

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
August 9, 2022**

**July 19, 2022 PB Meeting**

Gorelik SP and Special Permit for an A/D – 423 Clinton Corners Road, Tax Grid No. 6469-00-200521.

Applicants seek Special Permit approval pursuant to Sec. 250-29 to bring the existing structure into compliance for an accessory dwelling in an AR3 Zoning District.

- Special Permit approval is granted.

Glazer SP for Non-Hosted Short-Term Rental – 20-22 Bel Air, Tax Grid No. 6469-00-539562.

New owners of the property seek Special Permit pursuant to Sec. 250-69 D-1 to operate Non-Hosted STR for three weeks while away and taking care of a family member.

- This is a 1.5 acre parcel pre-existing, nonconforming lot in the C Zone District.
- Public hearing was opened.
- Numerous neighboring property owners spoke and expressed their strong concerns about the increase in traffic, neighborhood safety, noise, strangers coming into the neighborhood, potential burglary, etc.
- Bel-Air is a private drive and most concerning issue. There is also a question about whether there is a driveway maintenance agreement.
- The board agreed to establish an escrow and get the Town Attorney's opinion regarding the driveway and the issue.
- Public hearing remains open.

No action taken.

Drago SP for Non-Hosted Short-Term Rental - 238 Hollow Road, Tax Grid No. 6267-00-703319

Applicants wish to do Non-Hosted STR four to six times a year when they're not around.

- The board declared itself lead agency.
- SEQRA needs to be circulated.
- Public hearing is set on August 16, 2022.
- No other action taken.

### **August 2, 2022 PB Meeting**

RomeoBird LLC Variance – Lake Pleasant Drive, Tax Grid No. 6268-00-781093

Applicant seeks area variances to Sec. 250-16 Attachment 2  
For a side yard variance and minimum open space limitations in order to  
build a new one family dwelling.

- This is a 1.10 acre pre-existing and nonconforming lot in the AR5 A Zoning district.
- The applicant proposes to build a 3,000-square feet new one family dwelling that is less than the maximum allowed building coverage. However, the open space will be reduced from 75% to 71.3%. The side yard setbacks will be reduced from 50' to 45.9' and 48.1'.
- Many lots on Lake Pleasant Drive are nonconforming lots.
- Given the long and narrow shape of the land, the variance cannot be achieved by another feasible method.

Received positive recommendation to the Zoning Board of Appeals.

Koleoglou Variance – Lake Drive Tax Grid No. 6468-00-082945

The property owner is seeking an area variance to Sec. 250-10-D-5 to  
allow septic system to be constructed 200 feet of the lake, watercourse, or  
wetland in order to build a single family dwelling.

- This is 3.4-acre pre-existing and nonconforming lot in the C zoning district.
- The lot is already Board of Health approved but was asked by the Department of Health to get the variance given the zoning code that requires 200 feet in the C zone.
- One of the factors of the variance is there is no alternative method to achieve the variance. The property owner also owns the adjoining parcel.

- Lot line adjustment is an option.
- After a very lengthy discussion, the board suggested to revisit the lot lines. Maybe, a lot line alteration is feasible.
- No action taken.

Dutchess Reserve LLC (Discussion) – Pumpkin Lane, Tax Grid No. 6568-00-017281

Applicant wishes to subdivide ±109.57-acre parcel of land to five residential lots with two common driveways and 4 individual driveways, 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. The property is in the AR5 Zoning District.

- After a lengthy discussion, the board agreed to get the ZEO's opinion whether the two abutting driveways will need a variance per Sec. 250-25 B-3.
- The board also wants to see the layout for 4-lot subdivision.
- Cluster Plan needs to be submitted.
- Need town engineer comment.

No action taken.

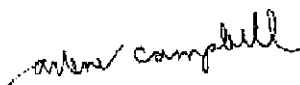
Weber & Connell Soil Erosion Control Plan - 345 Schultz Hill Road, Tax Grid No. 6268-00-958622

Applicant seeks Soil Erosion Plan and Sediment Control Plan per Sec. 250-71 and 250-72 for the construction of single-family dwelling including driveway, septic system and other land improvements. \

- The board declared itself lead agency.
- SEQRA needs to be circulated.
- Escrow account was established for the town engineer to review the proposal.

No other action taken.

Prepared by:



Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk  
Cc: Eliot Werner, Liaison Officer

**TOWN OF CLINTON  
ZONING BOARD OF APPEALS MEETING  
MONTHLY REPORT  
TB meeting August 9, 2022**

**July 28, 2022 ZBA Meeting**

**Blake Area Variance** - 132 Old Bulls Head Road, Tax Grid No. 6469-00-913517.

The applicants request the following area variances to Sec. 250 Attachment 2 (Area Bulk Regulations) in order to construct an in-ground pool and a SPA.

Front Yard setback reduction from 100' to 70'  
Side Yard Setback reduction from 50' to 15'  
Rear Yard setback reduction from 75' to 25'  
Building coverage increase from 7% to approximately 9%

- This is a .49-acre lot in the AR5 Zoning District
- The board agreed that front yard variance is not required per Section 250 22 A3, Accessory structures states "No such structure shall project closer to the fronting street that the principal building on the lot, or the required front yard setback for the district, whichever shall be less restrictive." In this instance the proposed pool is farther from the fronting street that the principal building which is the home.
- Area Variances are granted.

**Medical Arts Sanitarium Inc. d/b/a Cornerstone of Rhinebeck's** (continuance)  
- 73-93 Serenity Hill Road, Tax Grid No. 6469-00-531763.

The appellant is requesting an interpretation of Sections 250-31 (5) and 250-81 of the Town of Clinton Town Code and the review of a determination made by the Municipal Code Enforcement Officer dated April 1, 2022 regarding an increase in the number of patient beds to ninety-nine (99).

Sec. 250-31 – B(5) Alternate Care Facility - Any increase in the resident population, change in type of population, and/or any expansion of the facilities shall require application to the Planning Board for consideration of a new special use permit and shall require re-examination of the site plan by the Planning Board.

Sec. 250-81 (Non-conforming Use) – (A) Shall not be enlarged or extended, or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, except as provided in this article. For the purpose of this section:

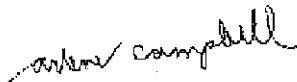
Sec. 250-81 –C- Shall not be changed to another nonconforming use without prior approval by the Zoning Board of Appeals, and then only to a use which, as determined by the Zoning Board of Appeals, maintains or reduces the nonconformity. Such change of nonconforming use approval by the Zoning Board of Appeals shall be prior to any other approvals required by the Planning Board.

Sec. 250-81 (D) Shall not be reestablished if such use has been discontinued for any reason, whether through vacancy or cessation of use, for a period of one year or longer, or has been changed to, or replaced by, a conforming use for any period of time. The intent to resume a nonconforming use does not confer the right to do so.

- Both legal counsels were not present at this meeting. Shane Egan appeared to represent the town. Katarina Maxianova and another neighboring property owner were in the audience.
- The board went into an executive session for a lengthy time for the purpose of discussing privileged and confidential information and materials.
- The board agreed to give a decision at the next meeting. Due to lack of quorum, the board will meet on Wednesday, August 31st instead of the regular meeting of August 25, 2022.

No action taken.

Prepared by:



Arlene Campbell  
Zoning Board of Appeals Clerk

cc: Eliot Werner, Board Liaison Officer

The CAC met 7/13/2022 in front of the library. Here are some highlights from the meeting.

- There were no planning board applications this month.
- Work continues with the climate smart task force community program and their goal of bronze status. Joe Phelan met with Anna Harrod-McGrew from the CCEDC and she will do a natural resource inventory, which will give the town more points.
- The committee added new plants to the garden at the town hall, and mulch was laid down. Thank you to the highway dept. for helping with this project, including watering during the week.
- 2 dog waste stations were purchased for the nature trail. As well as some pollinator pathway signs, and a few small items to improve the kiosk at the head of the nature trail.
- There was discussion about having 3 talks given by CCEDC master gardeners. They offer many topics.
- Omega Institute has not responded to requests to conduct a joint program.

The next meeting will be August 10, 2022

Respectfully submitted,

Katherine Mustello, councilwoman

# **Town of Clinton Recreation Committee**

August Report

Dan Harkenrider, Rec Director

## **OLD BUSINESS:**

### **Clubs :**

**Hiking** 2nd Saturday of the month: Rudd Pond on August 13<sup>th</sup>.

**Knitting-** The knitting club is gaining members, they meet the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays 10 am in the Hummingbird Ranch store, Salt Point.

**Card club** Going on a break for the summer. They will return in the Fall. 1<sup>st</sup>, 2<sup>nd</sup> and 4<sup>th</sup> Thursday's at 3

**Concession Stand:** is **OPEN**. We are selling snacks during the week to campers and will open for the weekend starting July 16<sup>th</sup>. We have a fridge donated temporarily until end of summer and then Rachel Decker will donate one permanently.

**Wifi is installed at Fran Mark Park!! –**

**Camp STARTED.** The Camp Direct Lizzie Tompkins is bringing lots of new activities to the campers. They are swimming and taking swim lessons from the Lifeguards.

**Basketball Clinics** are scheduled for the first four Tuesdays in August. 6:30 – 8 PM, Cory's Court at Fran mark Rec Park. We have five enrolled.

## **NEW BUSINESS**

### **Weekly Senior Drop In**

Our residents can attend the Weekly Senior Drop In at the Pleasant Valley Town Hall on Fridays:

**10:00 coffee & snack**

**10-11:30 cards & games**

**12-12:30 lunch (bring your own)**

**12:30-2 Bingo**

**Carol Mackin will send out a flyer to the community.**

### **Senior Trips**

We can coordinate with LaGrange and Pleasant Valley for senior trips. Carol Mackin is in touch with the Pleasant Valley Senior Rec Leader to plan the next trip. When they

choose their destination, she will share that with Clinton and we can invite our Seniors to attend. It will most likely be a casino.

### **OTHER BUSINESS**

- a) CBG for Friends Park: Dan/Chris - the project will be bid by the Town Board to upgrade fencing on ballground,, add ADA compliant bathrooms and add handicapped parking
- b) New cabinets at Fran Mark kitchen: Dan will consider using ARPA funds
- c) Security Camera's – Chris Juliano will follow up wth the Board to approve using ARPA funds. We now have the wifi to operate the cameras
- d) Music in the Park/Food trucks: We will have three dates, two in July, the 7<sup>th</sup> and the 14<sup>th</sup> both with food trucks which were a success. The August evening is a collaboration with the Library and the movie under the stars will follow; it is being promoted as date night, Town of Clinton style on August, the 12<sup>th</sup>,
- f) Crafts: Diane Johnson presented several craft ideas, we will be setting up a schedule with her to lead the crafts.

### **Working on these activities:**

Painting/watercolors: **Dan**

Wood Working: **Rick and Nia Labonte**

### ***Recreation Purchases:***

Pickleball net/paddles

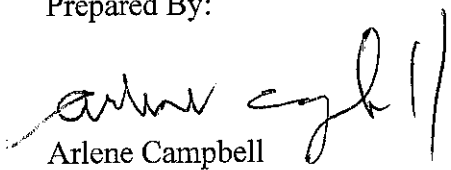
Picnic Tables



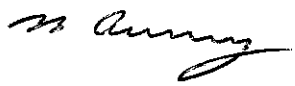
Town of Clinton Building Department  
July 2022 Monthly Report  
Town Board Meeting 8-09-2022

Number of Building Permits Issued	21
Number of CO & CC issued	17
Number of Title Search	5
Total Number of Mileage by the Building Inspector	<u>198 miles</u>
Total Cost of Construction	<u><u>\$ 507,145.04</u></u>

Prepared By:

  
Arlene Campbell  
PB, ZBA, BD Clerk

Approved By:

  
Michael Cosenza  
Building Inspector

# Permit Report By Type

07/01/2022 - 07/31/2022

Permit Type: All

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Deck/Porch</b> BP-2022-7567	Joseph and Nanette Jeraci	232 Allen Rd	6466-00-	07/22/2022	\$15,000.00	\$315.00
				<b>Deck/Porch Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	<b>\$15,000.00</b>	<b>\$315.00</b>
<b>Demolition Permit</b> BP-2022-7563	Kathleen Miles	1237 Centre Rd	6468-00-	07/20/2022	\$500.00	\$150.00
				<b>Demolition Permit Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	<b>\$500.00</b>	<b>\$150.00</b>
<b>Garage/Carport - Attached</b> BP-2022-7564	Keith Anderson	81 Sodom Rd	6366-00-	07/21/2022	\$10,445.00	\$326.60
				<b>Garage/Carport - Attached Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	<b>\$10,445.00</b>	<b>\$326.60</b>
<b>Generator</b> BP-2022-7557	Christopher Cordisco	69 Tobin Dr	6569-00-	07/07/2022	\$11,617.04	\$100.00
				<b>Generator Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	<b>\$11,617.04</b>	<b>\$100.00</b>
<b>HVAC</b> BP-2022-7556	Cairman Holdings LLC	803 Centre Rd	6467-00-	07/06/2022	\$125,000.00	\$125.00
	Michael Kondor	81-85 Allen Rd	6466-00-	07/21/2022	\$19,870.00	\$125.00
				<b>HVAC Total:</b>	<u>2</u>	
				<b>Amount Totals:</b>	<b>\$144,870.00</b>	<b>\$250.00</b>
<b>In Ground Pool</b> BP-2022-7566	Isaac and Eve Ashworth	49 Mountain View Rd	6368-00-	07/21/2022	\$101,478.00	\$250.00
				<b>In Ground Pool Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	<b>\$101,478.00</b>	<b>\$250.00</b>
<b>Oil Tank</b> BP-2022-7553	Margaret Heshner	182 Allen Rd	6466-00-	07/06/2022	\$11,500.00	\$565.00
	Margaret Heshner	182 Allen Rd	6466-00-	07/06/2022	\$5,000.00	\$565.00

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
<b>Pergola</b>						
BP-2022-7558	Mike Randazzo	27 Crimson Hill Rd	6469-00-	07/07/2022	\$1,500.00	\$669.00
				<b>Oil Tank Total:</b>	<u>2</u>	
				<b>Amount Totals:</b>	\$16,500.00	\$1,130.00
<b>Renovation</b>						
BP-2022-7562	Eric Carlson	1206 Hollow Rd	6466-00-	07/20/2022	\$8,000.00	\$112.00
BP-2022-7569	August Scagnelli	357 Hibernia Rd	6566-00-	07/28/2022	\$14,000.00	\$136.00
BP-2022-7571	Donna O'Sullivan	4 Meadows Ct	6267-00-	07/28/2022	\$20,000.00	\$160.00
				<b>Renovation Total:</b>	<u>3</u>	
				<b>Amount Totals:</b>	\$42,000.00	\$408.00
<b>Roof Mounted Solar ES</b>						
BP-2022-7552	Ronald Kamen	110 Long Pond Rd	6468-00-	07/01/2022	\$38,335.00	\$350.00
BP-2022-7561	Meredith Faith Darcy	316-320 Clinton Hollow Rd	6466-00-	07/18/2022	\$18,000.00	\$150.00
BP-2022-7568	Julio Arizmendi	71 Sodom Rd	6366-00-	07/28/2022	\$10,400.00	\$150.00
BP-2022-7570	George Lally	44 Woodlands Trl	6466-00-	07/28/2022	\$25,500.00	\$150.00
BP-2022-7572	Zachary Whitman	330 Nine Partners Rd	6568-00-	07/28/2022	\$0.00	\$0.00
				<b>Roof Mounted Solar ES Total:</b>	<u>5</u>	
				<b>Amount Totals:</b>	\$92,235.00	\$800.00
<b>Storage/Utility Building</b>						
BP-2022-7560	Todd Martin	149 Schultz Hill Rd	6368-00-	07/11/2022	\$1,000.00	\$175.00
				<b>Storage/Utility Building Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	\$1,000.00	\$175.00
<b>STR (Non-Hosted)</b>						
STRNH-0005	Lan Gili & Morten Marott	869 Hollow Rd	6467-03-	07/06/2022	\$0.00	\$0.00
				<b>STR (Non-Hosted) Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	\$0.00	\$0.00
<b>Tent</b>						
BP-2022-7559	Amy Goldman	164 Mountain View Rd	6368-00-	07/07/2022	\$70,000.00	\$3,200.00
				<b>Tent Total:</b>	<u>1</u>	
				<b>Amount Totals:</b>	\$70,000.00	\$3,200.00

**Permit Type:**

**Permit #**

**Applicant**

**Location**

**SBL#**

**Issued**

**Valuation**

**Fee Amount**

**Permit Grand Total:** 21

**Amount Grand Totals:** \$507,145.04 \$7,773.60

# Completion Issued Report

07/01/2022 - 07/31/2022

Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
3445	6469-00-476251-0000	CO	5791	Louis August Jonas Foundation,	6-31 Rising Sun Ln	07/06/2022
<b>In Ground Pool # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2006-5028	6368-00-359425-0000	CC	1753	Todd Martin	149 Schultz Hill Rd	07/11/2022
<b>Above Ground Pool # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2012-5936	6466-00-547418-0000	CC	1751	Margaret Heshner	182 Allen Rd	07/05/2022
<b>Generator # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2016-6469	6566-00-005670-0000	CO	5794	Daniel Madsen	1347 Hollow Rd	07/26/2022
<b>Farm Structures # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2019-6864	6467-00-498641-0000	CC	1756	Rhonda Ramparas	244 Sunset Trl	07/19/2022
<b>Generator # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7249	6267-00-851125-0000	CO	5792	Jennifer Perry	30 Lauren Ln	07/11/2022
<b>Renovation # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2021-7396	6468-00-930822-0000	Closed Out Certificate	BP-2021-7396	William Mershon Trustee	253-269 Nine Partners Rd	07/21/2022
<b>Accessory Dwelling # of CC/CO :Issued : 1</b>						
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Demolition Permit # of CC/CO :Issued :	Completion Date
BP-2022-7477	6367-00-806670-0000	CO	5790	Michael Berlin	201 Schoolhouse Rd	1	07/01/2022
BP-2022-7513	6467-00-692981-0000	CC	1760	Rudolph Heintze	157 Schultsville Rd		07/21/2022
BP-2022-7531	6566-02-533823-0000	CC	1752	Brian Fried	15 Talleur Ln	Generator # of CC/CO :Issued :	07/08/2022
BP-2022-7533	6367-00-533069-0000	CC	1755	Edmund Matuk	24 Walnut Ln	Electrical Service # of CC/CO :Issued :	07/18/2022
BP-2022-7537	6267-00-851125-0000	CC	1754	Jennifer Perry	30 Lauren Ln	Renovation # of CC/CO :Issued :	07/12/2022
BP-2022-7544	6367-00-979175-0000	CC	1757	Kevin Coon	546 Browning Rd	Generator # of CC/CO :Issued :	07/20/2022
BP-2022-7549	6267-00-735235-0000	CC	1750	Mary Steiner	Mary Steiner 276 Hollow Rd	Electrical Service # of CC/CO :Issued :	07/01/2022
BP-2022-7554	6466-00-547418-0000	CC	1759	Margaret Heshner	182 Allen Rd	Demolition Permit # of CC/CO :Issued :	07/21/2022
BP-2022-7560	6368-00-359425-0000	CO	5793	Todd Martin	149 Schultz Hill Rd	Oil Tank # of CC/CO :Issued :	07/11/2022
						Storage/Utility Building # of CC/CO :Issued :	07/11/2022

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2022-7563	6468-00-420721-0000	CC	1758	Kathleen Miles	1237 Centre Rd	07/20/2022

Demolition Permit # of CC/CO : Issued : 1

Grand Total: 17

# Highway Report for July, 2022

This month the Allen Road and Oak Grove project has been completed. The paving work was done within the allotted budget, which is no small feat these days.

Road repairs and improvements are continuing on the Schultz Hill Road project.

There has been on going dirt road repair using our own equipment and labor. A roller has been borrowed from a neighboring town, so additional repair work can be made to the dirt roads.

Culvert pipes are being replaced and cleaned around town.

Road side mowing is continuing.

While we have the use of the bucket truck through the shared equipment agreement, there has been lots of trimming and chipping taking place.

Recently, Highway Superintendent, Todd Martin, returned from several days of the Highway schooling at Cornell University. This counts towards an education accreditation and certifications.



Town of  
Clinton NY  
email

Carol Mackin <townclerk@townofclinton.com>

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**SHRAC**

1 message

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

Sat, Aug 6, 2022 at 5:40 PM

Report for August . . .

No meeting this past month. The next meeting will be held on Monday, August 22nd, via Zoom.

Clinton Community Library Meeting 7/25/2022

The Clinton Community Library board of Trustees met in person 7/25 to finalize the signatures and petitions to be submitted to Town Clerk Carol Mackin requesting that a 414 vote with a new amount be on the ballot in November.

Respectfully submitted,

Katherine Mustello, Councilwoman

Town of  
Clinton NY  
email

Carol Mackin <townclerk@townofclinton.com>

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## Cemeteries

1 message

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**Eliot Werner** <eliotwerner217@gmail.com>  
To: Carol Mackin <townclerk@townofclinton.com>  
Cc: Michael Whitton <townsupervisor@townofclinton.com>

Sat, Aug 6, 2022 at 5:48 PM

Report for August . . .

- No burials.
- Working on upcoming burial at Pleasant Plains.
- Completed sale of one burial plot at Schultsville.
- Working on replacement deed at Pleasant Plains.
- Working on deed transfer at Pleasant Plains.

Most importantly, I secured commitments from three volunteers to serve on the Cemetery Committee. The board will vote on these individuals (Lori Brands, Patrick O'Hara, and Lynn Tompkins) at the August 9th meeting.