

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

September 19, 2023 PB Meeting

DeMello Variance for Ground Mounted Solar Energy System – 13 Mountain View Road, Tax Grid No. 6368-00-070730

Applicants seek area variances to Sec. 250-71.1 Attachment 8, Appendix 2, and Attachment 9, Appendix 3) for a front yard setback reduction from 300 to 144 feet and an increase in the maximum height of the system from 12 to 15'9" to install three ground solar flower on a 10.48 acre lot.

- It was noted that there was another site on the property (between the guesthouse and the pool) to construct the ground mounted solar. This location would also require a variance though this is a smaller setback and less visible from the road.
- The property is largely wooded and the proposed site provides adequate sky-plane exposure.
- The board had a lengthy discussion about the visibility issue. The other location that requires smaller setback is less visible from the road but more visible from the house of the property owner. The issue can be seen as who should have to look at the solar units. Is it the applicant or the neighbors driving by the road?
- Applicants believe the proposed solar flowers are significantly more attractive than others on the market.
- Placing three larger than permitted solar arrays about twice as close to the road could have an adverse impact on the neighborhood.
- After all the reviews were made, the board agreed that both distance and height variances intensifies the impact of the proposed system on the area. The requested variances are substantial and self-created.

- The board issued neutral recommendation to the ZBA with respect to the front yard setback variance request and negative recommendation in reference to the maximum height requirement.

October 3, 2023 PB Meeting and CECNY for Six Sense Workshop

Six Senses HV (CECNY Land Holdings LLC) Site Plan and Special Permit for Conference Center – Tax Grid No. 6268-00-591367 (Town of Clinton) - 30-68 Naylor Rd Parcel and Tax Grid No. 6268-00-461408 (Town of Hyde Park) 2450 Route 9G

Applicants seeks site plan and special permit to expand the existing Conference Center use of the 228.4 acre property that is located in the Town of Clinton and 8.2 acres in the Town of Hyde Park. The Clinton parcel is in the AR3 and AR5 Zoning District while the Hyde Park parcel is in the GB (Greenbelt) Zoning District.

- Applicants came before the board for a workshop for the first hour.
- It was noted that this is the 1st IHG project in the US.
- The existing conference center includes 19 buildings, 5 of which proposed to be removed, 4 to be relocated and 2 to be expanded.
- The structures currently utilize an existing on-site septic system and private well for potable services. As part of the project, they will seek approval from the Dutchess County Department of Health for the construction of a central Waste Water Treatment Plant (WWTP) and seek approval to utilize the onsite well(s) for the proposed use.
- New proposal includes 27 new buildings of which 11 includes guestrooms. Sixty five lodging accommodations are proposed with approximately 240 guest onsite and approximately 150 employees working in various shifts. Other uses of the new buildings include dining and kitchen, SPA and fitness, wellness, pool house, office and operation uses.
- Access to the site is from Route 9G that is in the Town of Hyde Park.
- The programs outlined in the existing SUP are “yoga, classes, teacher restoration and enrichment training, working with horses for self-awareness and/or corporate team building” as well as “charity fundraisers and artistic events.” The proposed program includes all of the above as well as topics such as agri-related studies, organic farming lessons, farm-to-table workshops, equine therapy, pilates, meditation, sleep management, spa treatments, biking, hiking and nature walks, etc.

- The property will operate year-round and offer workshops, classes, events, seminars, and sessions. Programming activities and class schedules will be made available prior to arrival so guests can plan their stay accordingly.
- Questions from the board were raised like impact on traffic on Route 9g, noise, visual on Route 9G, impact on Browns Pond, taxes and Emergency Services.
- Applicant agreed to provide visual analysis on the area.
- Outdoor event plan needs to be shown on the plan.
- A determination or classification about the application needs to be made.
- The board passed a resolution regarding the intent to declare lead agency for SEQRA. This is a type I action and application and site plan needs to be circulated to involve and interested agencies.
- No other action taken.

Morse 2 Lot subdivision (Sketch Plan Approval) – 574-610 Hollow Road, Tax Grid No. 6366-00-442907

Applicant wishes to subdivide a 18.5 acre lot in two buildable lots that is in the AR3 Zoning District. Lot 1 is 5 acres and Lot 2 is 13.5 acres.

- Applicant wishes to subdivide to sell the smaller parcel.
- Questions were raised about the property used as contractor's yard, and the building on the proposed newly created lot. Need a primary structure to have an accessory structure.
- After a lengthy discussion, the board agreed that the applicant needs to decide on what to do with the existing building on the property when the lot gets subdivided.
- No action was taken. Applicant to decide whether to seek a special permit for ADU.

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
October 10, 2023**

DeMello Variance for Ground Mounted Solar Energy System – 13 Mountain View Road, Tax Grid No. 6368-00-070730

The applicants request the following area variances to Sec. 250-71.1 of the Town of Clinton Zoning Law in order to construct three "Smartflower Solar Units"(Ground Mounted SES – Tier 2)

Sec. 250 Attachment 8:1 –Front Yard Setback reduction from 300 ft to 144 feet

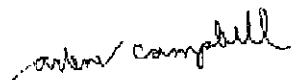
Sec. 250 Attachment 9:1 - Increase in the Height of the structure from 12' to 15'9"

- This is a 10.48-acre parcel in an AR 5 zone.
- The proposed location for the solar panels is in a completely cleared area with high visibility from Mountain View Rd.
- The request to reduce the front yard setback from 300 ft to 144 ft is substantial being 52 %.
- The request to increase the height for 12ft to 15.9 ft is also substantial, being over 32%.
- While the proposed site is the preferred location by the applicant, it was noted that there is at least one possible alternative location that would require a smaller variance in relation to the setback.
- Discussions were made about the visual impact of the three solar flowers on Mountain View Road.

After a very lengthy discussion, the board unanimously voted Nay on the requested variances.

Variance Denied.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

Highway Report for Oct, 2023 (September work)

Hot patching work, using the grader and the roller, has been taking place on Mountain View Rd and Fallkill Road.

Repairs from dirt road washouts are ongoing for Kansas Rd, Browns Pond Rd and Stonehouse Rd. Material has been brought in for various work such as ditch and shoulder repair.

Roadside mowing is still taking place. A ground crew follows behind the mower to line trim the road signs and the guardrails.

The crew was called in to clean up storm damage including tree work with chipping this month because of the heavy wind and rain storms.

Ditch work is being done on E Fallkill Rd, Rhynders Road, Rymph Road, Walnut Lane, E Cookingham Dr and Meadowbrook.

Cleanup from Clinton Community Day took place earlier this month. A special thank you to the Rec Dept for loaning their picnic tables.

The Highway trucks and equipment have been receiving prep work for the winter season.

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