

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
March 12, 2024**

February 20, 2024 Six Sense Workshop and Regular PB Meeting

CECNY Site Plan & Special Permit for Conference Center Workshop - Big Crowd attended the workshop. The town consultants including the town attorney were all present. Note that this is not a public hearing.

CECNY, the applicant made a presentation of their proposal. Also, part of the discussion was about the latest determination from the Town of Hyde Park regarding the nonconforming use of the access under the Greenbelt Zone District which is under the jurisdiction of the Town of Hyde Park. Per the applicant, they don't have plan B but will be appealing the Town of Hyde Park's ZEO's decision.

After a very lengthy discussion, the board agreed that they need to have another workshop. This workshop needs to be at least 3 hours.

Brown Area Variance Recommendation– 99 Willow Lane, Tax Grid No. 6567-00-193832

Applicant seek an area variance to install a shed.

- Receives neutral recommendation to the Zoning Board of Appeals since there is another area to install the shed without a variance.

Brown Wetlands Permit – 99 Willow Lane, Tax Grid No. 6567-00-193832

Applicant seeks wetlands permit due to excavation and new driveway installation in the controlled area.

- Escrow account is established.
- No action taken.

Wescott 438 LLC Wetlands Permit for an Addition – 438 Hibernia Road, Tax Grid No. 6566-00-651080

Applicant seeks wetlands permit to construct addition that is in the controlled area.

- Requested Special permit is granted.

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

Applicant seeks the above permit application to construct a new dwelling, garage and inground pool.

- SEQRA needs to be circulated.
- Public hearing is set on March 5, 2024.
- No other action taken.

March 5, 2024 PB Meeting

NY Natural Products LLC aka Scheinberg Steep Slopes Permit – 133 Old Bulls Head Road, Tax Grid No. 6469-00-896600

Applicant seeks the above permit application to construct a new dwelling, garage and inground pool.

- Public Hearing was opened and closed.
- Neighboring property spoke and indicated their concern about the potential water runoff. They also questioned the massive tree clearing on this property. The board agreed that maybe it is time to revisit the proposed local law about tree clearing.
- The board reviewed the short form EAF and issued a Negative Declaration for SEQRA purposes.

Requested Soil Erosion and Sediment Control Plan and Steep Slopes Permit were granted.

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

Applicant seeks to convert the detached garage into an Accessory Dwelling Unit to house her elderly mother.

- After a lengthy discussion, the board agreed that the garage needs a setback variance. Although the garage had a variance issued in 2001, the left corner overhang of the garage is in the setback.

The board issued positive recommendation to the ZBA. Variance needs to be addressed before they can move forward to Special permit application.

- No other action taken.

Dutchess Reserve LLC 5 Lot Subdivision (Lot 3 Filing in Section Discussion) – 5 lot Pumpkin Lane Subdivision.

Applicant proposes to do subdivision in section for the 5 lot subdivision that is currently being reviewed by the board. Note that this application receives preliminary approval.

- Town Engineer joins the panel for this application.
- The applicant wishes to file subdivision in section in order to sell Lot 3.
- Filing in section will be done in two phases and must be completed within 3 years.
- The board agreed to approve the proposed amendment to do subdivision in section.

Meihofer and Pedone Steep Slopes Permit (Lot 2 of Eastern Oaks Subd) – Lot 2 of Woodlands Trails, Tax Grid No. 6466-00-797937

Applicant proposes Steep slopes permit to move the driveway and proposed building envelope that is in the steep slope area.

- Applicant wishes to construct a new dwelling on Lot 2 that is part of the approved Eastern Oaks Subdivision on Hollow Road.
- After a lengthy discussion, the applicant withdrew the Steep Slopes application and agreed to restore the driveway to its original approved location to expedite the processing of the building permit. They will follow the layout of the approved subdivision since time is of essence.
No action taken.

Devereaux 2 Lot subdivision – 18 Hollow Road, Tax Grid No. 6267-00-227660

Applicant proposes to do 2 lot subdivision in order to qualify for a Fannie Mae Mortgage.

- Note that this parcel is intersected by a state road (Route 9G) and county road (Hollow Road).
- Per the applicant, no mortgage company will issue mortgage or refinance to her without doing subdivision since her parcel is intersected by a state road.

- After a lengthy discussion, the board agreed that the applicant needs to get a surveyor to have the sketch plan and layout the proposal. This needs Mylar to be filed to the county.
- No action taken.

Alberini & Celis Non-Hosted Short-Term Rental Renewal – 296 Lake Dr. Tax Grid No. 6469-00-265074

Applicant wishes to renew the Special Permit to do Non-Hosted Short Term Rental that was approved in 2023.

- No action taken, Needs local contact info.

Salstein and Yee Non-Hosted Short-Term Rental Renewal – 505 Browning Road Tax Grid No. 6367-00-924117

Applicant wishes to renew the Special Permit to do Non-Hosted Short Term Rental that was approved in 2023.

- The board agreed to table this application. Needs more stuff from the inspection.
- No action taken.

Francois & Pierson (Slate Hill House) Non-Hosted STR Renewal - 17 Schoolhouse Road, Tax Grid No. 6467-00-043348

Applicant wishes to renew the Special Permit to do Non-Hosted Short Term Rental that is due to expire in May 2024.

- Special Permit to operate Non-Hosted STR is renewed.

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
March 12, 2024**

Lyndsay Brown - 99 Willow Lane, Tax Grid No. 6567-00-193832.

The applicant requests the following area variances in order to install 247 square feet Tool shed on a 2.3-acre lot in the AR5 Zoning District.

Sec. 250 Attachment 2 (Schedule of Area & Bulk District Regulations) – Rear yard setback reduction from 75 feet to 50 feet

Sec. 250-23 -D-(6) (Measurement and use of yards) that states Bus passenger shelters, playhouses, tool houses, garden houses, or similar nonpermanent structures, not to exceed 50 square feet, and located not closer than 10 feet to any lot line or street right-of-way line. Such nonpermanent accessory structures shall not be included in the maximum number permitted by § 250-22, Accessory structures.

- Public hearing was opened and remained open.
- The board agreed to table the application.

No action taken.

Jonathan Popolow and Nicole Skalla - 205 E. Fallkill Road, Tax Grid No. 6466-00-819678.

The applicants request an area variance to Sec. 250-22 A-4 to increase the number of accessory structures in order to build a 39' x 26' detached garage on a 37.8-acre lot in the AR5 Zoning District.

Sec. 250-22 A-4 (Accessory Structures) states that “Not more than three such accessory structures, other than permitted signs or agricultural buildings on a farm as defined herein, of which no more than one shall be a private garage, shall be permitted on a lot in a residential district.

- Requested Area variance is granted.

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,

- Public hearing was opened. The town hall was packed for this high profile case.
- Numerous people spoke expressing strong objections about the proposal. Some people also express good words about the proposed project and supported it.
- The board agreed to leave the public hearing open and encouraged the public to send written comments.
- To reconvene on the next ZBA Meeting 3-28-2024.
- No action taken.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

Town of Clinton Building Department
February 2024 Monthly Report
Town Board Meeting 3-12-2024

Number of Building Permits Issued	27
Number of CO & CC issued	27
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u>121</u> miles
<u>===== Total Cost of Construction</u>	\$ 1,284,935

Approved By:



Michael Cosenza
Building Inspector

BD Monthly Permit Report

2/1/2024 - 2/29/2024

Permit #	Permit Type	Permit Date	Department	Main Status	PermitID	Parcel Number	Valuation	Total Fees	Parcel #
11656	Special Use Permit - Camping Trailer Campground	2/5/2024	Planning Board	Application Active	0	6468-00-032842	0		6468-00-032842-0000
11632	Renovation	2/29/2024	Building and Zoning	Application Incomplete	0		3,000	\$657.00	6469-00-476251-0000
11631	Renovation	2/29/2024	Building and Zoning	Application Active	0		79,474	\$487.37	6266-00-725485-0000
11630	Accessory Alteration	2/29/2024	Building and Zoning	Application Incomplete	0		0	\$90.00	6469-00-476251-0000
11628	HVAC	2/28/2024	Building and Zoning	Application Active	0	6267-00-420671	38,842	\$250.00	6267-00-420671-0000
11627	Electrical Service	2/27/2024	Building and Zoning	Open	0	6469-10-402681	2,900	\$125.00	6469-10-402681-0000
11626	In Ground Pool	2/27/2024	Building and Zoning	ON HOLD	0	6367-00-283793	148,000	\$400.00	6367-00-283793-0000
11625	HVAC	2/22/2024	Building and Zoning	Open	0	6468-00-388200	4,750	\$125.00	6468-00-388200-0000
11624	Deck/Porch	2/22/2024	Building and Zoning	Application Incomplete	0	6468-00-696064	8,000	\$130.00	6468-00-696064-0000
11623	Renovation	2/22/2024	Building and Zoning	Application Incomplete	0	6569-00-114091	50,998	\$344.99	6569-00-114091-0000
11622	Agricultural Commercial Structure	2/21/2024	Building and Zoning	Open	0	6366-00-120767	205,000	\$1,115.00	6366-00-120767-0000
11621	Agricultural Commercial Structure	2/21/2024	Building and Zoning	Open	0	6366-00-120767	87,500	\$527.50	6366-00-120767-0000
11617	Driveway	2/20/2024	Highway		3,811	132400-6466-00-496642-0000	0	\$2,175.00	
11616	Driveway	2/20/2024	Highway		8,186	132400-6469-10-301623-0000	0	\$2,175.00	
11615	Renovation	2/20/2024	Building and Zoning	Open	0		15,000	\$165.00	6266-00-862643-0000
11614	Generator	2/16/2024	Building and Zoning	Open	0	6369-00-824938	11,460	\$125.00	6369-00-824938-0000
11613	Generator	2/14/2024	Building and Zoning	Open	0	6569-00-050030	17,651	\$125.00	6569-00-050030-0000
11612	Roof Mounted Solar ES	2/14/2024	Building and Zoning	Open	0	6556-00-425353	1,500	\$100.00	6566-00-425353-0000
11611	HVAC	2/12/2024	Building and Zoning	Application Incomplete	0		0	\$250.00	6366-00-658617-0000
11610	In Ground Pool	2/9/2024	Building and Zoning	Application Incomplete	0	6366-00-528665	213,000	\$400.00	6366-00-528665-0000
11609	Residential Alteration	2/8/2024	Building and Zoning	Open	0	6268-00-778142-0000	250,000	\$1,340.00	6268-00-778142-0000
11608	HVAC	2/6/2024	Building and Zoning	Open	0	6566-00-458433	9,849	\$250.00	6566-00-458433-0000
11607	Oil Tank	2/6/2024	Building and Zoning	Open	0	132400636600198277	6,124	\$250.00	6366-00-198277-0000
11605	Generator	2/2/2024	Building and Zoning	Open	0	6268-00-992350-0000	20,801	\$125.00	6268-00-992350-0000
11604	Electrical Service	2/1/2024	Building and Zoning	Application Incomplete	0	6468-00-470925-0000	7,148	\$100.00	6468-00-470925-0000
11086	Hot Tub	2/21/2024	Building and	Open	0	6469-00-265074-0000	8,500	\$475.00	6469-00-

			Zoning						265074-0000
11079	HVAC	2/20/2024	Building and Zoning	Open	0	6469-00-476009-0000	47,938	\$375.00	6469-00-476009-0000
11060	Electrical Service	2/22/2024	Building and Zoning	Open	0	6367-00-922774-0000	7,500	\$125.00	6367-00-922774-0000
11059		2/16/2024	Building and Zoning	Application Incomplete	0	6567-00-256135-0000	0	\$75.00	6567-00-256135-0000
11051	HVAC	2/8/2024	Building and Zoning	Application Incomplete	0	6468-00-696064-0000	40,000	\$250.00	6468-00-696064-0000
10707	STR (Non-Hosted)	2/6/2024	Building and Zoning	Void	19,392	6467-00-043348-0000	0		6467-00-043348-0000
							1,284,935	\$13,131.86	

Total Records: 31 - 4 =
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3/7/2024

27

Permit Letter Report

2/1/2024 - 2/29/2024

Permit #	Permit Type	Permit Date	Parcel Number	Address	Completed Date	Letter Date	Letter
1489	New Residential	4/4/1981	6369-00-824938-0000	80 Eighmyville Rd	2/29/2024	2/29/2024	Certificate of Occupancy
2915	Residential Addition	5/22/2023	6566-00-304323-0000	1561 Hollow Rd	7/20/2023	2/28/2024	Certificate of Occupancy
2992	Residential Addition	9/30/1993	6566-00-425353-0000	29 Ryan Ct	3/1/2024	2/29/2024	Certificate of Occupancy
5863	In Ground Pool	7/11/2012	6566-00-651080-0000	438 Hibernia Rd		2/14/2024	Certificate of Compliance
6473	Deck/Porch	11/3/2016	6566-00-425353-0000	29 Ryan Ct	2/29/2024	2/29/2024	Certificate of Compliance
10190	Garage - Detached	4/2/2021	6468-00-707022-0000	137 Schultsville Rd		2/5/2024	Certificate of Occupancy
10192	Roof Mounted Solar ES	4/14/2021	6369-00-932048-0000	98 Kansas Rd	2/8/2024	2/8/2024	Certificate of Compliance
10328	HVAC	11/15/2021	6468-00-382468-0000	835 Fiddlers Bridge Rd	2/8/2024	2/8/2024	Certificate of Compliance
10369	Roof Mounted Solar ES	1/20/2022	6469-00-476251-0000	6-31 Rising Sun Ln	5/25/2022	2/14/2024	Certificate of Compliance
10514	Renovation	7/20/2022	6466-00-705893-0000	1206 Hollow Rd		2/14/2024	Certificate of Compliance
10522	Roof Mounted Solar ES	7/28/2022	6466-00-830993-0000	44 Woodlands Trl	11/22/2022	2/21/2024	Certificate of Compliance
10531	Renovation	8/4/2022	6469-00-476251-0000	6-31 Rising Sun Ln	2/22/2024	2/27/2024	Certificate of Occupancy
10549	Roof Mounted Solar ES	8/26/2022	6568-00-020947-0000	140 Longview Rd	2/27/2024	2/27/2024	Certificate of Compliance
10659	Electrical Service	2/2/2023	6369-00-356736-0000	334-338 Slate Quarry Rd		2/1/2024	Certificate of Compliance
10666	Oil Tank	2/27/2023	6566-00-304323-0000	1561 Hollow Rd	2/27/2024	2/28/2024	Certificate of Compliance
10666	Oil Tank	2/27/2023	6566-00-304323-0000	1561 Hollow Rd	2/27/2024	2/28/2024	Certificate of Compliance
10703	Renovation	3/30/2023	6468-00-313517-0000	31 Long Pond Rd	6/12/2023	2/29/2024	Certificate of Occupancy

10712	Barn/Shed {HISTORIC ONLY - DO NOT USE}	4/8/2023	6469-00- 476251-0000	6-31 Rising Sun Ln	2/22/2024	2/27/2024	Certificate of Occupancy
10717	Chimney	4/29/2023	6469-00- 819279-0000	937 Pumpkin Ln	2/29/2024	2/29/2024	Certificate of Compliance
10749	New Roof	5/25/2023	6566-00- 304323-0000	1561 Hollow Rd	2/8/2024	2/8/2024	Certificate of Compliance
10750	Residential Alteration	5/25/2023	6566-00- 304323-0000	1561 Hollow Rd	2/12/2024	2/23/2024	Certificate of Occupancy
10759	Renovation	6/17/2023	6567-00- 312917-0000	160 Willow Ln	2/27/2024	2/27/2024	Certificate of Occupancy
11188	Roof Mounted Solar ES	12/18/2023	6466-00- 410929	365 Allen Road	2/6/2024	2/6/2024	Certificate of Compliance
11190	Roof Mounted Solar ES	12/18/2023	6266-00- 942686	19 Rymph Road	2/29/2024	2/29/2024	Certificate of Compliance
11191	New Roof	12/18/2023	6566-00- 003426	1413 Hollow Road		2/22/2024	Certificate of Compliance
11581	Generator	1/19/2024	6466-00- 047959	527 Clinton Hollow Road	2/15/2024	2/15/2024	Certificate of Compliance
11581	Generator	1/19/2024	6466-00- 047959	527 Clinton Hollow Road	2/15/2024	2/15/2024	Certificate of Compliance

Total Records: 27

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3/7/2024



Zoning Department
Town of Clinton
1215 Centre Road
Rhinebeck, NY 12572
(845) 266-5704 x 103
(845) 266-5748 - Fax

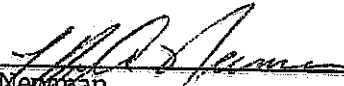
Jeffrey A. Newman, Municipal Code Enforcement Officer

zeo@townofclinton.com

January, 2024 - Report of Activity

- Permit Application Reviews
 - Total reviewed: 14
- Complaints
 - New
 - Ongoing
 - 92 Deer Ridge Drive - Michael and
 - Complaint by Kimberly Puchar regarding possible violation of §250-23 Minimum Use of Yards
 - 947 Centre Road - Goat of Glass
 - Retail sales out of Accessory Structure
 - 741 Slate Quarry Road - Kevin Elmes
 - Contractor's Yard or Establishment in the Conservation District
 - Resolved
- Inquiries
 - Katherine Mustello
 - Review of Town of Clinton wetlands protections
 - 67-73 Browning Road - Potential Buyers
 - Use of the property as an Agricultural Event Venue
- Violations
 - Orders to Remedy
 - Apparent Violations
 - Violations
 - Working Toward Compliance
 - 46 Rymph Road (450 Hollow Road) - Milea Estate Vineyard
 - Working to correct previous permitting issues and incorrect Use of a winery
 - 148 North Creek Road - Boss Lady LLC (Old Adriance/Black Snake Brewing)
 - Multiple potential Violations
 - 41-51 Lake Drive - Matthew Mobley - Slow Fox
 - Operating a Tasting Room
 - 99 Willow Lane - Brown
 - Disturbance within the Controlled Area of a Wetland
 - Resolved
- Planning Board Items
 - 73-93 Serenity Hill Road - Cornerstone
 - Meeting with Planning Board, Town Attorney, Town Planner
 - 99 Willow Lane - Brown
 - Wetlands Permit Application
 - 150 Kansas Road - Wolpe
 - Nonhosted Short-Term Rental Renewal
- Zoning Interpretations
- Zoning Board of Appeals Items
 - 869 Hollow Road - Marriott and Grimaldi Area Variance

- Research
- Training
- Building Permits
 - Reviewed - 10
 - To be Noted
- Short Term Rentals
 - Inspections
 - 150 Kansas Road - Wolpe
 - Nonhosted Short-Term Rental Renewal
 - Apparent Violations
 - 1579 Centre Road - Centre Road Realty LLC
 - Review discussion and emails regarding fence installation

 02/15/2024
Jeff Newman
Town of Clinton
Municipal Code Enforcement Officer



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

February 29, 2024

Town of Clinton Highway Department Report

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

Heavy Winds caused tree damage. The Bucket Truck had to be borrowed from the Town of Milan for a few days. Our chipper was also used in the cleanup of various limbs and branches. There was extensive arboriculture to be done in or extending into, over or under the road allowances.

Shoulder Work has been done and stone was spread to remedy dirt road washouts. The York rake was also used to help with these repairs.

Culvert Pipe repair was done on Old Bulls Head Road. Several experienced crew members and the mini excavator was used on this job so that the replacement could be done within a short amount of time and the least amount of disturbance to the daily traffic.

Equipment Maintenance and repairs on the broom attachment, that is used for road sweeping, are being performed in house. This is allowing for a faster turnaround on repair time and it's also more cost effective.

Restrictive Roadside Parking will be lifted on April 15th.

Respectfully,

Todd M. Martin
Highway Superintendent