

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
April 14, 2026**

March 11, 2026 PB Meeting (this was the rescheduled meeting from the March 3rd due to storm)

4 Old Bulls Head Farm Special Permit for an ADU- 160-166 Old Bulls Head Road, Tax Grid No. 6469-00-964491

Applicant seeks site plan and special permit for an Accessory dwelling Unit per Section 250.96 and 97.

- Public hearing was set to April 7, 2026.

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

Applicant seeks site plan approval to construct a 11,519 square feet new fire house on a 4.3-acre lot in the Hamlet.

- Received conditional final approval.

Schor Farm Site Plan and Special Permit for Townhomes Development – Clinton Corners Road, Tax Grid No. 6566-00-609287

Applicant seeks site plan and special permit to develop townhomes on a 70-acre parcel that is part of the 215-acre agricultural parcel which spans the towns of Clinton and Washington, pursuant to Sec. 250.62 of the Town of Clinton Zoning Regulations.

- The applicant is proposing to construct twelve (12) townhouse style rental units laid out in three buildings of four units each. End units will contain three bedrooms and a garage while central units will contain one bedroom with on street parking for a total of 24 bedrooms.
- The development will be accessed from Clinton Corners Road and contained to the southwestern corner of the 215-acre agricultural parcel which spans the Towns of Clinton and Washington. The portion of the site within the Town of Clinton, 70 acres, lies within the Clustered Residential District (CR1). The remainder of the site will remain in agricultural use.

- Public hearing was closed.
- Received conditional final approval.

Clinton Vineyards Application for Site Plan Approval and Special Use Permit for a Farm Restaurant – Tax Grid No. 6467-00-994380 located at 450 Schultzville Road

- Applicant wishes to expand an existing vineyard/tasting room to a farm restaurant in the AR. Zoning District.
- Continuation of public hearing.
- Numerous people showed up and voiced out strong opposition raising concerns about the road safety and impact on traffic, noise and impact on the neighborhood, community character. The board discussed on the reducing the seating capacity.
- Need to do traffic study again and reducing the seating capacity.
- Public hearing remains open.
- No other action taken.

March 16, 2026 PB Meeting

Six Senses Hudson Valley Site Plan and Amended Special Use Permit for Conference Center – Tax Grid Nos. 6268-00-591367 – 76-100 Mill House Lane (Clinton) and 6268-00-03-461408-2450 Route 9G (Hyde Park)

Applicant seeks amendment to expand the use of the existing conference center.

- SEQRA Public hearing was opened.
- Numerous people appeared and spoke in opposition and support of the application.
- Public hearing was closed but submission of public comments is extended to March 20, 2026 by 5 pm.
- No other action taken.

April 7, 2026 PB Meeting

Davis Wetlands Permit – 8 Hampton Ct, Tax. Grid No. 6567-00-187793

The applicant requests wetlands permit pursuant to Sec. 250.78 for the installation of the basketball court and pickle ball court.

The board voted to decline the wetlands permit application with a recommendation that the Town does not take any enforcement action. Motion carried, 4-2.

4 Old Bulls Head Farm Special Permit for an ADU – 160-166 Old Bulls Head Road, Tax Grid No. 6469-00-964491

The applicant requests site plan and special permit to construct a bigger house and convert the existing cottage to an accessory dwelling unit.

- Public hearing was opened and closed.
- Site plan and special permit approval is granted.

Six Senses Hudson Valley Site Plan and Amended Special Use Permit for Conference Center – Tax Grid Nos. 6268-00-591367 – 76-100 Mill House Lane (Clinton) and 6268-00-03-461408-2450 Route 9G (Hyde Park)

Applicant seeks amendment to expand the use of the existing conference center.

- Spent almost 4 hours reviewing SEQRA in trying to determine the environmental significance impact.
-
- No 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
April 14, 2026**

The regular March ZBA meeting was cancelled.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

April Board Mtg - Recreation Notes

1 message

Dan Dawn HARKENRIDER <harkenrider6@msn.com>

Tue, Apr 14, 2026 at 11:14
AM

To: Town Clerk Carol Mackin <townclerk@clintondcny.gov>, Charlie Dykas
<charlesdykas@gmail.com>

Town Board - Monthly Recreation Dept. Report
April 14, 2026

- Next Rec Meeting: **April 27, 2026, @ 7:00 PM** at Town Hall.

Our activities:

- a. The **Hiking Club** will meet on **April 18th** for their first hike of the season. Hike begins at 9 AM at Wilcox Park, Orange Loop.
- b. **Volunteers are needed!!** A new play structure at Friends Park is being built **April 25th and 26th, with work beginning at 9 AM** (rain date May 2nd & 3rd). We are seeking community volunteers to help the Recreation Committee assemble the structure. Please contact the Rec Dept if you can help.
- c. We are holding our 3rd annual community **Yard sale** at Fran Mark Park on **Saturday, May 23rd, 9 AM**. Vendors are needed!!! Spots are \$10; bring your own table. Contact the Rec. Dept. to register
- d. Registration is now open for the **2026 Summer Camp**. Spots are available for children ages 5-10. Camp is held the first 2 full weeks of July and the first 2 weeks of August. Registration Forms are available on the website.
- e. Life guards, gate guards, and camp counselors are needed for this summer. Please email dan@clintondcny.gov if you are interested. Application Forms are available on the website.
- f. **Summer Pavilion rentals** have started! Please check the Recreation calendar for available dates. Reminder: the rental application must be completed within 2 weeks of reserving your preferred date for the date to be held. Forms are available on the website.
- g. **Business banners** are on display at Friends Park. Please reach out to the Rec Dept if you would like to support the town's recreation efforts and advertise your business with a banner.

- Please check out our website and calendar for updates & changes.

Town of Clinton Recreation Dept.

- *Dan Harkenrider* - Recreation Director (914-489-0962), Dan@clintondcny.gov
- *Dawn Harkenrider* - Assistant Rec. Director (914-466-5760), clintonrec@dcny.gov

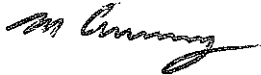
www.clintondcny.gov



Town of Clinton Building Department
March 2026 Monthly Report
Town Board Meeting 4-14-2026

Number of Building Permits Issued	9
Number of CO & CC issued	9
Number of Title Search	6
Total Number of Mileage by the Building Inspector	<u>156 miles</u>
Total Cost of Construction	<u><u>\$707,898.00</u></u>

Approved By:



Michael Cosenza
Building Inspector



Zoning Department
Town of Clinton
1215 Centre Road
Rhinebeck, NY 12572
(845) 212-2134 - Desk
(845) 266-5748 - Fax
zeo@townofclinton.com

Jeffrey A. Newman, Zoning Administrator

Report to the Town Board

April 14, 2026

Eliot Werner
Zoning Liaison to the Town Board
1215 Centre Road
Rhinebeck, NY 12572

Re: March Report of Enforcement Activity

Mr. Werner,

Please see below for a summary of recently resolved and current enforcement efforts before this office, as well as a count of Zoning Reviews of Applications conducted, and a chart of hours worked.

Enforcement Actions:

- Resolved
 1. 36 Germond Road
 - Complaint: Disturbance of Steep Slopes
 - Resolved without judicial action
 2. 148 North Creek Road
 - Complaint: Operation of a Tasting Room
 - Operation has closed
 - Resolved without judicial action
 3. 148 North Creek Road
 - Complaint: Signs
 - Signs have been removed
 - Resolved without judicial action
 4. 8 Hampton Court
 - Complaint: Construction within the Setback
 - Area Variance Granted by the Zoning Board of Appeals
 - Resolved without judicial action
 5. 164 Mountain View Road
 - Complaint: Multiple Open and Expired Building Permits
 - Open and expired permits have been closed
 - Resolved without judicial action
- Under Investigation
 1. 27 Palatine Trail

- Judicial Action (Requires Town Board Approval)
 1. 173 Pumpkin Lane
 - Complaint: Presence of a Firing Range
 - Complaint: Frequent and Disruptive Sound
 - Request for Authorization to Pursue Judicial Action sent to Town Board
 - Notice of Violation pending

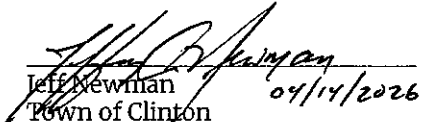
Total Enforcement Actions in Progress: 22

Number of Zoning Reviews Conducted:

- February: 17
- March: 26

Total Hours Worked: 95:12

Sincerely,



Jeff Newman 04/14/2026
Town of Clinton
Zoning Administrator

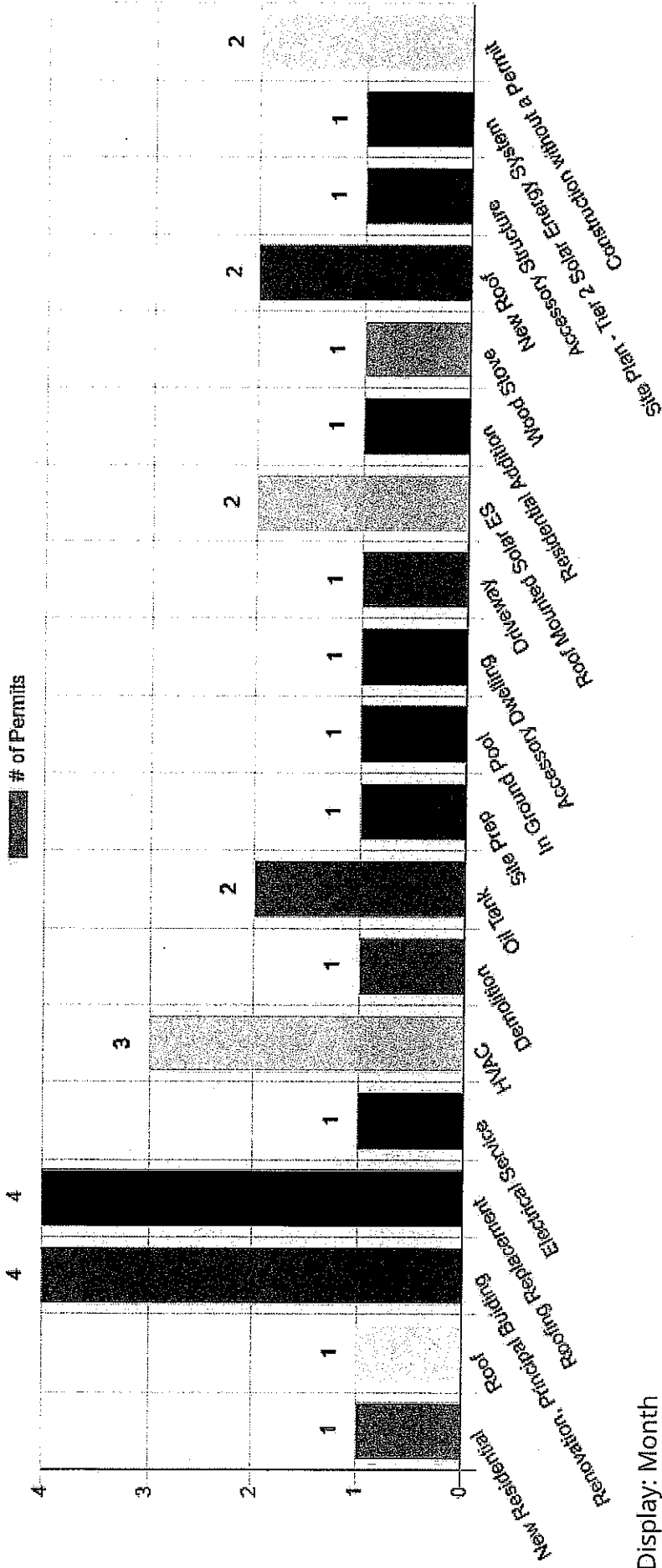
Town of Clinton Zoning Administrator - Report of Hours Worked March 2026

Date	Task	Start Time	End Time	Pause	Total Time	Totals
03/02/26	In-office Meeting with Building Inspector	9:36	11:42	0:33	0:33	
03/02/26	In-office Meeting with Applicant	9:53	11:42	0:38	1:11	
03/02/26	Email	10:47	11:42	0:54	2:05	
03/03/26	Research and Response for General Inquiry	14:46	15:49	1:02	1:56	
03/04/26	Phone Call	11:25	19:09	0:32	0:32	
03/04/26	Enforcement Inspections	12:20	19:09	0:29	1:01	
03/04/26	Enforcement Research	13:23	19:09	1:02	2:03	
03/04/26	Discussion with Zoning Secretary	13:27	19:09	0:12	2:15	
03/04/26	Application Assistance with Resident	14:14	19:08	0:49	3:04	
03/04/26	Enforcement	15:30	19:07	1:33	4:38	
03/04/26	In-Office Meeting with Applicant	15:35	19:10	0:49	5:27	
03/04/26	Email	16:37	19:09	0:45	6:12	
03/04/26	Application Review	17:09	19:09	1:29	7:41	
03/05/26	Email	14:17	18:47	0:14	0:14	
03/05/26	In Office Meeting with Applicant	14:23	14:45	0:22	0:36	
03/05/26	In Office Meeting with Engineer	14:46	15:17	0:31	1:07	
03/05/26	Enforcement Investigation	15:17	18:48	1:07	2:14	
03/05/26	Application Review	16:40	18:48	0:40	2:54	
03/05/26	Correct Error in Records Transfer from IPS to iWorQ	16:56	17:11	0:14	3:08	
03/05/26	Determination Request	17:20	18:48	1:11	4:20	
03/06/26	Email	10:33	18:02	0:48	0:48	
03/06/26	Enforcement Inspection	14:28	18:02	0:34	1:22	
03/06/26	Application Review	15:02	18:02	2:29	3:52	
03/06/26	Determination Request	17:32	18:02	0:30	4:22	
Total for the Week of March 02, 2026						20:24
03/09/26	Phone call	9:18	16:36	1:55	1:55	
03/09/26	Email	12:10	16:34	1:24	3:20	
03/09/26	FOIL Request	13:34	16:33	1:11	4:31	
03/09/26	In-Office Meeting with Board Liaison	13:54	16:36	0:57	5:29	
03/10/26	Phone Calls	10:38	17:55	0:34	0:34	
03/10/26	NHSTR Inspection	14:45	15:36	0:50	1:25	
03/10/26	Email	15:36	17:55	1:02	2:27	
03/10/26	Report to the Town Board	16:40	15:07	0:27	2:54	
03/10/26	Enforcement Investigation	17:08	17:54	1:27	4:21	
03/12/26	Phone Calls	14:17	17:58	1:00	1:00	
03/12/26	Email	14:18	17:58	1:40	2:40	
03/12/26	Application Review	14:19	17:58	1:59	4:40	
03/12/26	NHSTR Inspection	14:37	15:37	0:59	5:40	
03/12/26	Enforcement Research	17:39	18:05	0:25	6:05	

03/13/26	Phone Calls	8:33	12:36	1:47	1:47
03/13/26	Email	9:13	13:21	1:38	3:25
03/13/26	Zoning Use Research for Inquiry	9:27	13:22	1:23	4:48
Total for the Week of March 09, 2026					20:43
03/16/26	Phone Calls	9:12	18:39	0:49	0:49
03/16/26	Email	11:29	12:02	0:33	1:22
03/17/26	Phone Calls	12:17	16:51	1:29	1:29
03/17/26	Discussion with Town Supervisor	12:43	13:01	0:18	1:47
03/17/26	Research for Permit Application	13:11	23:06	0:23	2:10
03/17/26	Discussion with Highway Secretary	13:46	14:06	0:20	2:30
03/17/26	iWorQ Training	14:11	14:57	0:46	3:16
03/17/26	Property Inquiries	14:57	16:45	1:16	4:32
03/17/26	Application Review	19:34	21:02	1:28	6:00
03/17/26	Special Permit Application Review	21:02	23:06	2:04	8:04
03/19/26	Phone Calls	10:11	10:37	0:26	0:26
03/19/26	Application Review	14:02	18:06	1:43	2:09
03/19/26	In-Office Meeting with Applicant	14:23	14:46	0:23	2:32
03/19/26	In-Office Meeting with Engineer	14:51	15:07	0:16	2:48
03/19/26	Site Visit with Engineer	15:07	15:52	0:45	3:33
03/19/26	Phone Call with Complainant	16:40	16:53	0:12	3:45
03/19/26	Phone Call with Building Inspector	17:33	17:44	0:11	3:56
03/19/26	Email	17:44	18:06	0:22	4:18
03/20/26	Application Review	14:26	19:07	1:03	1:03
03/20/26	Email	15:13	19:07	0:57	2:00
03/20/26	Research for Email Responses	15:51	19:07	2:38	4:38
03/21/26	Email	9:41	13:16	1:02	1:02
03/21/26	Research for Email Responses	9:53	13:16	0:46	1:48
03/21/26	Phone Calls	11:31	11:56	0:25	2:13
03/22/26	Email	10:38	12:16	0:38	0:38
03/22/26	Research	10:43	12:11	0:45	1:23
Total for the Week of March 16, 2026					21:58
03/23/26	In-Office Meeting with Applicant and Building Inspector	10:38	11:41	1:03	1:03
03/23/26	Email	11:43	15:07	1:17	2:20
03/23/26	Phone Call with Highway Department	12:10	12:36	0:26	2:46
03/23/26	Application Review	12:49	14:40	2:05	4:51
03/23/26	Phone Call with Assessor	13:05	13:28	0:23	5:14
03/23/26	Research for Zoning Inquiry	18:34	19:36	1:01	6:15
03/23/26	Enforcement Research	19:36	19:56	0:20	6:35
03/24/26	Enforcement Research	7:56	17:16	2:33	2:33
03/24/26	Discussion with Zoning Secretary	13:17	13:21	0:04	2:37
03/24/26	Meeting with Town Supervisor and Resident	14:09	14:44	0:35	3:12
03/24/26	Phone Call with Attorney for Resident Group	16:44	17:06	0:22	3:34

03/24/26	Phone Calls	14:49	16:29	1:28	5:02	
03/24/26	Emails	14:52	17:28	0:46	5:48	
03/25/26	Phone Call with Building Inspector	7:58	8:07	0:09	0:09	
03/25/26	Enforcement	8:28	16:06	2:23	2:32	
03/25/26	Emails	10:34	18:05	0:25	2:57	
03/25/26	Enforcement Inspection	10:59	13:14	2:11	5:08	
03/25/26	Enforcement Site Visits with Building Inspector	14:09	16:06	1:57	7:05	
03/25/26	FOIL Request	17:40	18:05	0:25	7:30	
03/26/26	Emails	10:02	15:25	0:21	0:21	
03/26/26	Application Research	14:28	15:25	0:27	0:48	
03/27/26	Phone Calls & Texts with Building Inspector & Supervisor	8:01	8:43	0:18	0:18	
03/27/26	Enforcement Investigation	8:05	8:44	0:23	0:41	
03/27/26	Phone Calls	12:00	12:32	0:32	1:13	
03/27/26	In Office Meeting with Complaint Respondent	13:32	13:46	0:14	1:27	
03/27/26	Enforcement Investigation	14:39	18:03	0:12	1:39	
03/27/26	Application Review	14:52	18:03	3:47	5:27	
Total for the Week of March 23, 2026						26:08
03/31/26	Application Review	12:16	19:12	2:47	2:47	
03/31/26	Phone Call with Town Clerk	12:38	12:49	0:11	2:58	
03/31/26	FOIL	12:49	18:03	0:31	3:29	
03/31/26	Permit Renewal Inspection & Report	13:26	14:54	1:28	4:57	
03/31/26	Email	16:55	19:12	0:15	5:12	
03/31/26	In-Office Meeting with Town Supervisor	17:10	17:35	0:25	5:37	
03/31/26	Online Meeting with Town Residents	18:02	19:12	1:09	6:47	
Total for the Week of March 31, 2026						6:47
Total Hours for March						95:12

Permit Count by Type



Display: Month
 Month: Mar
 Year: 2026



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

March 31, 2026

Town of Clinton Highway Department Report

Storms – there was a total of (2) weather related work days this month

Bucket Truck was borrowed from Milan. There was an emergency situation with dangerous trees that needed to be removed from Pumpkin Lane and Ruskey Lane.

Road work was performed on several roads. The dirt roads are being patched and re-crowned for the new Spring season. Cold patching is taking place on various hard top roads. Yard damages from the snow plows are being cleaned up in addition to mailbox repairs.

Road sweeping has begun. The JCB has newly installed bristles to help facilitate a clean sweep.

Roadside mower is being prepped for the mowing season. Prep work is being done along with some updates and replacements.

Restrictive Roadside Parking will be lifted on April 15th.

** (1) driveway permits was issued this month, (1) extension and (1) renewal permit

Respectfully,
Todd M. Martin
Highway Superintendent

- The library has received a Stewart's Holiday Match grant in the amount of \$700 to be used for the children's summer reading program.
- April is National Poetry month and the library welcomes former Dutchess County Poet Laureate Poet Gold who will read from their newest book for the April Lunch & Learn. The program will be held on Thursday, April 23. Come early at 12 to chat and enjoy refreshments. The lecture will start at 12:30.
- The library, Zero Waste Dutchess & and the Climate Smart Community Task Force are co-sponsoring a Repair Café in the Clinton Town Hall on Sat. April 28 from 12-3PM
- The Friends Group is holding a Plant Sale and Bake Sale on Sat. May 9th from 9AM-3PM. They are looking for donations for both. You may sign up on the website or in the library. Volunteers are needed – please reach out to library director Carol Bancroft if you'd like to help.
- **March 2026 Physical Item Circulation: 904 items**
- **March 2026 Digital Item Circulation: 1,056 items**