

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
May 14, 2024**

April 16, 2024 PB Meeting

Walther and Dailey Special Permit for an Accessory Dwelling Unit - 37 Shadblow Lane, Tax Grid No. 6469-00-965259

Applicants seek site plan and special permit application pursuant to Sec.250-96 and 97 7to convert the existing garage to a one-bedroom accessory dwelling unit (ADU) to house her mother.

- This is a 10.54 acre parcel in the AR5 Zoning District.
- Applicant wishes to convert an existing detached garage to on-e bedroom accessory dwelling unit.
- An area variance was granted in March 28, 2024.
- Public Hearing was open and closed.
- Short Form EAF was reviewed and Negative Declaration was issued.

Requested Site Plan and Special permit approvals are granted.

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.
- It was noted that the requested solar system is also proposed in the controlled area. A wetlands permit is also required.
- Lead Agency is declared. SEQRA to be circulated.
- Public hearing is set on May 7, 2024.
- Needs a revised site plan showing the rendering of the proposed system and everything on one map.
- No action taken.

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.

- Escrow account it established.
- Application to be reviewed by the Town Engineer.
- No action taken.

Burns and Vega Non-Hosted Short Term Rental Renewal – property owned by Taryn Burns and Carlo Vega located at 468 Lake Drive, **Tax Grid No. 6469-00-200521.**

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

- Requested Non-Hosted STR is renewed.

Marrott and Gili Non-Hosted Short Term Rental Renewal – property owned by Morton Marrott and Lan Gili located at 869 Hollow Road, **Tax Grid No. 6467-00-070291.**

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

- Requested Non-Hosted STR is renewed.

Long Pond Campground Annual Permit Renewal – property located at 150 Lake Dr, Tax Grid No. **tax grid #132400-6468-00-032842-00.**

Modification of the resolution.

- The board voted to remove condition #1 from the approved renewal permit.

May 7, 2024 PB Meeting

Bamber Site Plan for Ground Mounted Solar System (Continuance) – 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.

- Public hearing was opened and remained opened.
- The board agreed to leave the public hearing open.
- Site map needs to be revised to show everything on one map.
- No action taken.

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.

- Comments were received from CAC and Town Engineer.
- Site plan needs to be revised to address the comments from the town engineer.
- No action taken.

Brown Wetlands Permit for vegetation and clean up – 99 Willow Lane, Tax Grid No. 6267-00-868974.

Applicant seeks wetlands permit to lift the violation about the stop work order that was issued a couple of months ago.

- It was noted that the previous application to install a shed in the controlled area (wetlands and area variance) are withdrawn by the applicant.
- Also noted that all work and disturbances were already made to the wetlands.
- Applicant contested the initial suggestion by the board to send the application to the town engineer for comments underscoring that comments were already received from the town engineer from the previous application.
- No map was submitted showing an accurate delineation of the wetlands.

- The board had a very lengthy discussion about the matter and agreed for the MCEI to make a determination whether wetlands permit is required for the action made.
- No action taken.

Rossman Demolition Plan Approval of House and Shed – 106 Mountain View Dr, Tax Grid No. 6368-00-244878.

Applicant wishes to demolish the house on this parcel.

- Mr. Rossman recently bought this property and wishes to demolish a single family dwelling built in 1985 that is on the 5 acre parcel.
- The building has No known historical significance.
- The property owner proposes the parcel to be vacant and unimproved.

Requested demolition plan approval is granted.

Shamdasani Non-Hosted Short Term Renewal Permit – 246 Clinton Ave, Tax Grid No. 6366-00-843102

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

- The board had a lengthy discussion about the number of bedrooms on this property.
- It was noted that the size of the septic is 1,000 gallon and town's record shows 3 bedrooms.
- Requested Non-Hosted STR is renewed.

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
May 10, 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).

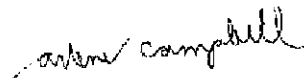
The appellant is appealing MCEI Michael Cozenza's December 12, 2023 determination on **CECNY Land Holdings LLC** application for Amended Site Plan and Special Permit approval, in which MCEI Cozenza determined that CECNY Land Holdings LLC's application to use 68 Naylor Road, Tax Grid No. 6268-00-59136 (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.
- The Board went into an executive session then resumed to board discussion.
- After a very lengthy discussion about the application on hand, the board agreed to adjourn the meeting.
- The board has 62 days from the time the public hearing is closed to issue a determination.

The board hopes to issue a ruling on May 29, 2024.

No action taken.

Prepared by:



Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

Town of Clinton Building Department
April 2024 Monthly Report
Town Board Meeting 5-14-2024

Number of Building Permits Issued	9
Number of CO & CC issued	1
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u>210</u> miles
<u>Total Cost of Construction</u>	\$ 1,756.16

Approved By:



Michael Cosenza
Building Inspector

Permit Report

04/01/2024 - 04/30/2024

Permit #	Issue Date	Permit Date	Permit Type	Parcel #	Parcel Address	Total Fees	Total Valuation
11778		4/29/2024	New Roof	6367-00-554305-0000	98-106 Walnut Ln		
11774		4/25/2024	Demolition Permit	6368-00-244878-0000	106 Mountain View Rd		
11773		4/24/2024	Deck/Porch	6366-00-030476-0000	294 E Fallkill Rd		
11771	4/30/2024	4/17/2024	Oil Tank	6468-00-678862-0000	85 Maple Ln	\$125.00	
11770	4/29/2024	4/17/2024	HVAC	6566-00-462643-0000	2363 Salt Point Tpke	\$125.00	
11768		4/15/2024	New Residential	6367-00-418911-0000	50 High View Ln	\$2,000.00	
11767		4/15/2024	Generator	6266-00-945654-0000	5 Rymph Rd		
11766		4/12/2024	HVAC	6267-00-444606-0000	20 W Cookingham Dr	\$125.00	
11763		4/11/2024	Renovation	6467-00-317892-0000	74 Breezy Hill Rd	\$640.00	
11762		4/11/2024	Residential Alteration	6467-00-317892-0000	74 Breezy Hill Rd	\$500.00	
11761		4/11/2024	Electrical Service	6469-00-730474-0000	48 Old Bulls Head Rd	\$125.00	
11760		4/11/2024	Mechanical	6566-00-462643-0000	2363 Salt Point Tpke	\$120.45	
11759		4/11/2024	Roof Mounted Solar ES	6267-00-894438-0000	68 Fiddlers Bridge Rd	\$225.00	
11757	4/16/2024	4/10/2024	Roofing Replacement	6367-00-627480-0000	107 E Meadowbrook Ln	\$290.00	
11756	4/16/2024	4/9/2024	Deck/Porch	6468-00-678862-0000	85 Maple Ln	\$163.52	
11755		4/9/2024	Residential Alteration	6368-00-532327-0000	78 Schultz Hill Rd	\$602.50	
11754	4/16/2024	4/9/2024	In Ground Pool	6469-00-143130-0000	318 Lake Dr	\$400.00	
11753	4/16/2024	4/4/2024	Roofing Replacement	6468-00-475730-0000	1250 Centre Rd	\$112.14	
11752		4/4/2024	Residential Alteration	6468-00-930822-0000	253-269 Nine Partners Rd		

Permit Review By Type/Status

04/01/2024 - 04/30/2024

Permit #	Permit Date	Completed Date	Parcel Number	Address	Description
11742	4/2/2024	5/6/2024	6267-00-377710	29 Upper Meadows	Install 80 AMP power line in garage for electric vehicle wall unit; Install (2) mini breakers in panel

Total Records: 1

5/9/2024

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

April 30, 2024

Town of Clinton Highway Department Report

Storms – The month of April had the Highway crew cleaning roads on (2) different occasions for winter weather related conditions

Equipment Maintenance – Repair & replacement work took place on the Grader with a new blade and new batteries. The York Rake had new tines put on the attachment. And, the crew repaired the shield for the Roadside Mower

Hauling – Screened shale was hauled in and stored for an upcoming project on Kansas Rd

Road work – Culvert repairs and prep work were done using the mini excavator on Kansas Rd

Cold Patching – Various roads received cold patch due to winter damage

Training – Work zone and flagger training took place this month. Several crew members were sent to Cornell Cooperative Ext for an all-day class that was run by Cornell Local Roads

Interdepartmental Aid – Performed tree work at Pleasant Plains Cemetery. The crew cut and hauled wood away to help the Cemetery Dept. The mini excavator was used along with the chipper

Clay was hauled for the Rec Dept. and dropped at Friends Park for use on the ball field
The Highway crew hung the newly repaired Town of Clinton sign that was damaged due to a storm

Respectfully,
Todd M. Martin
Highway Superintendent