

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
January 13, 2026**

December 17, 2025 PB Meeting

Murphy and Donovan Application for Area Variance from setback requirements for a proposed addition to principal residence. – Tax Grid No. 6369-00-746750 located at 489 Slate Quarry Road - received positive recommendation to ZBA

Schor Farm Area variance recommendation – Clinton Corners Road, Tax Grid No. 6566-00-609287

The applicant requests an area variance to Sec. 250.62 B-10 for an Open Space area reduction from 28 acres to 4.8 on a 70.01-acre lot in the CR 1 Zoning District in order to develop a 12-townhome style apartment units split between 3 buildings.

Sec. 250.62 B-10 states that Open area of 40% of the gross lot area must be provided for use by the tenants.

- Received neutral recommendation to ZBA

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. Landscaping and lighting and issues from the previous meeting were discussed. Comments from the public were heard.
- Public hearing remains open.

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.
 - SEQRA needs to be circulated.
- No other action taken.

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.

- The applicant did a presentation about detailed presentation regarding the proposed wastewater treatment facility and wells in response to questions from the prior meetings.
- No action taken.

Interlake RV Park, located at 428 Lake Drive, tax grid #132400-6469-00-218434-00.

Applicant seeks annual permit renewal for 2026.

- Requested permit is granted.

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
January 13, 2026**

The November and December ZBA meetings are combined to December 4th meeting due to the holidays.

The December 4th meeting was already reported at the December 2025 Town Board meeting.

Prepared by:



Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

Town Board - Monthly Recreation Dept. Report

January 13, 2025

- Next Rec Meeting: **January 26, 2026**, @ 7:00 PM at Town Hall. Please join us; we'd love to hear new activity ideas from our community members!

Our activities:

- a. **Chess Club** meets at Town Hall on the 1st MONDAY of each month. Games start at 7 PM.
 - b. The gate at the entrance to Fran Mark Park has been locked for the season. Residents who want to walk their dogs there can use the upper parking lot along the road.
 - c. The new tennis court net and the pickleball nets at Friends Park are down for the winter.
 - d. The **ice skating rink** at Friends Park is open! Skaters must provide their own equipment.
 - e. On **January 24th**, we will be holding an **ice skating party and bonfire** at Friends Park. We will start at **5:30 pm**. The Rec Committee will be serving hot chocolate. If you wish to donate your Christmas tree for the bonfire, please drop it off at Friends Park or the Highway Garage by **Jan 23rd**. Thanks to the Clinton Volunteer Fire Dept. for their help with this.
 - f. Mark your calendar: a new play structure at Friends Park will be built in April. We are looking for community volunteers to help the Recreation Committee.
- As always, reach out to the recreation department with any questions.
Please check out our website and calendar for updates & changes.

Town of Clinton Building Department
December 2025 Monthly Report
Town Board Meeting 12-29-2025

Number of Building Permits Issued	7
Number of CO & CC issued	11
Number of Title Search	5
Total Number of Mileage by the Building Inspector	<u>116 miles</u>
Total Cost of Construction	<u><u>\$282,703.00</u></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

December 31, 2025

Town of Clinton Highway Department Report

Vehicle & Equipment – various critical repairs took place on many of the trucks that are needed for winter operations.

Hauling – The crew members hauled in necessary material for snow and ice control.

Intersection Review – A preliminary inspection has been done on a local intersection. Further review from the Town engineer will take place in 2026.

Grant – The High Band radios that will be used to communicate townwide between the Highway crew and other essential workers have been installed, programmed and are being used.

Storms – During the month of December either our full crew or a partial crew conducted storm operations on thirteen separate days.

Aid – was received from Central Hudson and the County for various road emergencies from the recent storms.

Driveway Permits: (1) new application/ (2) closed permits

Respectfully,

Todd M. Martin
Highway Superintendent

For Marion Auspitz

Library Report for TB Meeting 01-26

- The library will be CLOSED on Monday January 19th in observance of Martin Luther King Jr. Day.
- CCL has been approved to join the Central Hudson HomeBoost program. Previously this program was offered only through a few pilot libraries, but due to success and patron demand it has expanded. Central Hudson's HomeBoost program offers a free, DIY home energy assessment kit, available to borrow from participating Mid-Hudson Library System libraries, to help customers find energy leaks using a thermal camera and smartphone app, resulting in a customized energy report and a free weatherization kit upon completion, aiming to reduce bills and improve efficiency. The library expects to have the kits ready to borrow by the beginning of February.
- Physical Item Total Circulation for December 2025: 936 items
- Digital Item Total Circulation for December 2025: 1,009 items
- Physical Item Total Circulation for all of 2025: 11,713 items
- Digital Item Total Circulation for all of 2025: 10,240 items