

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
August 11, 2026**

July 16, 2026 PB Meeting

Popolow and Skalla Demolition Plan Approval – 217 E. Fallkill Road, Tax Grid No. 6267-00-843627.

Applicant wishes to remove the mobile home on this parcel.

- Request demolition plan was granted.

Six Senses Hudson Valley Site Plan and Amended Special Use Permit for Conference Center – Discussion and Review of Draft Scoping Document - 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.

- The board had a very lengthy discussion on draft scoping document.
- Final Scoping Document was adopted.
- Final Scoping Document needs to be circulated to all the involved and interested agencies. Also need to be posted on ENB.
- To reconvene on September 10, 2026.
- No other action taken.

August 4, 2026 PB Meeting

Kohen Area Variance Recommendation– property located at 20 Lauren Lane, Tax Grid No. 6267-00-787124.

Applicant seeks an area variance to reduce a side yard setback from 50 feet to 15 feet. To permit the unpermitted tennis court that was installed years ago.

Aberdeen Farm Amendment of Site Plan Approval for Tier 2 Ground Mounted SES – property located at 163-193 Hollow Road, Tax Grid No. 6267-00-640517.

Applicant seeks modification of Site plan approved on May 28, 2026.

- The proposed revision entails moving the solar arrays serving the “Yellow House” from an east-west line to a location behind the arrays serving the “Pony Barn,” to the north of the original location and farther from Hollow Road
- Requested Site plan modification was granted.

Aberdeen Farm Site Plan and Special Permit Approval for Tier 3 Ground Mounted SES – property located at 163-193 Hollow Road, Tax Grid No. 6267-00-640517.

Applicant wishes to install Ground Mounted Solar System to expand the 20 kw system of the yellow house to 50 kw that will fall under Tier 3 pursuant to Sec. 250.71.1 of the Town of Clinton Zoning Law.

- Note that there are three residences on this parcel.
- Public hearing is set on September 10, 2026.
- Needs the town engineer to review the engineering aspects.
- Need clarification or interpretation from the town attorney about fencing and decommissioning plan.
- No other action taken.

Camp Rising Sun Site Plan and Special Permit for Conference Center (Board Discussion) – property on 6-31 Sun Rising Lane, Tax Grid No. 6469-00-476251

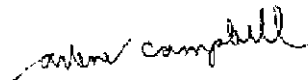
Applicant proposes site plan and special permit to operate conference center as an accessory use of the camp use of the property.

- The applicant wishes to incorporate off-season programming and events at an existing, operational summer camp.
- The ZA made a determination that this is a permissible accessory use under the Conference Code.
- ZA Newman recused for this application and ZA Cosenza made a determination regarding the existing building setbacks, etc.
- There is still no actual site plan received.

- Note that the applicant dropped their request to allow wedding events as part of their application.
- Needs more details about the proposed programs, the more details, the better (number of events a year, capacity, workers, etc)
- Need interpretation regarding the setback per Sec. 250.45 (Events and parking), Can the PB waived this?
- Per the town planner, this is a type ii action since no physical changes proposed.
- tentatively pencil for the Sept 10 agenda.

No action taken

Prepared by:



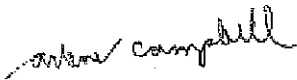
Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
TOWN BOARD MEETING
August 11, 2026**

The regular July 2026 ZBA meeting was cancelled.

Prepared by:

A handwritten signature in cursive script, appearing to read "Arlene Campbell".

Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

Town Board - Monthly Recreation Dept. Report

August 11, 2026

- Next Rec Meeting: **August 31, 2026, @ 7:00 PM** at Clinton Town Hall.

Our activities:

- a. Our final summer concert at Fran Mark Park will be held this Friday, August 14, featuring Vito Petrocitto. Fanelli's food truck starts serving at 6 PM, and the concert is 6:30-8:00.
- b. The **Hiking Club** will meet next on **August 15th**. This month's hike will be at Stissing Mountain.
- c. The **Knitting Club** meetings are held on the 2nd and 4th Wednesdays of each month at **Jeanie Bean & Family Delicatessen**. New members are always welcome!
- d. This is our final week of the Children's 2026 Summer Camp. Thank you to Barbara Mansell and Jean McAvoy for their fun presentations to the campers.

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

Town of Clinton Building Department
July 2026 Monthly Report
Town Board Meeting 8-11-2026

Number of Building Permits Issued	<u>15</u>
Number of CO & CC issued	<u>7</u>
Number of Title Search	<u>10</u>
Total Number of Mileage by the Building Inspector	<u>180</u> miles
Total Cost of Construction	<u>\$185,690.00</u>
Building Permit Fees	<u>\$12,037.18</u>

Approved By:



Michael Cosenza
Building Inspector



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

July 31, 2026

Town of Clinton Highway Department Report

Road Project – This year's work is set to begin on Wednesday, August 12th (weather permitting). Please see the list of posted roads on the Highway Website and through the Town's Mailchimp system. Expect delays and please try to be patient as the crew works to complete the project.

Road Prep – The crew has been working to prep the roads for the summer project. Debris and vegetation were cleared, organic soft matter was removed, liquid tack was used to seal the cracks and the final prep stage had the roads swept and brushed.

Storms – there were (7) significant weather-related work days this month. Downed trees and various damaged was caused by the heavy rain and wind storms.

Tree Work – this month a considerable amount of tree work was completed because we had the use of the Shared Services bucket truck.

PLEASE BE ESPECIALLY MINDFUL OF RAIN RUN OFF FROM YOUR DRIVEWAY & PROPERTY TO HELP PREVENT ANY FLOODING ON TOWN ROADS.

*The month of July had (1) resident request for a driveway permit renewal

Respectfully,
Todd M. Martin
Highway Superintendent

- Thanks to a generous donor, the library now offers nature guides and binoculars that can be checked out. These donations were made in memory of Dick and Norene Coller.
- Special events in August include the final Summer Concert – a performance by Vito Petrocitto at Fran Mark Park on Friday Aug. 14 at 6:30, a Butterfly Walk co-sponsored by the CAC on Saturday Aug. 15 at 9 AM, a program on Monarch butterflies on Saturday, Aug. 22 at 11 AM, and a Lunch & Learn talk on artifacts from the Roosevelt Collection Archives on Thu. Aug. 27 at noon. Please register online for these events or call the library if you need help.
- Summer Reading participants are reminded to return their reading logs so the library can tally up how many hours were spent reading.
- July 2026 circulation:
 - Physical items: 1,155
 - Digital items: 1,043
- The library will be closed for Labor Day on Monday, Sept. 7.