

**TOWN OF CLINTON  
PLANNING BOARD REPORT  
TOWN BOARD MEETING  
April 8, 2025**

**March 18, 2025 PB Meeting**

Meeting was cancelled.

**April 4, 2025 PB Meeting**

**Dussault 3 Lot subdivision (Preliminary and Final 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 was open and closed.
- Negative declaration was issued for SEQRA purposes.
- Preliminary and Final Approvals were issued with conditions.

**Metzger Steep Slopes Permit – 617 Slate Quarry Road, Tax Grid No. 6459-00-196903**

Applicant seeks Steep slopes Permit regarding a proposed sewer line between a septic tank and a sewage field.

- The panel had a very lengthy discussion regarding the elevation of the property and whether the proposed work falls under very extreme or moderate steep slopes.
- Steep slopes Permit was issued with conditions. The applicant needs to submit soil erosion and sediment control plan application.

**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 applicant proposes to construct a new one story 11,519 square feet firehouse facility on a 4.3 acres parcel in the hamlet.
- The facility will have five vehicle bays, three offices, a radio room, meeting room, bathrooms, storage, multipurpose room and a kitchen. The multipurpose room will seat 125 people, with roughly 43 parking spaces proposed.
- The new firehouse would be served by an onsite septic system and individual water supply.
- The firehouse operation will be relocated to the newly constructed firehouse and the old facility will be sold.
- 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.

After a very lengthy discussion, the board issued a Negative Declaration for SEQRA process so that the applicant can proceed with their funding application. It was noted that the board did not issue a site plan approval.

Needs to circulate the Neg Declaration document to all the involved and interested agencies.

No other action taken.

**Dutchess Reserve LLC 5 Lot Subdivision (Extension of Conditional Final Plat Approval) – Property on Pumpkin Lane, Tax Grid No. 6568-00-017281.**


Applicant seeks 90-day extension in order to satisfy the condition of the Final Plat approval of Section Two of the Final Plat.

- Requested extension was granted.

**OTHER MATTERS:**

- Ms. Mustello, board liaison officer gave an update about the wetlands workshop that transpired on March 20, 2025. She welcome comments from all.

Prepared by:



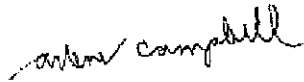
Arlene Campbell  
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

**TOWN OF CLINTON  
ZONING BOARD OF APPEALS  
TOWN BOARD MEETING  
April 8, 2025**

No Report, the March Meeting was cancelled due to lack of quorum.

Prepared by:

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

Arlene Campbell  
Building, Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

# **Town Board - Monthly Recreation Dept. Report**

**Date: April 8, 2025**

- Next Rec Meeting: **April 28, 2025 @ 7:00 PM** here at the Town Hall

## **Recent activities:**

- **APRIL:**

- a. Chess Night - We held our first Chess night last evening. We would like to do this again in the upcoming months

## **Upcoming activities:**

- **APRIL:**

- a. The annual Easter Egg Hunt will be held on **Saturday April 19th** at 11:00 am at Friends Park. Bring your own basket!
- b. 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. We will be holding our second Family Movie Night on **Saturday May 3rd** at 6 PM at the Town Hall. Doors open at 5:45. We will be showing Disney's "**Encanto**"
- b. Our 3 on 3 Basketball tournament will be held on **May 24th**. We are looking for both girls' and boys' teams in grades 7 and up.
- c. 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.
- d. Swimming at Fran Mark will open Memorial Day weekend

As always, reach out to the recreation department with any questions.

Please check out our website and calendars for updates & changes

Town of Clinton Building Department  
March 2025 Monthly Report  
Town Board Meeting 4-8-2025

Number of Building Permits Issued	14
Number of CO & CC issued	17
Number of Title Search	8
Total Number of Mileage by the Building Inspector	<u>          </u> miles
Total Cost of Construction	<u><u>\$1,005,127.00</u></u>

Approved By:

Michael Cosenza  
Building Inspector

# Zoning Administrator Permit Review Report for March 2025

Review Date	Review Status	Permit Type	Permit Date	Owner Name	Address	Parcel Number	Permit #	Main Status
3/4/2025	Approved for PB Agenda	Site Plan	2/17/2025	East Clinton Fire District	8 Firehouse Ln	6566-00-523768	12084	Application Active
3/4/2025	Approved	Storage/Utility Building	5/25/2023	Bhaowen Jay Rao	754 Fiddlers Bridge Rd	6468-00-066324	10751	Open
3/14/2025	Approved	Generator	5/29/2024	Anthony Carlinco	111 Longview Rd	6569-00-050057	11810	Open
3/28/2025	Approved with Conditions	HVAC	12/12/2024	Peter J. Morrow	593 Hollow Rd	6367-00-433001	12038	Open
3/14/2025	Denied	Shed	2/5/2025	George Dedivanovic	218 Allen Rd	6466-00-621569	12077	Denied
3/31/2025	Requires Additional Information	Renovation, Principal Bldg	2/13/2025	Richard Abramowitz Trustee	80 Rhynders Rd	6367-00-368782	12082	Application Incomplete
3/31/2025	Application Incomplete	New Residential	2/26/2025	Samuel Clarke	Woodlands Trl	6466-00-825958	12087	Application Active
3/31/2025	Approved with Conditions	Deck/Porch	2/27/2025	Donald B. Schaefer	333 Allen Rd	6466-00-415820	12088	Application Active
3/6/2025	Approved	Demolition	3/4/2025	Danlian Bell	549 Clinton Hollow Rd	6467-00-052007	12089	Application Active
3/14/2025	Approved	Oil Tank	3/10/2025	Thomas Francis Maclean	302 Schoolhouse Rd	6468-00-090086	12093	Open
3/31/2025	Denied	In Ground Pool	3/10/2025	Paul Urbanczyk	439 Schultzeville Rd	6567-00-055494	12094	Denied
3/31/2025	Application Incomplete	Pool House	3/11/2025	David S. Solomon Trustee	105 Longview Rd	6569-00-040085	12095	Application Active
3/14/2025	Denied	Shed	3/12/2025	George Dedivanovic	218 Allen Rd	6466-00-621569	12097	Denied
3/31/2025	Approved	Oil Tank	3/14/2025	Darya Jayachandran	217 Browns Pond Rd	6268-00-820009	12098	Application Active
3/14/2025	Denied	Variance, Area	3/21/2025	George Dedivanovic	218 Allen Rd	6466-00-621569	12100	Denied
3/28/2025	Approved	Renovation, Accessory Structure	3/21/2025	Louis August Jonas Foundation,	6-31 Rising Sun Ln	6469-00-476251	12103	Open
3/31/2025	Approved with Conditions	HVAC	3/21/2025	Prital M. Shah	11 Browning Rd	6366-00-238165	12104	Application Active
3/28/2025	Application Incomplete	Electrical Service	3/21/2025	Brook Taube	173 Pumpkin Ln	6567-00-370619	12106	Application Active
3/28/2025	Approved	In Ground Pool	3/24/2025	Sean Dailey	157 Silver Lake	6469-00-339971	12107	Open
3/28/2025	Approved	Roofing Replacement	3/26/2025	Geil Dagger Coates Trustee	57 Lake Pleasant Dr	6268-00-779126	12110	Open
3/31/2025	Approved	HVAC	3/27/2025	Debasish Sen	271 Browns Pond Rd	6268-00-880113	12111	Open

Totals:	Permits Reviewed through Zoning:	21
	Application is Active	8
	Application is Open	8
	Application was Denied	4
	Application was Voided	0
	Application was Withdrawn	0
	Application is On Hold	0
	Approved for PB or ZBA Agenda	0
	Approved by PB or ZBA	0
	Renewal Application	0
	Application Under Investigation	0
	Application found to be Incomplete	1

Permit Types:	
Renovation	2
Oil Tank	2
Electrical	1
HVAC	3
Deck/Porch	1
Shed or Storage	3
Site Plan	1
SPU, Site Plan, or Variance	2
Pool	3
Generator	1
Roofing	1
Demolition	1
Total	21

*Jeffrey C. Lawrence*  
2/4/2025  
Zoning Administrator



**TOWN OF CLINTON HIGHWAY DEPT.**

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

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March 31, 2025

**Town of Clinton Highway Department Report**

**Storms** – there was a total of (3) weather related work days this month

**Heavy Winds** caused tree damage along various roadways this month. Our chipper was used to help aid in the cleanup of the limbs and branches.

**Dirt Road** work was performed on several roads. Stonehouse Road had rock hammered in order to grade and recondition the surface. This improves the roadway and allows it to be more passable. The York rake was also used on the dirt roads to help spread new stone.

**Shoulder Work** has been done on Schoolhouse Road. This will help reshape and maintain the shoulder area for better drainage.

**Culvert Pipe** and catch basin replacement took place on East Cookingham Lane. Working together with the school districts, the emergency responders and the local post office, the work was completed with minimal disruptions and offered an improved drainage system.

**Signs** were replaced on Lake Drive.

**Surplus** items were inventoried, cataloged and gathered together for the upcoming sale.

**Continuing Education** – Several crew members attended a Flagger Training workshop

**Restrictive Roadside Parking** will be lifted on April 15th.

\*no driveway permits were issued this month

Respectfully,  
Todd M. Martin  
Highway Superintendent



For Marion Auspitz

## Library Report for TB Meeting 03-25

- The library thanks everyone who was able to attend the 60<sup>th</sup> birthday party on Friday, April 4<sup>th</sup>. Over 135 people helped celebrate. It was a wonderful community event.
- The library is still accepting donations for the Spring Book Sale. You can bring your clean, sellable books, CDs and DVDs to the library until Saturday May 3. 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.
- There is one vacancy on the Library's Board of Trustees. The library just celebrated 60 years of service to the town of Clinton and now they are looking ahead to the *next* 60 years. Please reach out to library director Carol Bancroft to learn more about how you can get involved.