

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
June 11, 2024**

May 21, 2024 PB Meeting

Bamber Site Plan for Ground Mounted Solar System – 228 Browns Pond Road,
Tax Grid No. 6267-00-868974

Applicant wishes to install a 22.8 kW AC system ground mounted solar system at the rear of the property.

- This is a 10.5 acre parcel in the AR5 Zoning District.
- The proposed solar system meets all the setbacks and height requirements.
- The board reviewed Short Form EAF.
- Negative Declaration was issued for SEQRA purposes.
- Public hearing was opened on May 7 and was closed at this meeting.
- Town Engineer comments were received.
- Needs a revised site plan showing the comments from the town engineer.

- Received condition final approval.

Bamber Wetlands Permit – 228 Browns Pond Road, Tax Grid No. 6267-00-868974

Applicant wishes to install a 22.8 kW AC system ground mounted solar system at the rear of the property that is within 100 feet of the wetlands pursuant to Sec. 250-78 of the zoning regulation.

- Town Engineer comments were received.
- CAC Comments were received.
- Short Form EAF was reviewed and Negative Declaration was issued for SEQRA purposes.

Requested Wetlands Permit application is granted.

West Clinton Fire District Addition – 6 Long Pond Road, Tax Grid No. 6468-00-312467.

Applicant seeks Wetlands permit to construct an addition.

- West Clinton Fire District proposes to build a 20' extension to the apparatus bay to fit modern sized Fire apparatus.
- Per the applicant, the proposed project was submitted to the town in October of 2023 for review.
- The MCEI determined that given the proximity of the creek, the proposed project requires Wetlands permit pursuant to Sec. 250-78.
- The board reviewed the application and agreed that the proposal requires a Site plan in addition to the Wetlands permit. The town engineer also needs to review the application.
- After a very lengthy discussion, the board agreed to establish an escrow. Applicant to submit a site plan application.
No action taken.

Purdum Non-Hosted Short Term Renewal Permit – 74 Breezy Hill Road, Tax Grid No. 6467-00-317892

Applicants seek renewal of their Short-Term Renewal pursuant to Sec. 250-69.1

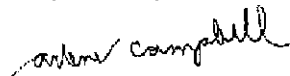
- Requested Non-Hosted STR is renewed.

June 4, 2024 PB Meeting

The June 4, 2024 Planning Board regular meeting is cancelled due to lack of quorum.

The June 21st and July 2nd meetings are combined and scheduled to June 25, 2024.

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
June 11, 2024**

StopSixSensesNY, Appeal re MCEI determination dated 12-12-2023 -68 Naylor Road, Tax Grid No. 6268-00-59136 (Clinton parcel) and 2450 Route 9G Hyde Park, Tax Grid No. 6268-03-46140 (Hyde Park parcel).

The appellant is appealing MCEI Michael Cozenza's December 12, 2023 determination on **CECNY Land Holdings LLC** application for Amended Site Plan and Special Permit approval, in which MCEI Cozenza determined that CECNY Land Holdings LLC's application to use 68 Naylor Road, Tax Grid No. 6268-00-59136 (Clinton parcel) and 2450 Route 9G Hyde Park, Tax Grid No. 6268-03-46140 (Hyde Park parcel) as a Conference Center.

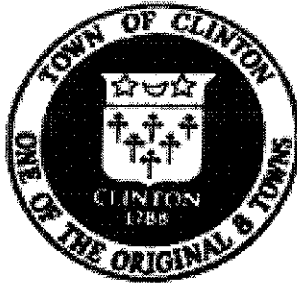
- It was noted that public hearing was closed in March.
- After almost 62 days of deliberation, the board passed a resolution that was unanimously voted.
- The board upheld the MCEI decision about the definition of conference center but reverses the determination about the amended application noting that the road frontage requirement contained in Sec. 250-24 of the Town Code that the property don't have a legal access to a public highway.
- Until such time that the Town of Hyde Park ZEO's denials are reversed, the board holds that the amended application is not in conformity with the town code and CANNOT proceed to the Planning board for review.

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

May 31, 2024

Town of Clinton Highway Department Report

Traffic Counts – The County has sent confirmation that they will be performing various traffic counts in the Town of Clinton during the month of June. This will help to serve as important information for future projects.

Roadside Mowing – The parts for the mower have come in and it's been repaired. Roadside mowing is now ongoing. A separate crew has been dispatched and they are line trimming around guardrails and signs.

Speed Machine – The speed machine has been charged and set up. It will be moved around the town to various roads throughout the summer season.

Bucket Truck – Through the Shared Services agreement, the Town of Clinton has use of the bucket truck for the month of June.

Hot Patching – was performed on Mountainview, Deer Ridge, and Zipfeldburg Rd to help prevent potholes and cracks from resurfacing again. Hot patching is a valuable method to help increase the lifespan of the road.

Interdepartmental Aid – The Highway Dept hauled several loads of beach sand at the request of the Rec Dept to be used at Fran Mark Park and the crew used the loader to spread it evenly along the shore of the beach

Respectfully,
Todd M. Martin
Highway Superintendent