

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
January 9, 2024**

December 19, 2023 PB Meeting

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

Applicants request Special Permit to operate a Non-Hosted Short Term Rental pursuant to Sec. 250-69 D-1.

- Public hearing was opened and closed.
- Special Permit for Non-Hosted STR for 6 lodgers was granted.

Schwarcz Special Permit for Non-Hosted Short-Term Rental - 173 Spruce Lane, Tax Grid No. 6568-00-360330

Applicants request Special Permit to operate a Non-Hosted Short Term Rental pursuant to Sec. 250-69 D-1.

- Public hearing was opened and closed.
- Special Permit for Non-Hosted STR for 6 lodgers was granted.

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

Applicants wish to subdivide 18.52-acre site into two (2) lot subdivision. Lot 1 is 5.07 acres and Lot 2 - 13.45 acres. This property is in the AR3 Zoning District.

- As noted, required area variance is granted by the ZBA.
- Conditional Sketch Plan approval is granted.

Cogdell and Bonk Lot Line Adjustment – 38 and 50 Tobin Drive, Tax Grid Nos. 6569-00-184196 & 188218.

Applicants wish to do a lot line adjustment due to a garage that is partly on the neighboring land.

- Owners of 38 Tobin Dr. built a garage in the 1970s that is partly on the neighboring lands. The issue is being cleared to facilitate the sale of this property.

- As noted, required area variance was granted by the ZBA.
- Requested Lot Line Adjustment is granted.

Scheinberg Soil Erosion and Steep Slopes Permit – 133 Old Bulls Head Road,
Tax Grid No. 6469-00-896600.

Applicant seeks Soil Erosion and Steep Slopes Permit to construct a new single-family dwelling on a 9.674-acre lot in the AR5 Zoning District.

- Escrow account is established.
- Question is raised whether extreme steep slopes is needed.
- Application to be reviewed by the town engineer.
- No other action taken.

Dutchess Reserve LLC 5 Lot Subdivision (Lot 3 Discussion) – Pumpkin Lane,
Tax Grid No. 6568-00-017281.

Applicant wishes to do subdivision in section pursuant to Sec. 206-12G
In order to sell Lot 3.

- Note that this subdivision application receives preliminary approval.
- Applicant seeks to subdivide a 110.957-acre parcel into five lots, each lot to be developed with a new single-family detached dwelling. Four parcels are to be accessed from a common driveway and one lot (Lot No. 3) will be accessed from a driveway directly from Pumpkin Lane. All four parcels will also have frontage onto Pumpkin Lane via “flag lot” configurations. Each lot will include a deeded “Preservation Area” to limit future development and disturbance.
- Filing in section allows final plat approval to be divided into two or more sections.
- After a very lengthy discussion, the board agreed that the town attorney and town engineer review the proposal.
- No action taken.

January 2, 2024 PB Meeting

Meeting is cancelled due to lack of quorum.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

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

Schoellinberger Area Variance – 107 Deer Hill Road, Tax Grid No. 6469-07-517933

Applicants request the following area variances to Sec. 250 Attachment 2 (Area Bulk and Regulations) in order to construct a 20' x 24' open wood carport as an accessory structure:

- (1) reduction of the front yard setback from 100' to 40',
- (2) reduction of the rear yard setback from 75' to 43',
- (3) reduction of the side yard setback from 50' to 36', and
- (4) increase in maximum building coverage from 7% to 14%,

- Requested area variances are granted.

Maloney Area Variance (Extension) – 511 -521 Schultzville Road, Tax Grid No. 6567-00-257398

Applicants request an extension of an approved variance granted in December of 2022 to build a 2050 square feet accessory dwelling unit that would exceed the allowable size of an accessory dwelling unit of 1000 square feet pursuant to section 250-29 (B) (6).

- Requested extension granted.

Morse Area Variance- 610 Hollow Road, Tax Grid No. 6366-00-442907

The applicants request the following area variances in order to do a 2-lot subdivision in the AR3 Zoning District.

Sec. 206-16-C (Lots) - To increase the percentage of wetlands from 25% to 50%

Sec. 250-25-(B-16) Rear lot – Measures Building line from 50' in front to middle the building

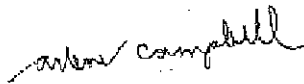
- Requested variances are granted.

Cogdell and Bonk Area Variance – 38 and 50 Tobin Dr, Tax Grid Nos. 6569-00-184196 & 188218

The applicants request an area variance to Sec. 250 Attachment 2 for a side yard setback reduction for the garage in order to correct the encroachment of the garage and do a lot line adjustment.

- Requested area variance is granted.

Prepared by:



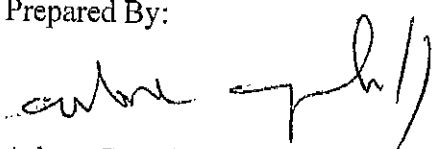
Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer


Town of Clinton Building Department
December 2023 Monthly Report
Town Board Meeting 1-09-2024

Number of Building Permits Issued	16
Number of CO & CC issued	24
Number of Title Search	10
Total Number of Mileage by the Building Inspector	<u>148 miles</u>
Total Cost of Construction	<u><u>\$ 679,168.00</u></u>

Prepared By:


Arlene Campbell

Approved By:


Michael Cosenza
Building Inspector

BD Monthly Permit Report

12/1/2023 - 12/31/2023

Permit #	Permit Type	Permit Date	Department	Main Status	PermitID	Parcel Number	Valuation	Total Fees	Parcel #
11364	Driveway	12/28/2023	Highway		0		0		
11336	Garage - Detached	12/27/2023	Building and Zoning	Open	0	6367-00-748787	20,000	\$435.60	6367-00-748787-0000
11335	HVAC	12/27/2023	Building and Zoning	Open	0	6468-00-365390	9,500	\$125.00	6468-00-365390-0000
11311	Roof Mounted Solar ES	12/27/2023	Building and Zoning	Application Active	0	6367-00-005224	9,500	\$225.00	6367-00-005224-0000
X 11256	Driveway	12/26/2023	Highway		11,801		0	\$2,175.00	
11243	Roof	12/21/2023	Building and Zoning	Open	0	6469-00-882040	5,000	\$115.00	6469-00-882040-0000
X 11226	Driveway	12/20/2023	Highway		0		0	\$2,175.00	
11191	New Roof	12/18/2023	Building and Zoning	Open	0	6566-00-003426	19,375	\$186.88	6566-00-003426-0000
11190	Roof Mounted Solar ES	12/18/2023	Building and Zoning	Open	0		11,000	\$225.00	6266-00-942686-0000
11189	Roof Mounted Solar ES	12/18/2023	Building and Zoning	ON HOLD	0	6566-00-003426	13,165	\$225.00	6566-00-003426-0000
11188	Roof Mounted Solar ES	12/18/2023	Building and Zoning	ON HOLD	0	6466-00-410929	18,428	\$225.00	6466-00-410929-0000
11185	Oil Tank	12/18/2023	Building and Zoning	Open	0	6468-00-566462	6,100	\$125.00	6468-00-566462-0000
11179	HVAC	12/18/2023	Building and Zoning	Open	0	6469-10-402681	6,000	\$125.00	6469-10-402681-0000
11170	HVAC	12/11/2023	Building and Zoning	Open	0	6369-00-290774	7,300	\$125.00	6369-00-290774-0000
11169	Shed	12/11/2023	Building and Zoning	Open	0	6469-00-785104	800	\$176.00	6469-00-785104-0000
11168	Oil Tank	12/8/2023	Building and Zoning	Open	0	6469-00-730474	5,000	\$765.00	6469-00-730474-0000
11167	Residential Addition	12/7/2023	Building and Zoning	Application Active	0	6567-00-443500	500,000	\$2,590.00	6567-00-443500-0000
11166	Roof Mounted Solar ES	12/7/2023	Building and Zoning	Open	0	6267-00-492628	48,000	\$225.00	6267-00-492628-0000
X 11165	Driveway	12/1/2023	Highway	Open	12,012,023	279257	0	\$2,175.00	279257
							679,168	\$12,418.48	

Total Records: 19

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1/8/2024

Permit Letter Report

12/1/2023 - 12/31/2023

Permit #	Permit Type	Permit Date	Parcel Number	Address	Completed Date	Letter Date	Letter
6307	Barn/Shed {HISTORIC ONLY - DO NOT USE}	10/6/2015	6567-00-443500-0000	97 Pumpkin Ln	12/11/2023	12/11/2023	Certificate of Occupancy
10170	New Residential	3/15/2021	6367-00-283793-0000	146 Seelbach Ln	12/11/2023	12/11/2023	Certificate of Occupancy
10215	Residential Alteration	5/20/2021	6367-00-841554-0000	191-195 E Meadowbrook Ln	12/28/2023	12/28/2023	Certificate of Occupancy
10215	Residential Alteration	5/20/2021	6367-00-841554-0000	191-195 E Meadowbrook Ln	12/28/2023	12/28/2023	Certificate of Compliance
10317	Roof Mounted Solar ES	10/21/2021	6366-00-570998-0000	636 Hollow Rd	12/27/2023	12/27/2023	Certificate of Compliance
10322	Residential Addition	11/1/2021	6367-00-841554-0000	191-195 E Meadowbrook Ln	12/11/2023	12/28/2023	Certificate of Occupancy
10417	In Ground Pool	4/5/2022	6367-00-675871-0000	204 Rhynders Rd	12/13/2023	12/13/2023	Certificate of Compliance
10595	HVAC	11/3/2022	6568-00-013774-0000	277 Nine Partners Rd	7/19/2023	12/11/2023	Certificate of Compliance
10686	HVAC	3/18/2023	6266-00-686542-0000	142 E Fallkill Rd	12/13/2023	12/13/2023	Certificate of Compliance
10803	Roof Mounted Solar ES	7/29/2023	6466-00-641749	47 Oak Grove Rd	12/13/2023	12/18/2023	Certificate of Compliance
10847	Renovation	8/19/2023	6569-00-084011	159 Longview Rd	12/21/2023	12/21/2023	Certificate of Occupancy
11084	Roof Mounted Solar ES	9/28/2023	6368-00-284219-0000	108 Deer Ridge Dr	12/8/2023	12/8/2023	Certificate of Compliance
11090	Renovation	9/23/2023	6466-01-040899-0000	17 Grissom Pl	12/4/2023	12/5/2023	Certificate of Compliance
11100	Roof Mounted Solar ES	8/31/2023	6367-00-841554-0000	191-195 E Meadowbrook Ln	12/28/2023	12/28/2023	Certificate of Compliance
11107	Generator	9/7/2023	6267-00-846512-0000	83 Fiddlers Bridge Rd	12/27/2023	12/27/2023	Certificate of Compliance
11119	Garage - Detached	9/18/2023	6268-00-779108	53 Lake Pleasant Dr	12/13/2023	12/13/2023	Certificate of Occupancy

11138	Roof	10/23/2023	6568-00-310407	138 Spruce Lane	12/7/2023	12/7/2023	Certificate of Compliance
11139	Roof	10/24/2023	6566-02-516810	21 Talleur Lane	12/7/2023	12/7/2023	Certificate of Compliance
11141	HVAC	10/24/2023	6366-00-774208	293 Clinton Ave	12/13/2023	12/13/2023	Certificate of Compliance
11143	Roof	10/25/2023	6467-00-366830	64 Breezy Hill Road	12/22/2023	12/22/2023	Certificate of Compliance
11148	Deck/Porch	10/26/2023	6567-00-055494	439 Schultsville Road	12/18/2023	12/18/2023	Certificate of Compliance
11149	Garage - Detached	10/26/2023	6567-00-055494	439 Schultsville Road	12/18/2023	12/18/2023	Certificate of Compliance
11151	Generator	10/31/2023	6367-00-311658	90 Seelbach Lane	12/13/2023	12/13/2023	Certificate of Compliance
11168	Oil Tank	12/8/2023	6469-00-730474	48 Old Bulls Head Road	12/27/2023	12/27/2023	Certificate of Compliance

Total Records: 24

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1/9/2024



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

December 31, 2023

Town of Clinton Highway Department Report

Ditch work/road shoulder work took place this month ahead of some winter weather. The prevention of ice build up and poor drainage will help mitigate accidents and protect the longevity of road quality. Longview Road will have future ditch work performed once utility mapping is complete.

Truck maintenance was performed both in house and subcontracted on the winter fleet.

Tree work emergencies required the use of the bucket truck for a few days this month. Along with the ground crew that was able to assist in the trimming and cleanup. The projects, though substantial, ran quickly and efficiently on various roads.

Culvert pipe cleaning was done for several residents that are experiencing consistent clogs. The work was performed using Highway equipment and also by ground crews.

Stop sign installation is in review for the corner of Pumpkin Lane and Longview Rd.

Storms – there was a total of (5) weather related work days this month

Snow markers were installed. And, as a reminder please be sure all vehicles are removed from Town roads to help with the efficiency of snow removal by the Highway Dept. All town residents are allowed to take two 5-gallon pails of salt, sand or the mix with each storm for use on their driveways and around their home.

Respectfully,

Todd M. Martin

Highway Superintendent