

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
March 11, 2025**

February 18, 2025 PB Meeting

Meeting was cancelled.

March 4, 2025 PB Meeting

**Metzger Site Plan and Special permit for an ADU – 617 Slate Quarry Road,
Tax Grid No. 6459-00-196903**

Applicant wishes to build a house bigger than the current house and convert the existing house to an ADU.

- Public hearing was opened and closed.
- Required area variance to the size of the ADU was granted by the ZBA.
- Site Plan and Special Permit was granted with condition.
- Applicant needs to submit steep slopes permit application.

BPR Steep Slopes Permit and Soil Erosion and Control Sediment Plan - (Lot 2 of Sacks Subdivision) Browns Pond Road, Tax Grid No. 6268-00-969519.

Applicant seeks the above approvals to build a single-family dwelling.

- Public hearing was open and closed.
- Requested permits approved with conditions.

Dussault 3 Lot subdivision (Sketch Plan Approval) – property located at 334 Lake Dr. Tax Grid No.

Applicants wish to subdivide a 15.91-acre lot into three lots that is in the C Zoning District.

Lot 1 – 5.04 acres consist of existing house, driveway and other improvements.

Lot 2 – 5.56 acres (vacant lot)

Lot 3 – 5.31 acres (vacant lot)

- The purpose of the subdivision is to convey lots 2 and 3 to the sons.
- Public hearing is set on April 1, 2025.

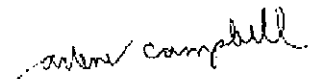
- SEQRA to be circulated.
- Sketch plan approval is granted with conditions.

East Clinton Fire District Site Plan Approval for new Fire House – 8
Firehouse Lane, Tax Grid No. 6566-00-523768

Clinton East Fire District wishes to construct a new fire house.

- The proposed new facility will be one story, 5 bay garage, with 3 offices, radio room, bathroom, multi-purpose room and kitchen.
- The proposed 11,500 square feet facility will have 125 sitting capacity and will be used for training, and functions to help the community. The proposed access is Salt Point Turnpike.
- The board had a lengthy discussion in reviewing and answering part 2 of the EAF.
- The board motioned to adopt Part 2 of the EAF and asked the applicant to do part 3 of the EAF.
- No other action taken.

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
March 11, 2025**

Dailey area variance Reapproval – property located at 157 Silver Lake Road, Tax Grid No. 6469-00-339971.

Applicant seeks re-approval of an area variance to construct an inground pool that expired in 2023.

- It was noted that variance expires if construction is not started after one year of issuance.
- There are no changes proposed.

Requested area variance reapproval is granted with conditions.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

Town Board - Monthly Recreation Dept. Report

Date: March 11, 2025

- Next Rec Meeting: **March 31, 2025 @ 7:00 PM** here at the Town Hall

Recent activities:

- **MARCH:**
 - a. Recreation held a [Family movie night](#) here at the Town Hall this past Saturday. We had a nice turnout and will show another movie on **May 3rd**.
 - b. [Summer Camp](#) registration forms are available on the website. Please return all paperwork by June 21st
 - c. Updated [pavilion rental forms](#) are available on the website. Please check the recreation calendar for available dates. Dates are filling up quickly

Upcoming activities:

- **APRIL:**
 - a. [Chess Night](#) - We are holding an evening of chess on **April 7th at 7 PM** - Please reach out to the recreation department if you are interested in playing. All levels are invited.
 - b. The annual [Easter Egg Hunt](#) will be held on **Saturday April 19th** at 11:00 am at Friends Park. Bring your own basket!
 - c. The Rec Dept. is partnering with the Clinton Library to help sponsor the [Keeping Children Safe Workshop](#) to be held at the Library at 1:00 PM on April 17th
- **MAY:**
 - a. This year's [3 on 3 Basketball tournament](#) will be held on **May 24th**. Contact Dan@townofclinton.com if you have a team that would like to play. We are looking for both girls and boys teams, grade 7 and up.
 - b. Vendors are needed for the [2nd annual community yard sale](#) to be held at Fran Mark park on May 24th. Cost is \$10.00 per table.
 - c. [Swimming at Fran Mark will open Memorial Day weekend](#)

Please check out our website and calendars for updates & changes

Town of Clinton Building Department
February 2025 Monthly Report
Town Board Meeting 3-11-2025

Number of Building Permits Issued	9
Number of CO & CC issued	26
Number of Title Search	7
Total Number of Mileage by the Building Inspector	<u>101 miles</u>
Total Cost of Construction	<u>\$3,919,226.00</u> =====

Approved By:



Michael Cosenza
Building Inspector

Zoning Administrator Permit Review Report for February

Review Date	Review Status	Permit Type	Permit Date	Owner Name	Address	Main Status	Parcel Number	Permit #	Description
02/04/25	Application Incomplete	Renovation, Accessory Structure	05/29/24	Leslie H. Power	19 Rymph Rd	Application Incomplete	6266-00-948626	11809	Addition of toilet, sink and workshop sink in accessory building
02/11/25	Denied	Oil Tank	01/02/25	Brian K. Orcutt	301 Riskey Ln	Application Active	6266-00-182363	12046	Swap out existing boiler
02/11/25	Denied	Electric Car Charger	01/27/25	Andrew S. Cooley	853 Pumphkin Ln	Application Active	6469-00-785104	12068	Install Car Charger
02/11/25	--	HVAC	01/17/25	Richard M. Morse	574-610 Hollow Rd	Application Active	6267-00-442907	12065	Installing 1-18k BTU Mitsubishi Ductless Heat Pump
02/11/25	Approved	Renovation, Principal Building	01/28/25	Brian Lafayette	276 Hollow Rd	Open	6267-00-735235	12070	Interior Renovation only, adding one bathroom with shower
02/11/25	Approved	Electrical Service	01/28/25	Tanya S. Murray	359 Mountain View Rd	Open	6369-00-331472	12073	Install Surge Protector in Garage
02/25/25	Approved	Deck/Porch	12/04/24	Mark Bamber	228 Browns Pond Rd	Open	6267-00-868974	12029	Install Pool Deck Foundation, Retaining Wall, Deck Frame/Surface, Electric, Pergola
02/11/25	Approved	HVAC	01/17/25	Mason D. Mullamphy	221 Schultz Hill Rd	Application Active	6366-00-195470	12064	Installing (2) 6k BTU, (1) 15k BTU, (1) 18k BTU Mitsubishi Heat Pumps
02/11/25	Approved	Renovation, Principal Building	01/27/25	Lucy Bon	222 Schoolhouse Rd	Open	6367-00-877773	12066	Renovation to remove attached carport due to water pipes freezing, including damage in the lower level and installation of heat pump, and 3 Mitsubishi wall mounted units, electrical work and waterlines
02/11/25	Denied with Conditions	HVAC	01/27/25	Donna H. Gamero	341 Hibernia Rd	Open	6566-00-415075	12067	Installing (3) 12k BTU and (1) 18k BTU Daikin Ductless Heatpumps
02/25/25	Denied	Shed	02/05/25	George Dedranovic	218 Allen Rd	Denied	6466-00-621569	12077	Walk in closet remodeled to become Full Bathroom, Roof Replacement, HVAC
02/25/25	Approved	Renovation, Principal Building	02/07/25	Salt Point Farmhouse LLC	2415 Salt Point Tpke	Open	6566-02-551743	12078	Unit Installation
02/17/25	Approved for PB Agenda	Site Plan	02/17/25	East Clinton Fire District	8 Firehouse Ln	Application Active	6566-00-523768	12084	Site Plan application for new firehouse
02/18/25	Approved for PB Agenda	Special Use Permit - Farm Restaurant	02/18/25	Barry Milea	46 Rymph Rd	Approved for PB Agenda	6469-00-153212	12085	Farm Operation in the Agricultural District, proposing a Farm Restaurant
02/25/25	Approved for PB Agenda	Subdivision	02/25/25	Rudolph T. Dussault	334 Lake Dr	Approved for PB Agenda	6566-00-056057	12086	Three Lot Subdivision of 15.9 acre Lot
02/25/25	Application Incomplete	Generator	05/29/24	Anthony Centineo	111 Longview Rd	Application Active	6569-00-056057	11810	18 kw Generac Guardian Generator
02/26/25	Approved with Conditions	Oil Tank	01/03/25	Apti Hartgrove Polk Trustee	98 Field Rd	Open	6565-00-155975	12053	Remove and Replace 275 Gal Oil Tank in Garage
02/26/25	Approved	HVAC	01/29/25	Andrew Colins	115 Woodlea Rd	Open	6466-00-340887	12074	Installing (3) 6k BTU and (1) 12k BTU Mitsubishi Heat Pump
02/26/25	Approved	Roofing Replacement	02/10/25	David S. Solomon Trustee	105 Longview Rd	Open	6569-00-040085	12079	Roofing Repair/ Replacement
02/26/25	Approved with Conditions	Renovation, Principal Building	02/10/25	Joseph O'Brien	203 Silver Lake Rd	Open	6470-00-349027	12080	Work Already Completed, Basement Work, Install 2 Generators, Install 2 Heat Pumps, Total number of bedrooms to remain three, no additional bedrooms.
02/26/25	Requires Additional Information	Renovation, Principal Building	02/13/25	Richard Abramowitz Trustee	80 Rynrders Rd	Application Incomplete	6367-00-368782	12082	Work Already Done, No change to Footprint, Finish Basement, Adding Full Bath, Art Studios and Coffee Bar
02/26/25	Approved	HVAC	02/14/25	Devon Toscano	10 Ryan Ct	Open	6566-00-391414	12083	Installing Central AC

Totals:	Permits Reviewed Through Zoning:	22
	Application is Active	6
	Application was Open	11
	Application was Denied	1
	Application Voided	0
	Application was Withdrawn	0
	Application is On Hold	0
	Approved for PB or ZBA Agenda	2
	Approved by PB or ZBA	0
	Renewal Application	0
	Application Under Investigation	0
	Application found to be incomplete	2

Permit Types:	6
Renovation	2
Oil Tank	2
Electrical	5
HVAC	1
Deck/Porch	1
Shed	1
Site Plan	1
Special Use Permit	1
Subdivision	1
Generator	1
Roofing	1



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

February 28, 2025

Town of Clinton Highway Department Report

Storms – there was a total of (7) weather related work days this month

Cold Patch work took place on various roads this month. The freeze-thaw cycle of winter weather causes cracks and the plowing results in potholes, so it becomes necessary to repair with a cold patch material providing a temporary fix during colder temperatures.

Dirt roads received a layer of fresh gravel and stone. This helps to provide a stable, hard surface, prevent mud and also allow the road to withstand the weights of heavier vehicles during the Spring season.

Equipment Maintenance was performed by the crew on the Back-hoe and several sanders.

Drainage work was done in preparation of the Spring storms. Catch basins were cleaned to better collect and direct the stormwater

Interdepartmental Aid - Bucket truck was borrowed from Milan through the Shared Services agreement for a couple of days to take down the Christmas lights around the Town Hall complex

Respectfully,

Todd M. Martin
Highway Superintendent

For Marion Auspitz

Library Report for TB Meeting 03-25

- The library is accepting donations for the Spring Book Sale. Donations should be brought downstairs to the basement. Please DO NOT leave them outside the library or Town Hall. A list of what is and isn't acceptable is on the website, or you can call to check.
- The Friends of the Library are hosting a volunteer interest meeting for the Garden Tour. If you are interested in helping with parking, being a docent, or marketing/advertising please come learn more on Saturday March 22 at 10:30 AM. Refreshments will be provided.
- The library is celebrating its 60th anniversary this year and all are invited to a party at the Golden Russet on April 4th. Drop in any time between 5-7 p.m. and enjoy library trivia, live music, and time with neighbors! Golden Russet will have supper options for purchase along with their beer, wine, and cider menu (and plenty of non-alcoholic options also available at this kid-friendly event!) A portion of the proceeds of the food and drink sales will benefit the Clinton Community Library. Complimentary birthday cake and a champagne toast will be served at 6:30.