

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
September 10, 2024**

August 20, 2024 PB Meeting

Morse Area Variance - 610 Hollow Road Tax Grid No. 6366-00-442907.

The applicants request an area variance to the following section of the code in order to construct a new garage.

Sec. 250 Attachment 2 Area Bulk and Regulations –
Front Yard reduction from 100' to 30'

- Requested variance is granted.

**Devereaux 2 Lot Subdivision (Sketch Plan discussion) – 18 Hollow Road,
Tax Grid 6267-00-227660**

Applicant wishes to subdivide a 9.83-acre lot that is intersected by a state and county roads, into two lots in order to obtain a mortgage. This property is in Residential hamlet 1a zoning district.

Parcel 1 – ±2.43 acres
Parcel 2- ±7.06 acres.

- Public hearing was open and remains open.
- Site map needs to be amended. Town Engineer needs to review the application.
- No action taken.

**Dutchess Reserve LLC 5 Lot Subdivision (Preliminary Plan Approval
Amendment) – Tax Grid No. 6568-00-017281**

Applicant proposes to subdivide a 110.957-acre parcel into five residential lots. Four parcels are to be accessed from a common driveway and one lot (Lot no. 3) will be accessed from a driveway directly from Pumpkin Lane.

Note that each lot will include a deeded preservation areas to limit future development.

- Town Engineer joins the panel for this application.

- It was noted that the property owner receives a notice of violation for advertising before subdivision approval is granted per Sec. 206-7 of the Town code.
- No action taken until the violation is lifted.

September 3, 2024 PB Meeting

Devereaux 2 Lot Subdivision (Sketch Plan discussion) – 18 Hollow Road, Tax Grid 6267-00-227660

Applicant wishes to subdivide a 9.83-acre lot that is intersected by a state and county roads, into two lots in order to obtain a mortgage. This property is in Residential hamlet 1a zoning district.

Parcel 1 – ±2.43 acres
Parcel 2- ±7.06 acres.

- Continuation of Public Hearing.
- Public Hearing was closed.
- The board reviewed Short Form EAF.
- Negative Declaration was issued per SEQR purposes.
- Preliminary and Final Approval was granted with conditions.

Dutchess Reserve LLC 5 Lot Subdivision (Final Plat Approval) – Tax Grid No. 6568-00-017281

Applicant proposes to subdivide a 110.957-acre parcel into five residential lots. Four parcels are to be accessed from a common driveway and one lot (Lot no. 3) will be accessed from a driveway directly from Pumpkin Lane.

Applicant also proposes filing in section to start the construction of the common driveway.

Note that each lot will include a deeded preservation areas to limit future development.

- Town Engineer joins the panel for this application.
- Notice of violation was lifted. The listing is taken down.

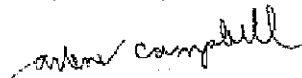
- After a very lengthy discussion, the board issued conditional approvals to permit sectional filing and Final approval to Section 1 and Section 2.

Saxe Site Plan modification – 28 Woodlands Trail, (Lot 2 of Eastern Oaks Subdivision), Tax Grid No.6466-00-797937

Applicant wishes to move the location of the driveway per the approved Easter Oaks Subdivision.

- The board reviewed Short Form EAF.
- Negative Declaration was issued per SEQR purposes.
- Amended Site Plan approval was issued with conditions.

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
September 10, 2024**

August 29, 2024 ZBA Meeting

Morse Area Variance - 610 Hollow Road Tax Grid No. 6366-00-442907.

The applicants request an area variance to the following section of the code in order to construct a new garage.

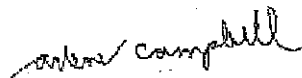
Sec. 250 Attachment 2 Area Bulk and Regulations –
Front Yard reduction from 100' to 30'

- Requested variance is granted.

John Caccia Appeal re MCEI Determination in regards to 99 Willow Lane Wetlands Permit application.

- The appellant is seeking an interpretation and an appeal from the determination of the Municipal Code Enforcement Inspector dated June 11, 2024 waiving the requirements of the code and issue the wetlands permit.
- Continuation of Public hearing. Mr. Caccia's lawyer and Ms. Brown presented their arguments in regards to the above subject matter.
- The board exchanged opinions and questioned the leniency of the MCEI in regards to the above matter.
- Public hearing is closed. Decision to be made on October 2024 meeting.
- No action taken.

Prepared by:



Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer



CLINTON TOWN HALL
PO BOX 208
CLINTON CORNERS, NEW YORK 12514

Voucher No. _____

- DO NOT WRITE IN THIS BOX -

Account Code Charged	Amount
A3620.411	
TOTAL	

Claimant's Name & Address:

Michael Cosenza

55 North Ave.

Pleasant Valley, N.Y. 12569

Make Checks Payable To: Michael Cosenza

Town Department Requesting Materials/Services: Building

DATE	QUANTITY	DESCRIPTION OF MATERIALS OR SERVICES	AMOUNT
9/5/24	246	Mileage Award	161 13
		TOTAL	161 13

FEDERAL TAX-EXEMPT NUMBER 14-6002131

CLAIMANT'S CERTIFICATION

I, M Cosenza, certify that the above account in the amount of \$ 161.13 is true and correct; that the items, services, and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

9/5/24
DATE

M Cosenza
SIGNATURE

CEO
TITLE

(Space Below For Municipal Use)

DEPARTMENTAL APPROVAL		APPROVAL FOR PAYMENT	
The above services or materials were rendered or furnished to the municipality on the dates stated and the charges are correct.		This claim is approved and ordered paid from the appropriations indicated above:	
DATE:	AUTHORIZED OFFICIAL:	DATE:	AUDITING BOARD:

MCEI Report of Permits Reviewed in August

08/01/2024 - 08/31/2024

Permit #	Permit Date	Permit Type	Main Status	Review Date	Review Type	Review Status
10558	9/15/2022	Residential Alteration	Active for Amendment	8/1/2024	Zoning Review	Approved
11806	5/20/2024	In Ground Pool	Open	8/5/2024	Zoning Review	Approved
11857	7/8/2024	HVAC	Open	8/5/2024	Zoning Review	Approved
11867	7/18/2024	Generator	Open	8/5/2024	Zoning Review	Approved with Conditions
11869	7/23/2024	Oil Tank	Open	8/5/2024	Zoning Review	Approved
11873	7/24/2024	Accessory//Addition	Open	8/5/2024	Zoning Review	Approved with Conditions
11879	7/29/2024	HVAC	Open	8/5/2024	Zoning Review	Approved
10751	5/25/2023	Storage/Utility Building	Open	8/8/2024	Zoning Review	Requires Additional Information
11861	7/11/2024	Renovation, Accessory Structure	Open	8/9/2024	Zoning Review	Approved
11877	7/24/2024	Shed	Application Active	8/9/2024	Zoning Review	Approved with Conditions
10635	8/16/2022	Special Use Permit - Nonhosted Short-Term Rental	Approved - Renewal Due	8/12/2024	Zoning Review	Approved for PB Agenda
11862	7/12/2024	Accessory Structure	Denied	8/12/2024	Zoning Review	Denied
11865	7/18/2024	Renovation, Principal Building	Open	8/12/2024	Zoning Review	Approved
10529	8/16/2022	Special Use Permit - Nonhosted Short-Term Rental	ON HOLD	8/13/2024	Planning Board Review	On Hold
11115	9/13/2023	Renovation, Principal Building	Open	8/16/2024	Zoning Review	Approved
11812	5/31/2024	Oil Tank	Application Active	8/16/2024	Zoning Review	Approved with Conditions
11815	6/4/2024	New Residential	Open	8/16/2024	Zoning Review	Approved
11819	6/5/2024	Accessory Structure	Application Active	8/16/2024	Zoning Review	Approved
11849	6/28/2024	Oil Tank	Open	8/16/2024	Zoning Review	Approved
11860	7/11/2024	Accessory Structure	Application Active	8/16/2024	Zoning Review	Denied
11874	7/24/2024	New Residential	ON HOLD	8/16/2024	Zoning Review	On Hold
11875	7/24/2024	Tennis/Basketball Court	Open	8/16/2024	Zoning Review	Approved
11876	7/24/2024	New Roof	Open	8/16/2024	Zoning Review	Requires Additional Information
11878	7/29/2024	Wood Stove	Application Active	8/16/2024	Zoning Review	Approved
11881	7/29/2024	HVAC	Application Active	8/16/2024	Zoning Review	Approved with Conditions
11888	8/8/2024	In Ground Pool	Application Active	8/19/2024	Zoning Review	Approved with Conditions
11586	1/25/2024	New Residential	Open	8/26/2024	Follow up Review	Interim Review
11784	5/7/2024	Renovation, Principal Building	Application Active	8/26/2024	Zoning Review	Approved
11868	7/19/2024	Roof Mounted Solar ES	Application Active	8/27/2024	Zoning Review	Approved
11876	7/24/2024	New Roof	Open	8/27/2024	Zoning Review	Approved
11885	8/2/2024	Deck/Porch	Application Active	8/27/2024	Zoning Review	Requires Additional Information
11887	8/5/2024	Shed	ON HOLD	8/27/2024	Zoning Review	Requires Additional Information
11891	8/16/2024	Roofing Replacement	Application Active	8/27/2024	Zoning Review	Approved with Conditions
11892	8/21/2024	Renovation, Principal Building	Application Active	8/27/2024	Zoning Review	Approved with Conditions
11897	8/27/2024	Roofing Replacement	Application Active	8/27/2024	Zoning Review	Approved
11885	8/2/2024	Deck/Porch	Application Active	8/29/2024	Zoning Review	Approved

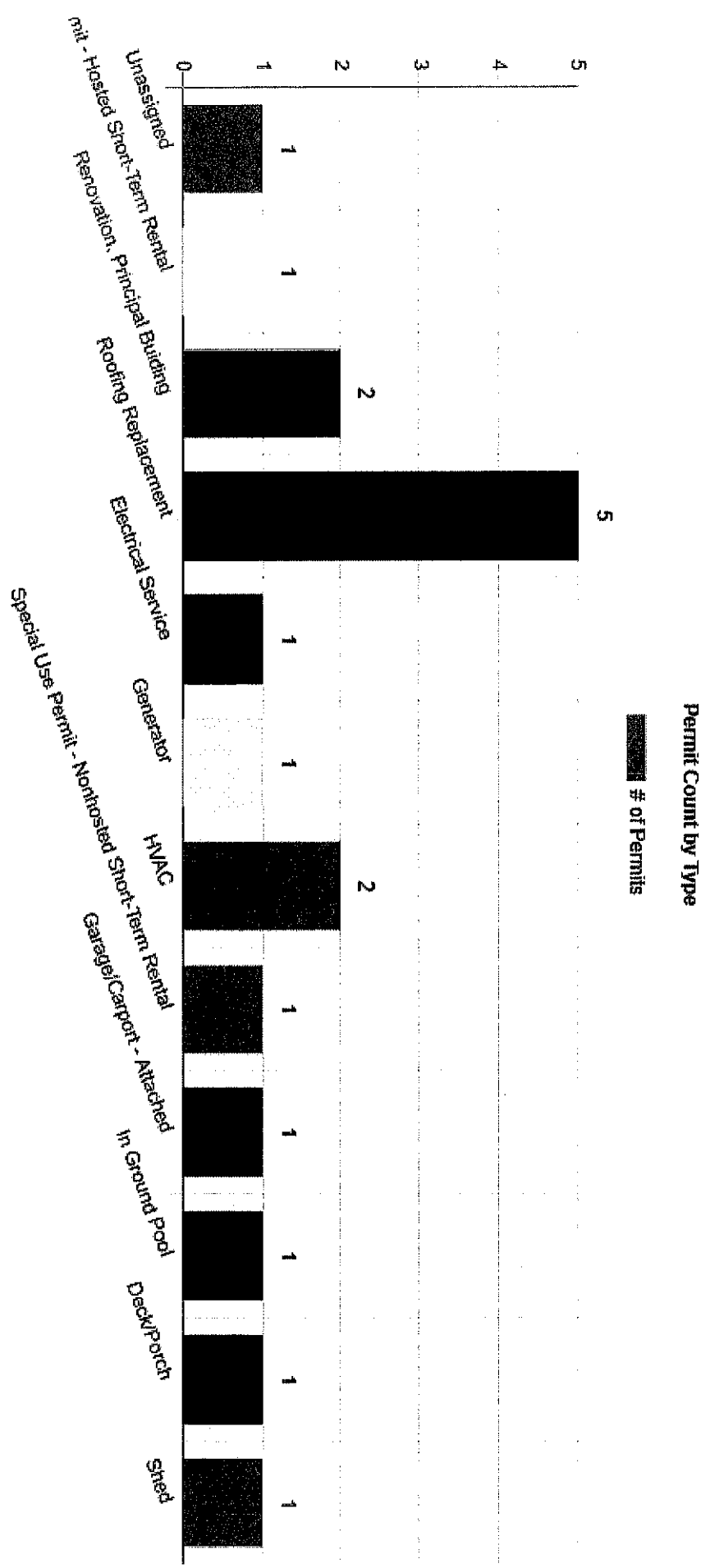
Total Permits Reviewed: 36

Permits Opened: 16

Permits Approved Through Zoning: 27

Permits Denied: 2

Permits Requiring Additional Information: 4



Display: Month
Month: Aug
Year: 2024

Account#	Account Description	Fee Description	Qty	Local Share
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A1255	Marriage Copy	Certified Marriage Copy	1	10.00
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A1603	Vital Statistic Fee	Vital Statistic Fees	1	100.00
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A2001	Town Id Sticker	A Town Id Sticker	1	50.00
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A2544	Dog Licensing	Female, Spayed	2	18.00
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		Male, Neutered	3	27.00
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		Male, Unneutered	2	34.00
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		Purebred Licenses	1	30.00
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Date	Cash Category	Fee Description	Name	ID # / Misc	User ID	Rcpt #	Qty	Pmnt Method	Amount	Total Amount
08/05/24		Certified Marriage Copy	Brittany,	005854 / 005854	TCLERK	11678	1	CASH	\$10.00	\$10.00
Total for: 08/05/2024										\$10.00
08/06/24		A Town Id Sticker	Garcia, Paul	005855 / 005855	TCLERK	11679	1	CASH	\$50.00	\$50.00
Total for: 08/06/2024										\$50.00
08/07/24	Dog Licenses (Renewal)	Female, Spayed	Kondor, Michael	707 / 707	TCLERK	11680	1	CK #4076	\$10.00	\$10.00
Total for: 08/07/2024										\$10.00
08/12/24	Dog Licenses (Renewal)	Male, Neutered	Squillante, Debbie	594 / 594	TCLERK	11681	1	CK #4746	\$10.00	\$10.00
Total for: 08/12/2024										\$10.00
08/14/24	Dog Licenses (Renewal)	Male, Unneutered	Miller, Scott	739 / 739	TCLERK	11682	1	CASH	\$20.00	\$20.00
Total for: 08/14/2024										\$20.00
08/15/24	Dog Licenses (PB Renewal)	Purebred Licenses	Lynch, Kenneth R	264 / 264	TCLERK	11683	1	CASH	\$45.00	\$45.00
Total for: 08/15/2024										\$45.00
08/20/24	Dog Licenses (Renewal)	Vital Statistic Fees	Ratchford, Sweets	005856 / 005856	TCLERK	11688	1	CK #31219	\$100.00	\$100.00
		Male, Neutered	Bennett, Deborah	547 / 547	TCLERK	11684	1	CK #136	\$10.00	\$10.00
		Male, Neutered	Blake-silverman, Kathleen	761 / 761	TCLERK	11685	1	CK #201	\$10.00	\$10.00
		Male, Unneutered	Peterson, Jan	587 / 587	TCLERK	11687	1	CK #7276	\$20.00	\$20.00
		Female, Spayed	Chadwell, Taylor	765 / 765	TCLERK	11689	1	CASH	\$10.00	\$10.00
Total for: 08/20/2024										\$150.00

Report Total: \$295.00

indicates a payment that covered multiple transactions
A indicates an amount that is no longer valid due to an adjustment
* indicates an online transaction
If transaction marked incomplete, you must bring up the record in the originating module and click the edit payment breakdown button.
Note: Voided records are suppressed.



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

August 31, 2024

Town of Clinton Highway Department Report

Tree Work – Chipping and brush cleanup is happening along the roadside edge. Road signs have had trees trimmed and vines removed.

Dirt Roads – Kansas Rd had runoff cleaned up. Fox Run and Clinton Avenue were regraded. Calcium was spread on various roads to help with dust control.

Road Project Prep Work – Cut hangers and various tree limbs along the roadside edge. Cleaned ditches and replaced culverts. Roadways have been cleaned off in preparation of the road project on Shadblow and Longview Rd.

Interdepartmental Aid – replaced batteries for a smoke detector in the Town Hall.

Respectfully,
Todd M. Martin
Highway Superintendent

For Marion Auspitz

Library Report for TB Meeting 9/10/24

- CCL is conducting a community survey during the month of September. They are interested in learning more about what services patrons use and what they might like to see in the future. A link to the survey is on the library's website and paper surveys are available in the library for those who prefer hard copies.
- Betty & the Baby Boomers will play their rescheduled summer concert on for Saturday September 14th. It will be held in the Town Hall from 7-8:30 PM. This program is co-sponsored by the Clinton Rec Department.
- 67 children participated in this year's Summer Reading Program. The library again wishes to thank the Elizabeth C. Davis Foundation and Stewarts Shops for generous funding that supported our kids' summer programming.