

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
July 12, 2022**

June 21, 2022 PB Meeting

Diesing Variance – property owned by Carl Diesing, Diesing, and Rosaria Diesing, located at 42 Bowmans' Glen Lane, Tax Grid No. 6568-00-148673.

The applicants seek an area variance to Section 250-29 B(6) to allow the increase of the floor space requirement from 1,000 square feet to 1,260 square feet for Accessory Dwelling (currently principal dwelling).

- Received positive recommendation to the Zoning Board of Appeals.

Gorelik Special Permit for an Accessory Dwelling – property located at 423 Clinton Hollow Road, Tax Grid No. 6466-00-001667.

The applicant wishes to convert an existing barn to an accessory dwelling.

- This is a 6.5 acre lot in the AR3 Zoning District that contains a single family dwelling built in 1850 and a barn built in 1982.
- Note that the barn was granted a temporary variance in 1985 to house the ailing mother but that use ceased when property changed hands.
- New property owner came before the board seeking special permit to convert the existing barn to an accessory dwelling.
- The board declared itself lead agency for SEQRA purposes.
- Public hearing is set for July 19, 2022.
- No other action taken.

RR Orchard Holdings LLC Soil Erosion and Sediment Control Plan – property located at 1347 Hollow Road, Tax Grid No. 6566-00-005670.

Applicant seeks soil erosion and sediment control plan for the purpose of constructing a single-family dwelling pursuant to Sec. 250.71 of the Town of Clinton Zoning Regulations.

- This is a 22-acre lot in the AR5 Zoning District.

- Applicant proposes to construct a house, pool and pool house on this property.
- The board declared itself lead agency for SEQRA purposes.
- The board agreed to send the application to the town engineer for review.
- Escrow account was established.
- No other action was taken.

Conrad Associates LP NonHosted STR – 189 Fiddlers Bridge Road , Tax Grid No. 6267-00-999768.

Applicants seeks special permit approval to operate two (2) Non-Hosted Short Term Rental (principal dwelling and accessory dwelling) pursuant to Sec. 250.69-1 of the Town Zoning Law.

- This property is located in the AR 5 Zoning District.
- Note that the one bedroom guest cottage was granted special permit in 1998.
- Question was raised regarding number of bedrooms per Board of Health approval. The size of the septic tank is 1,000 gallon.
- The board agreed to address the special permit application for the principal dwelling.
- Lead agency was declared and SEQRA to be circulated.
- Public hearing is set for July 5, 2022.
- No other action taken. The applicant to check the board of health approval paperwork for the main house and the guest cottage.
- After reviewing the application, the board agreed to circulate the application to the interested agencies for SEQRA purposes.
- Public hearing is set to June 7, 2022.
- No other action taken.

July 5, 2022 PB Meeting

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

Applicant seeks area variances to Sec. 250 Attachment 2 reducing the front, rear and side yard setbacks and increasing the maximum building coverage in order to build a pool and spa.

- This is a .49 acre nonconforming lot in the AR5 Zoning District.
- Given the undersize lot, the applicant cannot achieve the same benefit without multiple variances.
- Received positive recommendation to the Zoning Board of Appeals.

Patten Area Variance – 456 Browning Road, Tax Grid No. 6366-00-927976

Applicant wishes to construct a 48' x 32' Pole barn with storage on the second floor that is within the 100 feet of the front yard setback.

- After a lengthy discussion, the board agreed that no variance is required due to Sec. 250-22 A-3 that states "No such structure shall project closer to the fronting street than the principal building on the lot or the required front yard setback for the district, whichever shall be less restrictive.
No action taken.

Patten Wetlands Permit – 456 Browning Road, Tax Grid No. 6366-00-927976

Applicant wishes to construct a 48' x 32' Pole barn with storage on the second floor that is within the 100 feet of the creek.

- This is a 14.6 acre lot in the AR 3 Zoning District.
- The proposed pole barn is sited less than 100 feet from a wetland running along the edge of Browning Rd. in front the residence.

Requested Wetlands permit is granted.

Conrad Associates LP NonHosted STR – 189 Fiddlers Bridge Road , Tax Grid No. 6267-00-999768.

Applicants seeks special permit approval to operate two (2) Non-Hosted Short Term Rental (principal dwelling and accessory dwelling) pursuant to Sec. 250.69-1 of the Town Zoning Law.

- Public hearing was opened and closed.
- Requested Non-Hosted Short Term Rental for the principal dwelling is granted with conditions.

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

Applicants seeks special permit approval to operate a Non-Hosted Short Term Rental pursuant to Sec. 250.69-1 of the Town Zoning Law.

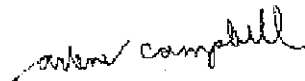
- The board declared lead agency.
- Public hearing is set for July 19, 2022.
- No other action taken.

Himmelman Special Permit for Accessory Dwelling – 187 Schultz Hill Road, Tax Grid No. 6368-00-257403.

The applicant wishes to convert the existing detached garage to an accessory dwelling.

- This is an 11.02 acre lot in the AR5 Zoning District.
- Question was raised regarding the size of the septic tank to accommodate the accessory dwelling.
- Applicant was advised to talk to his engineer regarding the septic design system.
- No action taken.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Eliot Werner, Liaison Officer

The CAC met 6/8/2022 in front of the library. Here are some highlights from the meeting.

- Member Maya Goer-Palenzuela will be submitting her resignation due to business obligations. Luckily there were two guests at the meeting that are interested in joining the CAC.
- There were no planning board applications this month.
- Work continues with the climate smart task force community program and the committee is hopeful that with a July submission we will reach bronze status. There are a few projects that are not yet completed that will be contributing to our “points” for the program. If they are not completed for the July deadline, we can submit at one of the later deadlines. The committee thanks Jean McAvoy and Joe Phelan for their hard work on this project.
- Barbara Mansell is working with a 4H group to tend the gardens at town hall.
- The committee took part in the Green Fair and the Library Book & Plant sale
- There was a bird walk in May
- Eagle Scout Liam Stark is continuing his work installing benches on the Nature Trail
- Members of the committee will be at summer camp with a pollinator project
- Information about CAC has been placed in the libraries’ information folders for new residents
- The CAC plans to be a part of Community Day on 9/3

The next meeting will be July 13, 2022

Respectfully submitted,

Katherine Mustello, councilwoman

Town of Clinton Recreation Committee

July Report

Dan Harkenrider, Rec Director

OLD BUSINESS:

Clubs :

Hiking 2nd Saturday of the month: Stissing Mountain was conquered on July 9th. The hikers shared a beautiful morning on the Mountain. Rudd Pond on August 13th.

Knitting- The knitting club is gaining members, they meet the 2nd and 4th Wednesdays 10 am in Town Hall.

Card club Going on a break for the summer. They will return in the Fall. 1st, 2nd and 4th 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 16th. We are looking for a free refrigerator to hold more food!

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

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 with the Board to approve using ARPA funds. We now have the wifi to operate the cameras
- d) Parking at Fran Mark – the highway department cleared the field to the south of Fran Mark for additional parking, installed a new sign and painted the guard rails.
- e) Music in the Park/Food trucks: We will have three dates, two in July, the 7th and the 14th both with food trucks and one in August, the 12th, we still need a food truck.
- 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

Miscellaneous Notes:

Summer camp

July 5-8/11-15 and August 1-5/8-12

Pavilion Rental

\$200/resident and \$300 nonresident

Swimming

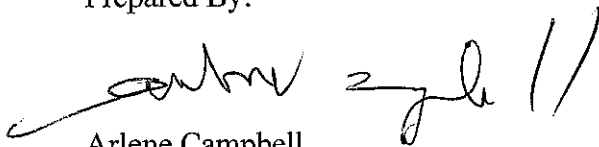
Opens Memorial Weekend. May 28th closes Labor Day weekend September 5th

Weekends in June then everyday July and August.

Town of Clinton Building Department
June 2022 Monthly Report
Town Board Meeting 6-14-2022

Number of Building Permits Issued	26
Number of CO & CC issued	12
Number of Title Search	14
Total Number of Mileage by the Building Inspector	<u>131</u> miles
Total Cost of Construction	<u><u>\$ 4,561,275.90</u></u>

Prepared By:



Arlene Campbell
PB, ZBA, BD Clerk

Approved By:



Michael Cosenza
Building Inspector

Permit Report By Type

06/01/2022 - 06/30/2022
Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Above Ground Pool							
	BP-2022-7526	Paul and Sarah Pizzola	32 Tailleur Ln	6566-01-	06/02/2022	\$2,500.00	\$175.00
				Above Ground Pool Total:		1	
				Amount Totals:		\$2,500.00	\$175.00
Accessory Alteration							
	BP-2022-7530	Justin Carroll	160 Deer Ridge Dr	6368-00-	06/03/2022	\$18,000.00	\$152.00
				Accessory Alteration Total:		1	
				Amount Totals:		\$18,000.00	\$152.00
Accessory Dwelling							
	BP-2022-7534	William Mershon Trustee	253-269 Nine Partners Rd	6468-00-	06/09/2022	\$1,000,000.00	\$3,267.00
				Accessory Dwelling Total:		1	
				Amount Totals:		\$1,000,000.00	\$3,267.00
Barn/Shed							
	BP-2022-7535	William Mershon Trustee	253-269 Nine Partners Rd	6468-00-	06/09/2022	\$500,000.00	\$1,123.00
	BP-2022-7542	Donald Hart	188 Schultz Hill Rd	6368-00-	06/23/2022	\$15,000.00	\$625.00
	BP-2022-7548	Louis August Jonas Foundation,	6-31 Rising Sun Ln	6469-00-	06/27/2022	\$3,000.00	\$1,818.00
				Barn/Shed Total:		3	
				Amount Totals:		\$518,000.00	\$3,566.00
Deck/Porch							
	BP-2022-7529	James Montenegro	11 Friends Yw	6566-00-	06/03/2022	\$11,000.00	\$425.00
	BP-2022-7532	Lori Murphy	577 Fiddlers Bridge Rd	6368-00-	06/03/2022	\$9,000.00	\$171.00
				Deck/Porch Total:		2	
				Amount Totals:		\$20,000.00	\$596.00
Demolition Permit							
	BP-2022-7540	Nilova and Maria Saha	423 Clinton Corners Rd	6566-02-	06/15/2022	\$500.00	\$90.00
	BP-2022-7549	Mary Steiner	Mary Steiner 276 Hollow Rd	6267-00-	06/27/2022	\$200.00	\$90.00
				Demolition Permit Total:		2	
				Amount Totals:		\$700.00	\$180.00

Electrical Service

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
	BP-2022-7531	Brian Fried	15 Tallur Ln	6566-02-	06/03/2022	\$0.00	\$100.00
	BP-2022-7544	Kevin Coon	546 Browning Rd	6367-00-	06/23/2022	\$1,985.00	\$100.00
				Electrical Service Total:		2	
				Amount Totals:		\$1,985.00	\$200.00
Farm Structures	BP-2022-7528	Richard Dingee	2325 Salt Point Tpke	6566-00-	06/02/2022	\$14,600.00	\$150.00
				Farm Structures Total:		1	
				Amount Totals:		\$14,600.00	\$150.00
Garage - Detached	BP-2022-7551	William Gorres	580 Clinton Hollow Rd	6467-00-	06/27/2022	\$85,000.00	\$475.00
				Garage - Detached Total:		1	
				Amount Totals:		\$85,000.00	\$475.00
Generator	BP-2022-7537	Jennifer Perry	30 Lauren Ln	6267-00-	06/13/2022	\$13,000.00	\$550.00
				Generator Total:		1	
				Amount Totals:		\$13,000.00	\$550.00
HVAC	BP-2022-7527	Patricia Dooley	150 Rhynders Rd	6367-00-	06/02/2022	\$5,800.00	\$125.00
	BP-2022-7539	Meredith Faith Darcy	316-320 Clinton Hollow Rd	6466-00-	06/13/2022	\$21,091.00	\$250.00
	BP-2022-7543	Norman Brown	17 Fiddlers Bridge Rd	6267-00-	06/23/2022	\$3,800.00	\$325.00
				HVAC Total:		3	
				Amount Totals:		\$30,691.00	\$700.00
In Ground Pool	BP-2022-7550	Mary Steiner	Mary Steiner 276 Hollow Rd	6267-00-	06/27/2022	\$57,000.00	\$250.00
				In Ground Pool Total:		1	
				Amount Totals:		\$57,000.00	\$250.00
New Residential	BP-2022-7541	David Bledin	1071 Centre Rd	6468-00-	06/23/2022	\$2,426,279.20	\$4,412.00
				New Residential Total:		1	
				Amount Totals:		\$2,426,279.20	\$4,412.00
Oil Tank	BP-2022-7546	Salvatore Mazzei	68 Shadblow Ln	6569-00-	06/24/2022	\$4,235.00	\$230.00

Permit Type: Permit #	Applicant	Location	SBL #	Issued	Valuation	Fee Amount
Renovation						
BP-2022-7533	Edmund Mahuk	24 Walnut Ln	6367-00-	06/03/2022	\$12,600.00	\$145.00
BP-2022-7536	Daniel and Nicholas Contelmo	1237-1245 Hollow Rd	6466-00-	06/13/2022	\$45,000.00	\$260.00
BP-2022-7547	Christopher Juliano	777 Centre Rd	6467-00-	06/27/2022	\$500.00	\$82.00
	Renovation Total:				3	
	Amount Totals:				\$58,100.00	\$487.00
Residential Alteration						
BP-2022-7538	Mathew Van Wormer	20 Maple Ln	6468-00-	06/13/2022	\$306,185.70	\$1,673.24
BP-2022-7545	Mike Randazzo	27 Crimson Hill Rd	6469-00-	06/24/2022	\$5,000.00	\$550.00
	Residential Alteration Total:				2	
	Amount Totals:				\$311,185.70	\$2,223.24
	Permit Grand Total:				26	
	Amount Grand Totals:				\$4,561,275.90	\$17,613.24

Completion Issued Report

06/01/2022 - 06/30/2022
 Contact Type: Applicant

Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date
BP-2005-4830	6367-00-583636-0000	CO	5784	Patricia Diletto	150 Rhynders Rd	06/02/2022
					Farm Structures # of CC/CO : Issued : <u>1</u>	
BP-2013-6118	6469-10-461671-0000	CO	5783	Beverly Richard	55 Barat Ln	06/01/2022
					Oil Tank # of CC/CO : Issued : <u>1</u>	
BP-2019-6919	6267-00-735235-0000	CO	5788	Mary Steiner	Mary Steiner 276 Hollow Rd	06/27/2022
					Above Ground Pool # of CC/CO : Issued : <u>1</u>	
BP-2021-7239	6469-00-529508-0000	CO	5787	BDK3 Enterprises LLC	5 Crimson Hill Rd	06/21/2022
					New Residential # of CC/CO : Issued : <u>1</u>	
BP-2021-7293	6468-00-930822-0000	CC	1748	William Mershon	253-269 Nine Partners Rd	06/09/2022
					Demolition # of CC/CO : Issued : <u>1</u>	
BP-2021-7337	6469-00-528489-0000	CO	5789	BDK3 Enterprises LLC	11 Crimson Hill Rd	06/30/2022
					New Residential # of CC/CO : Issued : <u>1</u>	
BP-2021-7358	6367-00-522479-0000	CO	5785	Anderson Center Services Inc	91 E Meadowbrook Ln Rear	06/02/2022
					Residential Alteration # of CC/CO : Issued : <u>1</u>	
Permit #	SBL	Completion Type	Completion Number	Applicant	Location	Completion Date

BP-2022-7467 6468-00-930822-0000 CC 1747 William Mershon Trustee 253-269 Nine Partners Rd 06/09/2022

Demolition Permit # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7485 6366-00-450820-0000 CC 1745 Ryan Taylor 67 Sodom Rd 06/03/2022

Roof Mounted Solar ES # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7489 6566-02-538939-0000 CC 1744 Alexander Jakobson 2498 Salt Point Tpke 06/03/2022

Electrical Service # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7507 6466-00-772900-0000 CC 1746 Robert Aj Keeley 1225 Hollow Rd 06/06/2022

Generator # of CC/CO : Issued : 1

Permit # SBL Completion Type Completion Number Applicant Location Completion Date
 BP-2022-7514 6268-00-786766-0000 CC 1749 Amanda Gang & Fletcher Kelley 456 Schultz Hill Rd 06/13/2022

Renovation # of CC/CO : Issued : 1

Grand Total: 12

Highway Report for June, 2022

Blacktopping and road construction has started on Allen Rd and Oak Grove Rd but, had to come to a temporary pause because of equipment problems. It will resume again the end of July.

Drainage repair is underway on Schultz Hill Road.

The crew has been working on repairs to our dirt roads. There has been much dirt patching of potholes and road washouts taking place. As is the case, this will be an ongoing repair activity.

In addition, the crew has also been cold and grader patching a lot of the paved roads to repair the potholes caused by snow plowing and the winter season.

The Highway Dept has been working to remedy an animal nuisance problem that was found on Fiddlers Bridge Road. A beaver permit was obtained and we are working closely with the DEC and a licensed NYS DEC Nuisance Control Officer.

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

SHRAC

1 message

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

Mon, Jul 11, 2022 at 11:39 AM

Report for July . . .

No meeting this month. The next meeting will be hold on Monday, July 18th, via Zoom.

Clinton Community Library Meeting 6/13/2022

The Clinton Community Library board of Trustees met in person 6/13. Here are some highlights of the meeting.

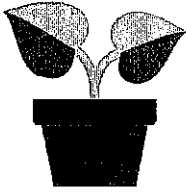
- The book & plant sale was a huge success. Both as a fundraiser and as a community event. Several town organizations were there for the day on Saturday providing information.
- A new program coordinator has been hired. Please welcome Leah Arnold
- The Mid-Hudson Library System Beyond the Library WIFI Access Point Project is complete so there will be a wider range for the library's wifi.
- The Trustees of the library continue to gather signatures to get a 414 vote on the ballot in November 2022
- In the month of May there were 42 programs at the library with a total of 553 attendees
- 589 items were checked out from the library in the month of May.
- There were over 600 checkouts of digital materials
- Please check the library's website for upcoming events and programs
<http://clinton.lib.ny.us/>

Respectfully submitted,

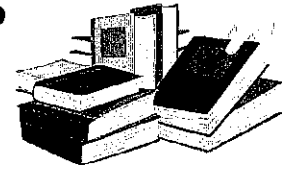
Katherine Mustello, Councilwoman



CLINTON COMMUNITY LIBRARY



Book Sale & Plant Sale



1215 CENTRE ROAD (CLINTON TOWN HALL CAMPUS)
RHINEBECK, NY 12572 | (845) 266-5530

Preview Night (\$10 entrance fee): **Thu., May 19, 5-7 PM**

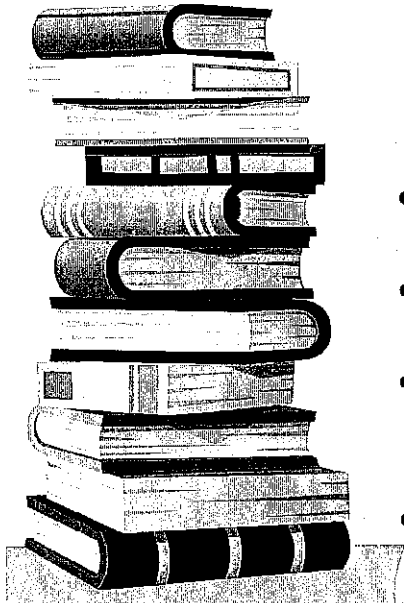
Book Sale: **Fri., May 20, 1-6 PM**

Book Sale/Plant Sale: **Sat., May 21, 9-5 PM**

\$5 Bag Sale/Plant Sale: **Sun., May 22, 11-3 PM**

**Popular Fiction • Non-Fiction • Paperbacks
Cookbooks • History • Home & Garden
Children's Books ... and MORE!**

Indoors & outdoors!



SATURDAY ONLY:

- Clinton Historical Society will have a table **inside** selling local history books.
- Scenic & Historic Roads Advisory Committee (SHRAC) will have a table **outside** selling bulbs.
- Conservation Advisory Council (CAC) will have a table **outside** with information on the Pollinator Pathway.
- Nine Partners Lions Club will be **outside** selling hot dogs & soda

Town of
Clinton NY
email

Carol Mackin <townclerk@townofclinton.com>

Cemeteries

1 message

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

Mon, Jul 11, 2022 at 11:44 AM

Report for July . . .

- Two cremation burials at Schultsville.
- Working on upcoming burial at Pleasant Plains.
- Working on sale of one burial plot at Schultsville.
- Working on replacement deed at Pleasant Plains.
- Working on deed transfer at Pleasant Plains.
- Investigating technique for analyzing underground disturbance at Providence.