

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
February 10, 2026**

January 21, 2026 PB Meeting

Smith Area Variance for an Addition – 38 Story Lane, Tax Grid No. 6468-00-792913

The applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) for a side yard setback from 50 feet to 32 feet for a construction of an addition to a single family dwelling on a 2.64 acre of land in the AR3 Zoning District.

- Received positive recommendation to the Zoning Board of Appeals.

Venters Area Variance for a shed - 29 Ryan Ct, Tax Grid No. No. 6469-00-964491.

Applicant seeks site modification to construct a workshop outside the building envelope per the approved subdivision in 1981.

- Requested site modification 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.

- Applicants had a very lengthy discussion about the proposed wastewater treatment facility.
- No action taken.

February 3, 2026 PB Meeting

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.

- Public hearing continuation. Comments from the public were heard.
- Public hearing was closed.
- Applicant presented the layout about the screening in front of the bay area. The board discussed landscaping, septic system, wetlands, and other matters.
- Need final site plan to make sure everything is addressed.
- No other action taken.

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.
- Note that the open space variance was granted by the Zoning Board of Appeals.
- Public hearing was opened and remains open.
- Needs revised plan showing the depicted open space.
- Needs to do SEQRA next meeting.
- No action taken.

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.
- Public hearing was opened.
- Numerous people appeared and spoke in strong opposition citing concerns about the road traffic and safety on Schutzville Road and other town roads.
- Public also expressed concerns about the impact of the conference center every time there's wedding or other events.
- Discussions were made whether the sitting capacity of 132 can be reduced. Applicant showed willingness to reduce the capacity to 80.
- Public hearing remains open.
- Need to re-do the traffic study to get more in depth analysis.
- No other 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
February 10, 2026**

January 29, 2026 ZBA Meeting

Smith Area Variance for an Addition – 38 Story Lane, Tax Grid No. 6468-00-792913

The applicants request an area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) for a side yard setback from 50 feet to 32 feet for a construction of an addition to a single family dwelling on a 2.64 acre of land in the AR3 Zoning District.

- Requested area variance is granted.

Murphy and Donovan Area Variance for an Addition- 489 Slate Quarry Road
Tax Grid No. 6369-00-746750

The applicants request the following area variances to Sec. 250 Attachment 2 (Schedule of Area Bulk and Regulations) to allow construction of a two-story addition on a single-family dwelling on a 6.98-acre lot in the AR5A Zoning District.

Side Yard setback reduction from 50' to 34'
Lot Width from 400 feet to 270 feet

- Requested area variance is granted with condition.

Davis Variance - 8 Hampton Ct with Tax Grid No. 6567-00-187793

The applicant requests area variance to Sec. 250 Attachment 2 (Area Bulk and Regulations) for a side yard setback from 50 feet to 15 feet for a 4" concrete pad (approximately 28' x 50') to be used as basketball court that was already installed without a building permit.

- Public hearing was opened and closed.
- No action taken, need to go back to the Planning board for a variance recommendation.

Schor Area Variance for the Townhomes Site Plan and Special Permit -
Clinton Corners Road

Applicant seeks an area variance to reduce the open space requirement (40% of 70 acres) from 28 acres to 4.8 acres.

- Public hearing was open at the last meeting. numerous people spoke and expressed comments.
- Public hearing was closed.

After a very lengthy discussion, the board granted the variance with conditions.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

Town of Clinton Building Department
January 2026 Monthly Report
Town Board Meeting 1-13-2025

Number of Building Permits Issued	10
Number of CO & CC issued	16
Number of Title Search	9
Total Number of Mileage by the Building Inspector	<u>115 miles</u>
Total Cost of Construction	<u>=====</u> \$523,346.00

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**

January 31, 2026 (January work) J

Town of Clinton Highway Department Report

Truck repairs – work is being done in house to help cut costs for any necessary repairs on the trucks & equipment

Hauling - several crew members have been hauling materials used in snow and ice storms to help cut costs.

Dirt Roads – material was spread and made crucial repairs

Storms - During the month of January either our full crew or a partial crew conducted snow and ice operations, including checking roads, on (12) separate days. This includes: days with storms, days with windblown drifts, days pretreating, and days cleaning up following a storm.

Interdepartmental Aid - some Highway crew members helped to plow Friends Park.

Special shout out to the crew – The Highway crew has done a tremendous job with keeping the roads safe and passable during the winter season.

Respectfully,
Todd M. Martin
Highway Superintendent