AM	Deck framing					
6/29/2023 7:30 AM	Final Safety Inspection	Mike Cosenza	136 Nine Partners Rd	6468-00-708512-0000	Roof Mounted Solar ES	PA-2023-04-08-01
6/29/2023 9:00 AM	Roof Mounted Solar inspect anytime					
6/29/2023 9:00 AM	Final Safety Inspection	Mike Cosenza	24 High View Ln	6367-00-372915-0000	New Residential	PA-2021-05-27-02
6/29/2023 10:00 AM	Insulation Before Enclosing	Mike Cosenza	367 Nine Partners Rd	6568-00-255838-0000	Accessory Alteration	BP-2021-7421
6/29/2023 10:30 AM	Final Safety Inspection	Mike Cosenza	701 Pumpkin Ln Rear	6468-00-682712-0000	Wood Stove	PA-2023-03-27-01
6/29/2023 10:30 AM	Fire Inspection	Mike Cosenza	6-31 Rising Sun Ln	6469-00-476251-0000	Barn/Shed	BP-2023-7735
6/29/2023 11:00 AM	Framing	Mike Cosenza	133 Longview Rd	6568-00-054986-0000	Renovation	PA-2023-04-08-07
6/29/2023 11:30 AM	Plumbing	Mike Cosenza	133 Longview Rd	6568-00-054986-0000	Renovation	PA-2023-04-08-07

Failed - need electrical work due to a low hanging unsafe electric feed to the cabins. required fire alarm inspection not done. missing fire extinguishers throughout, smoke detectors in sleeping areas, carbon monoxide detectors. item on gas water heaters - melting rubber dryer vent not up to code.

If you will be a lot earlier or later or have to contact Johnny for any reason his number is 845-206-1602.

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
6/29/2023 1:00 PM	Final Safety Inspection	Mike Cosenza	228 Browns Pond Rd	6267-00-868974-0000	Renovation	PA-2022-08-16-01
Renovation and Extend the Kitchen of one family dwelling Kyle Diamond 845-489-0959 you are meeting him so call if you are running late.						
6/29/2023 2:00 PM	Progress Inspection	Mike Cosenza	345 Schultz Hill Rd	6268-00-958622-0000	New Residential	PA-2022-11-15-01
Inspection for radiant tubing. Call Craig if your running early or late 203-273-7917						
NOT COMPLETED DUE TO WEATHER _ WILL SEND PICTURES>						
6/29/2023 3:00 PM	Framing	Mike Cosenza	23 Crimson Hill Rd	6469-00-524448-0000	In Ground Pool	PA-2022-12-29-01
need to add hurricane clips - send pictures						