

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
December 09, 2024**

November 19, 2024 PB Meeting

Metzger Area Variance – property owned by William Metzger located at 617 Slate Quarry Road Rhinebeck NY, with **Tax Grid No. 6469-00-196903**.

The applicant requests the following area variances to designate an existing carriage house on his 83.37 acre property as an accessory dwelling unit (ADU) with a proposed to be built new 5 bedroom house to be the principal dwelling.

Sec. 250-29 B (6) - Size of an ADU from maximum of 1,000 square feet to 1152

Sec. 250-22 A (4) – which limits the number of accessory structures to three

Sec. 250-22 A (1) – requires that no accessory structure should exceed 25 feet in height

- Received positive recommendation to the ZBA.

Gellert Area Variance – property owned by James Gellert located at 66 W Meadowbrook Lane Staatsburg NY with **Tax Grid No. 6367-00-114238**.

The applicant requests an area variance to Sec. 250 Attachment 2 (Area Bulk District Regulations of the Town of Clinton Zoning law for a rear yard setback reduction from 75 feet to 25 feet in order to install an inground pool on a 4.1 acre lot in the AR3 Zoning District.

- Received positive recommendation to the ZBA.
- Needs certification from surveyor if there is a disturbance in the steep slopes.

Perry and Mannan Non-Hosted STR – property owned by Wes Aull and Fite, located at 62 E. Meadowbrook Lane, Tax Grid No. **6369-00-463575**.

Applicants wish to operate a Non-Hosted Short-Term Rental pursuant to Sec. 250.69.1 of the Town of Clinton Zoning Law.

- Public hearing was open and closed.
- Requested Non-Hosted Short Term Rental to host 6 lodgers was granted.

East Clinton Fire District (Board discussion) – property located at 8 Firehouse Lane, Tax Grid No. 6566-00-523768.

Clinton East Fire District wishes to construct a new fire house.

- The board declared itself lead agency.
- No other action taken. The town consultant needs to review the site plan.

Quareshi Soil Erosion and Sediment Control for a new dwelling – 1473 Hollow Road, Tax Grid No. 6566-00-072402.

Applicant seeks soil erosion control plan to construct a new single family dwelling.

- Escrow account is established.
- Needs wetlands permit application.
- No action taken.

December 3, 2024 PB Meeting

Fraser and Vonderbrink Area Variance to construct a garage – 1235 Centre Road, Tax Grid No. 6468-00-417698

The applicants request the following area variances in order to construct a one story with loft Detached Garage on a 1 acre lot in the AR3A zoning District.

- Sec. 250 Attachment 2 (Schedule of Area and Bulk Regulations)
Front yard setback reduction from 100 feet to 83'8"
Side Yard setback reduction from 50 feet to 10'
- Sec. 250.22-(4) to increase the number of accessory structures from 3 to 4 And to permit the number of allowed one car private garage to two garages

Kraayenbrink Demolition of Single Family Dwelling – 411 Ruskey Lane, Tax Grid No. 6366-00-340572

Applicant wishes to demolish the single family dwelling on this parcel.

- It was noted that the building inspector issued a property maintenance violation on this property given the unsafe condition of the dwelling.
- The town board passed a resolution a couple of months ago about this matter.
- The MCEI, upon review of the demolition permit application filed by the property owner, defer the application to the Planning Board per Sec. 250.93.

The Planning Board passed a resolution to approve the request of the demolition permit application.

Quareshi Soil Erosion and Sediment Control for a new dwelling – 1473 Hollow Road, Tax Grid No. 6566-00-072402.

Applicant seeks soil erosion control plan to construct a new single family dwelling.

- The board discussed the comments from the town engineer and the town planner.
- Applicant to address these comments.
- No action taken.

Quareshi Wetlands Permit for a new dwelling – 1473 Hollow Road, Tax Grid No. 6566-00-072402.

Applicant seeks wetlands permit given the proximity of the driveway to the creek.

- The board agreed to waive the requirements of the wetlands permit pursuant to Sec. 250.78.
- No action taken.

Quareshi Steep Slopes Permit to construct a new dwelling – 1473 Hollow Road, Tax Grid No. 6566-00-072402.

Applicant seeks Steep Slopes Permit to construct a single family dwelling.

- The applicant disagreed with the town planner determination that steep slopes permit is required.
- The board agreed to defer this matter to the town planner.

Bishop Non-Hosted Short-Term Rental (New)– 715 Slate Quarry Road, Tax Grid No. 6469-09-209587.

Applicants wish to operate a Non-Hosted Short-Term Rental pursuant to Sec. 250.69.1 of the Town of Clinton Zoning Law

- Public hearing is set on January 7, 2024.
- No other action taken.

Pham Non-Hosted Short-Term Rental Renewal – 1473 Hollow Road, Tax Grid no. 6566-00-072402

Applicants wish to renew their special permit to operate Non-Hosted Short-Term Rental pursuant to Sec. 250.69.1 of the Town of Clinton Zoning Law

- Requested renewal was granted.

Prepared by:



Arlene Campbell
Planning and Zoning Board of Appeals Secretary

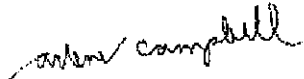
Cc: Katherine Mustello, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
TOWN BOARD MEETING
December 9, 2024**

November 2024 ZBA Meeting

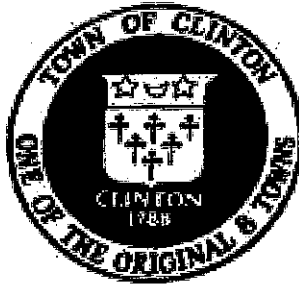
There was no meeting in November given the Thanksgiving Day.

Prepared by:



Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer



TOWN OF CLINTON HIGHWAY DEPT.

TODD M. MARTIN
SUPERINTENDENT OF HIGHWAYS
1215 Centre Road
Rhinebeck, New York 12572
(845) 266-5853

November 30, 2024 (November work)

Town of Clinton Highway Department Report

Road work – Guard rails were both repaired and replaced on Nine Partners Rd. As well as, a new section of guard rail being installed. Repairs were done to the guard rail on Schultz Hill Rd.

Equipment – the crew is continuing to inspect and repair the highway equipment. Most routine maintenance and prep work for the winter season is done in house.

Storms – During the month of November either our full crew or a partial crew conducted snow and ice removal operations on two separate days. This includes: days with storms, days with windblown drifts, days pretreating, and days cleaning up following a storm.

Training – Department wide PERMA training took place this month

Intermunicipal Aid – This month the Town of Clinton has had use of the shared Bucket Truck. Removal of dead trees and chipping of down trees and brush has taken place.

Respectfully,
Todd M. Martin
Highway Superintendent