

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
August 13, 2024**

July 16, 2024 PB Meeting

Cornerstone Workshop – Board discussion with the town and applicant's consultants re water testing. – Hydrologists from both parties were also present. The panel had a lengthy discussion about the number of substances to test. Applicants insisted of doing only 3 substances versus 22. This testing is focus on pharmaceutical to check whether the contaminant is coming from the Cornerstone Facility.

The board motioned that Hanson Van Vleet revised their proposal per the July 16, 2024 discussion.

No other action taken.

Wachs and Belcher Variance Recommendation - 289-295 Lake Drive, Tax Grid No. 6469-00-042135.

The applicants request an area variance to Sec. 250-22 (A)4 to increase the number of accessory structures from 3 to 6 on a 58.41-acre parcel in the C Zoning District in order to install an inground pool.

- Received positive recommendation to Zoning Board of Appeals.

Rosen Area Variance Recommendation –96 Nine Partners Road, Tax Grid No. 6468-00-756374.

The applicant requests area variances to Sec. 250-22 (A)4 to increase the number of accessory structures from 3 to 4 and to permit the number of allowed one car private garage to two garages on a 108.91-acre parcel in the AR5 Zoning District in order to convert an existing pool house to a new one car garage.

- Received positive recommendation to Zoning Board of Appeals.

Malloy Area Variance Recommendation – 487 Ruskey Lane, Tax Grid No. 6366-00-528665.

The applicant requests the following area variances on a 3.008-acre parcel in the AR3 A Zoning District in order to build a 30' x 40' ft Detached Garage.

Sec. 250 Attachment 2 (Area Bulk Regulations)

- Front Yard Setback reduction from 100' to 34'
- Rear Yard Setback reduction from 75' to 30'

Sec. 250-22 (A)4

- to permit the number of allowed one car private garage
- Received positive recommendation to Zoning Board of Appeals.

West Clinton Fire District Wetlands Permit and Site Plan approval – 6 Long Pond Road, Tax Grid No. 6468-00-312467.

Applicant seeks site plan approval (Sec. 250-96) and Wetlands Permit pursuant to Sec. 250-78 for the construction of a 20' x 33.6' addition to an existing firehouse on a 0.613-acre parcel that is in the Hamlet.

- Requested wetlands permit approved.

Lindsey Brown Section 250-78 Wetlands Permit for Activities in a Controlled Area – 99 Willow Lane, Tax Grid No. 6567-00-193832

- Applicant seeks wetlands permit for the work done in the controlled area.
- It was noted that a stop work order was issued for this property for all the activities performed without a permit.

The board agreed to (1) waive the information requirements contained in Subsection F(4); 2) waive referrals to outside agencies; and 3) suspend the permitting process for the action and authorize the immediate issuance of the permit; ALL SUBJECT TO the ZBA's determination on the neighbor's appeal of the MCEI's Letter of Recommendation dated June 11, 2024, AND FURTHER SUBJECT TO the circulation and approval of a writing setting forth the PB's decisions and reasons therefor to be filed with the Office of the Planning Board.

Mershon Wetlands Permit to Rebuild Single Family Dwelling - 253-269
Nine Partners Road, Tax Grid no. 6468-00-930822

Applicant seeks Wetlands Permit pursuant to Sec. 250-78 in order to rebuild the primary dwelling and bridge.

- Requested wetlands permit approved.

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.

- It was noted that the property owner is seeking subdivision in order to get a mortgage per the mortgage company's requirement.
- The board had a lengthy discussion whether a lot that is intersected by a county road is naturally subdivided.
- The board agreed to establish an escrow.
- No other action taken.

Drago Non-Hosted Short Term Permit Renewal – 238 Hollow Road, Tax Grid
No. 6267-00-703319

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

- Requested renewal permit is granted.

Upstate Modernist Non-Hosted Short Term Permit Renewal – 722 Slate
Quarry Road, Tax Grid No. 6469-00-262542

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

- No action taken, There is an outstanding item that needs to be submitted.

August 6, 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.

- Sketch plan approval is granted.
- SEQRA needs to be circulated.

Corrigan Non-Hosted Short Term Renewal Permit- 73 Long Pond Road, Tax Grid No. 6468-00-230572

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

- Requested renewal permit is granted.

Upstate Modernist Non-Hosted Short Term Permit Renewal – 722 Slate Quarry Road, Tax Grid No. 6469-00-262542

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

- Requested renewal is granted.

Aull and Fite Non-Hosted Short-Term Rental Renewal – 62 E Meadowbrook lane, Tax Grid No. 6367-501394

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

- No action is taken. The pool is not in compliance.

East Clinton Fire District for a new Firehouse (Board Discussion) – 8 Firehouse Lane, Tax Grid No. 6566-00-523768

Applicant wishes to construct a new fire house on East Clinton Fire House. Note that the applicant did not submit an application yet. This is merely a discussion to get the necessary steps and procedures in doing the site plan approval.

- 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
August 13, 2024**

July 25, 2024 ZBA Meeting

Wachs and Belcher Variance - on property located at 289-295 Lake Drive, **Tax Grid No. 6469-00-042135.**

The applicants request an area variance to Sec. 250-22 (A)4 to increase the number of accessory structures from 3 to 6 on a 58.41-acre parcel in the C Zoning District in order to install an inground pool.

- Requested variance is granted.

Rosen Area Variance – property owned by **Jeffrey Rosen** located at 96 Nine Partners Road, **Tax Grid No. 6468-00-756374.**

The applicant requests area variances to Sec. 250-22 (A)4 to increase the number of accessory structures from 3 to 4 and to permit the number of allowed one car private garage to two garages on a 108.91-acre parcel in the AR5 Zoning District in order to convert an existing pool house to a new one car garage.

- Requested area variance is granted.

Malloy Area Variance – property owned by **Vivien Malloy** located at 487 Ruskey Lane, **Tax Grid No. 6366-00-528665.**

The applicant requests the following area variances on a 3.008-acre parcel in the AR3 A Zoning District in order to build a 30' x 40' ft Detached Garage.

Sec. 250 Attachment 2 (Area Bulk Regulations)

- Front Yard Setback reduction from 100' to 34'
- Rear Yard Setback reduction from 75' to 30'

Sec. 250-22 (A)4

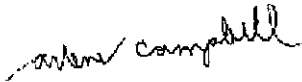
- to permit the number of allowed one car private garage

- Requested variances are 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.
- Public hearing is open.
- No action taken.

Prepared by:



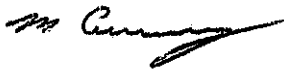
Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

Town of Clinton Building Department
~~August~~ 2024 Monthly Report
Town Board Meeting ~~8-13-2024~~

Number of Building Permits Issued	16
Number of CO & CC issued	10
Number of Title Search	2
Total Number of Mileage by the Building Inspector	<u> </u> miles
Total Cost of Construction	<u><u>\$1,081,686.00</u></u>

Approved By:



Michael Cosenza
Building Inspector

MCEI Monthly Report of Permits

07/01/2024 - 07/31/2024

Permit Date	Permit Type	Owner Name	Address	Parcel Number	Permit #	Main Status
7/1/2024	Garage/Carport - Attached	Shawn P. Christensen	27 Palatine Trl	6368-00-121169	11850	Open
7/1/2024	Accessory Structure	Tanya S. Murray	359 Mountain View Rd	6369-00-331472	11851	Application Incomplete
7/1/2024	New Roof	Joseph L. Phelan Jr	117 Longview Rd	6569-00-050030	11852	Open
7/3/2024	HVAC	Sarah Easterly	99 Old Bulls Head Rd	6469-00-830463	11853	Open
7/4/2024	Variance, Area	Vivien G. Malloy	487 Ruskey Ln	6366-00-528665	11855	Approved
7/4/2024	Subdivision	Willa Devereux Trustee	18 Hollow Rd	6267-00-227660	11856	Application Active
7/8/2024	HVAC	David J. Slack	17 Skytop Ridge	6469-00-139738	11857	Open
7/8/2024	Garage - Detached	Jeffrey J. Rosen	96 Nine Partners Rd	6468-00-756374-0000	11858	Denied
7/8/2024	Variance, Area	Jeffrey J. Rosen	96 Nine Partners Rd	6468-00-756374-0001	11859	Approved
7/11/2024	Accessory Structure	James H. Gelfert	66 W Meadowbrook	6367-00-114238	11860	Application Active
7/11/2024	Renovation, Accessory Structure	Interlake R V Park LLC	428-448 Lake Dr	6469-00-218434	11861	ON HOLD
7/12/2024	Accessory Structure	David S. Solomon Trustee	105 Longview Rd	6569-00-040085	11862	Denied
7/12/2024	Demolition	MTS Realty	40C Circle Hollow Rd	6367-00-167075	11863	Under Investigation
7/12/2024	Demolition	MTS Realty	40 A/B Hollow Circle Rd	6367-00-167075	11864	Under Investigation
7/18/2024	Renovation, Principal Building	Federal National Mortgage	2377 Salt Point Tpke	6566-00-479664	11865	Application Active
7/18/2024	Generator	Douglas Simon	84 Deer Ridge Dr	6368-00-291160	11867	Open
7/19/2024	Roof Mounted Solar ES	Margaret Anne Gerrity	72 Bowmans Glen Ln	6568-00-169564	11868	Application Active
7/23/2024	Oil Tank	Charles J. Wyant Jr	418 Schultsville Rd	6467-00-999501	11869	Open
7/24/2024	Electrical Service	Ronald M. Rothkranz	171 E Cookingham Dr	6267-00-454528	11870	Application Incomplete
7/24/2024	Renovation, Principal Building	Westcott 438 LLC	438 Hibernia Rd	6566-00-651080	11871	Application Active
7/24/2024	Accessory/Addition	Frank M. Mc Mahon	137 Long Pond Rd	6468-00-224774	11873	Application Active
7/24/2024	New Residential	KOBE enterprises LLC	224 Rhynders Rd	6367-00-693782	11874	Application Incomplete
7/24/2024	Tennis/Basketball Court	Michael D. Hochberger	111 Woodlea Rd	6466-00-293923	11875	Application Active
7/24/2024	New Roof	Judith K. Fehlig Trustee	1 Schultsville Rd	6468-00-446308	11876	Application Active
7/24/2024	Shed	Judith K. Fehlig Trustee	1 Schultsville Rd	6468-00-446308	11877	Application Active
7/29/2024	Wood Stove	Michael Seelbach	17 W Meadowbrook Lane	6367-00-005224	11878	Application Active
7/29/2024	HVAC	David S. Solomon Trustee	105 Longview Rd	6569-00-040085	11879	Open
7/29/2024	HVAC	Johannes A. Vanderlee	58 Breezy Hill Rd	6467-00-361794	11880	Application Incomplete
7/29/2024	HVAC	Cathy J. Morris	54 Talleur Ln	6566-01-431815	11881	Application Incomplete
7/29/2024	Roof	Matthew and Adam Oakes	620 Clinton Hollow Road	6467-00-095197	11882	Under Investigation
7/31/2024	HVAC	Anthony E. Ard	23 W Cookingham Dr	6267-00-404630	11883	Application Incomplete

Total Permits Received: 31

8/13/2024

Permit Open or Approved: 9

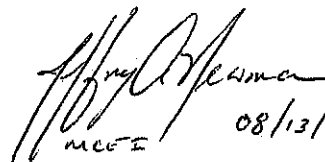
Application Deemed Incomplete: 6

Under Investigation: 3

Denied: 2

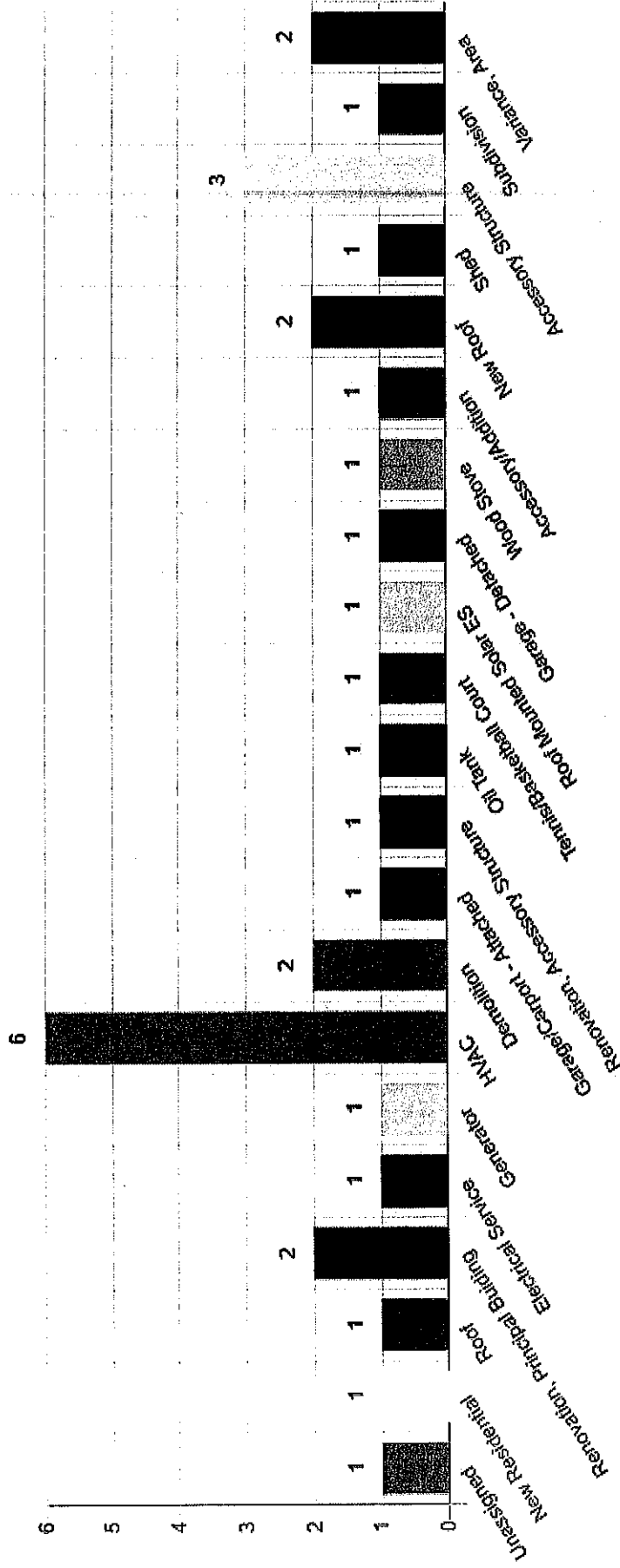
Requires Additional Information: 1

Currently In Queue for Review: 10


MCEI 08/13/2024

Permit Count by Type

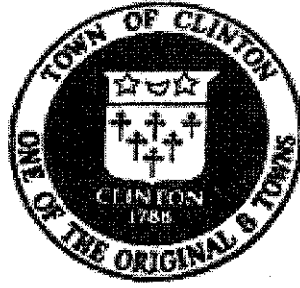
of Permits



Display: Month

Month: Jul

Year: 2024



TOWN OF CLINTON HIGHWAY DEPT.

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

July 31, 2024

Town of Clinton Highway Department Report

Dirt Road – repairs are continuously ongoing because of the many strong rain storms. Because of the heavy rain, ditch work, culvert cleaning and new material has been needed.

Roadside Mowing – has been ongoing throughout the town roads.

Storms – there were (4) significant storms in ^{July} ~~June~~ that required the crew to perform cleanup and repairs.

Hot patching – has been taking place on Old Bulls Head Rd, Willow Lane and other various locations. In addition, hot patching was done around a couple of newly replaced culverts.

Intermunicipal Aid – was given to Milan and Rhinebeck for road projects.

Interdepartmental Aid – The Highway Dept helped the CAC with building and placing benches along the nature trail.

Respectfully,
Todd M. Martin
Highway Superintendent

For Marion Auspitz

Library Report for TB Meeting 8/13/24

- CCL will have a table at Community Day. There will be take & make kits for kids, information about programs & services, and a survey to learn what our community would like to see from the library. Please be sure to stop by.
- The Betty & the Baby Boomers summer concert that was cancelled due to weather has been rescheduled for Saturday September 14th. It will be held in the Town Hall from 7-8:30 PM.
- This Friday is the final outdoor concert at the Rec Park. Come and enjoy the music of Vito Petrocitto starting at 6:30. Cider Bros. food truck will be there at 6 PM.