

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
November 14, 2023**

October 18, 2023 PB Meeting

Stewarts Shop Corp. Variance Recommendation - property located at 2300 Salt Point Turnpike Clinton Corners NY, Tax Grid No. 6566-00-331547.

The applicant requests an area variance to Sec. 250-11 C 3 – to exceed the allowable 3,000 square feet maximum size of the structure in the Hamlet in order to replace the existing exterior freezer to a larger one by approximately 30 square feet.

- The property is in the Hamlet (H) Zoning District, and pursuant to Section 250-11(C)(3) of the Town Code, the maximum footprint of a structure in an H zoning district cannot exceed 3,000 square feet
- The property is within the Ridgeline, Scenic and Historic Protection Overlay District, the Taconic State Parkway Viewshed and a Critical Environmental Area.
- The Applicant is seeking to replace an existing walk-in freezer measuring 7'9" x 15'5" with a replacement freezer that is 7'9" x 19'3".
- The proposed action will increase the size of the freezer by approximately 30 square feet and increase the footprint of the structure from 3,295 square feet to approximately 3,325 square feet.
- The Zoning Board of Appeals previously approved an area variance in 2013 to permit the expansion of the then current structure to 3,295 square feet.
 - o Received positive recommendation to the ZBA.

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

Applicant seeks the following area variances in order to subdivide 18.5-acre lot in two buildable lots.

Section 206-16 C for % wetland from 25% to 50% and

Section 250-25 B (6) for the Building Line being 50 feet from front to the middle of the building.

- The board had a lengthy discussion about the sketch plan approval and agreed that the above variances are required before subdivision approval process.

Received positive recommendation to ZBA.

Cogdell and Bonk Lot Line Adjustment (Variance recommendation) - properties located at 38 and 50 Tobin Dr. Tax Grid Nos. 6569-00-184196 & 188218.

Applicant needs a side yard variance reduction from 50' to 15' to move forward with the lot line to facilitate the sale of the property.

- The property owners of 38 Tobin Dr built a garage that is partly On the neighboring property (50 Tobin Dr) in the 1970s.
- The proposed line adjustment would transfer the garage in question and a surrounding 15 feet from 50 Tobin to 38.
- Both properties are in an AR3A zone.
- Received positive recommendation to the Zoning Board of Appeals.

Clinton Community LLC Non-Hosted Short Term Rental – property located at 740 Center Road, Tax Grid No. 6467-00-159507.

Applicant wishes to operate Non-Hosted STR pursuant to Sec. 250-69 D-1 of the Town of Clinton Zoning Law.

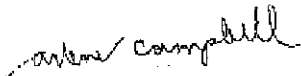
- Applicants seek 5 lodgers on this two-bedroom house.
- After a lengthy discussion, the board agreed 4 lodgers. The number of daytime guest to be determined at the public hearing.
- Public hearing is set on Dec. 5, 2023.
- SEQRA to be circulated.
- No other action taken.

OTHER MATTERS: - Clinton Climate Smart Communities Task Force made a Power Point Presentation about Natural Resources.

November 8, 2023 PB Meeting

No meeting in respect to the General Election 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
November 14, 2023**

Stewarts Shop Corp. - property located at 2300 Salt Point Turnpike Clinton Corners NY, Tax Grid No. 6566-00-331547.

The applicant requests an area variance to Sec. 250-11 C 3 – to exceed the allowable 3,000 square feet maximum size of the structure in the Hamlet in order to replace the existing exterior freezer to a larger one by approximately 30 square feet.

- Requested variance is granted.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

Highway Report for November, 2023 Board meeting (October work)

Shoulder work took place on Mountain View Rd. Material was brought in and was put in place using the mini excavator.

Grader patch work is taking place on various roads. The roller was used to help compact the hot patching projects. Shared Services with Rhinebeck and Milan also helped with the hot patching work on Mountain View Rd.

Material and equipment were used to repair dirt roads such as Kansas, Schoolhouse, Rhydners, Germond Roads, and Seelbach Lane. Pot holes are being filled and crushed stone is being spread and compacted with the roller along the dirt roads. Then grading work is done to stabilize and prep the dirt roads for winter plowing.

Roadside mowing and line trimming is finishing up this month with one final round.

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.

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 Board - Monthly Recreation Dept. Report

Date: November 14, 2023

- Last Meeting: October 30, 2023
- Next Meeting: January 29, 2024 @ Town Hall 7:00 PM (last Monday of the month)

Continuing Projects:

- This month's hike will be at Frannie Reese State Park in Highland. Hike is at 9 am this Saturday **Nov 18th** weather permitting. Meet at the town hall at 8:30 if you wish to carpool
- Knitting Club continues to meet on the 2nd & 4th **Wednesday** each month at the Hummingbird Ranch Store at **10 AM**. This fall members attended several yarn festivals: NYS Sheep and Wool in Rhinebeck, Indie Untangled in Saugerties, and the Fiber Festival of New England in West Springfield, MA. → **Due to the Thanksgiving holiday, the next meeting will be moved to November 29th**
- Stanford Rec is once again inviting our families to join the Pine Plains Ski Club which meets at Catamount Mountain. Sign up deadline is **December 1st**.
- The Senior drop in Program at the Pleasant Valley Town Hall welcomes Clinton Seniors. They meet Fridays between 10 am and 1 pm.

New Programs:

- The Rec Committee will be fixing the ice skating rink at Friends Park so it can be used this winter (weather permitting)
- Check out the recreation calendar on the town's web page for recreation updates

As always, please check our website or instagram for more information regarding these programs!