

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

**February 19, 2026 PB Meeting**

Davis Area Variance Recommendation for a basketball court – 8 Hampton Ct,  
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.

- Received positive recommendation to the Zoning Board of Appeals.
- No other action taken.

4 Old Bulls Head Farm for the size of an ADU – 160-166 Old Bulls Head Road,  
Tax Grid No. 6469-00-964491

The applicant requests the following area variance to convert the existing house to an Accessory Dwelling Unit and to construct a new 2,950 square feet house on a 23-acre property in the AR5 Zoning District.

Sec. 250.29-B-6 from the maximum permitted of 1,000 square feet to 1,962 square feet.

- Received positive recommendation to the Zoning Board of Appeals.
- 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 panel spent over two hours discussion about the proposed wastewater treatment facility, wetlands, biodiversity, etc. The panel also discussed the comments from the town consultants.

- The board passed a resolution to hold SEQRA public hearing on March 16, 2026.
- No other action taken.

Long Pond (Omega Campground) Annual Permit Renewal- 202 Lake Dr, Tax  
Grid No. 6468-00-032842

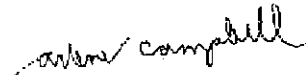
Applicant seeks annual permit renewal for 2026.

- Received conditional renewal.

### **March 3, 2026 PB Meeting**

Meeting was cancelled due to inclement weather.

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  
March 10, 2026**

**February 26, 2026 ZBA Meeting**

Davis Area Variance for a basketball court – 8 Hampton Ct, 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.

- Requested area variance is granted.

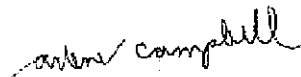
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Sec. 250.29-B-6 from the maximum permitted of 1,000 square feet to 1,962 square feet.

- Requested variance is granted.

Prepared by:



Arlene Campbell  
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

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## Rec Notes for March Mtg

1 message

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Dan Dawn HARKENRIDER <harkenrider6@msn.com>

Sun, Mar 8, 2026 at 12:23  
PM

To: Town Clerk Carol Mackin <townclerk@clintondcny.gov>, Charlie Dykas  
<charlesdykas@gmail.com>

### Town Board - Monthly Recreation Dept. Report

March 10, 2025

- Next Rec Meeting: **March 30, 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 **ice skating rink** at Friends Park is open! Skaters must provide their own equipment.
  - c. Summer Pavilion rentals have started! Please check the Recreation calendar for available dates. Reminder: the rental application must be completed within 2 weeks of reserving your preferred date for the date to be held. Forms are available on the website.
  - d. Mark your calendar: a new play structure at Friends Park will be built April 25th and 26th (rain date May 2nd & 3rd). We are seeking community volunteers to help the Recreation Committee. Please contact the Rec Dept if you are interested in helping.
  - e. Registration is now open for the **2026 Summer Camp**. Spots are available for children ages 5-10. Camp is held the first 2 full weeks of July and the first 2 weeks of August. Registration Forms are available on the website.
  - f. Life guards, gate guards, and camp counselors are needed for this summer. Please email [dan@clintondcny.gov](mailto:dan@clintondcny.gov) if you are interested. Application Forms are available on the website.
- 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  
February 2026 Monthly Report  
Town Board Meeting 3-10-2026

Number of Building Permits Issued	16
Number of CO & CC issued	19
Number of Title Search	<b>2</b>
Total Number of Mileage by the Building Inspector	<u>115 miles</u>
Total Cost of Construction	<u><u>\$856,669.00</u></u>

Approved By:



Michael Cosenza  
Building Inspector



Zoning Department  
Town of Clinton  
1215 Centre Road  
Rhinebeck, NY 12572  
(845) 212-2134 - Desk  
(845) 266-5748 - Fax  
[zeo@townofclinton.com](mailto:zeo@townofclinton.com)

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Jeffrey A. Newman, Zoning Administrator

## Report to the Town Board

March 10, 2026

Eliot Werner  
Zoning Liaison to the Town Board  
1215 Centre Road  
Rhinebeck, NY 12572

Re: Report of Enforcement Activity

Mr. Werner,

Please see below for a summary of recently resolved and current enforcement efforts before this office.

1. 203 Clinton Corners Road
  - a. Complaint: Open and Expired Building Permit
  - b. Status: Under Investigation
2. 203 Clinton Corners Road
  - a. Complaint: Noncompliance with Site Plan Approval
  - b. Status: Under Investigation
3. 14 Fourth Ave
  - a. Complaint: Accessory Dwelling Unit
  - b. Status: Working Toward Compliance
4. 36 Germond Road
  - a. Complaint: Disturbance of Steep Slopes
  - b. Status: Resolved
5. 53-71 Germond Road
  - a. Complaint: Operation of a Junkyard
  - b. Status: Under Investigation
6. 8 Hampton Court
  - a. Complaint: Disturbance within a Controlled Area
  - b. Status: Working Toward Compliance
    - i. Wetlands Permit Application Submitted
7. 8 Hampton Court
  - a. Complaint: Construction within the Setback
  - b. Status: Working Toward Compliance
    - i. Area Variance Granted
8. 5 Lake Drive
  - a. Complaint: Operation of a Tasting Room
  - b. Status: Working Toward Compliance
9. 5 Longview Road
  - a. Complaint: Nonhosted Short-Term Rental without a permit
  - b. Status: Under Investigation

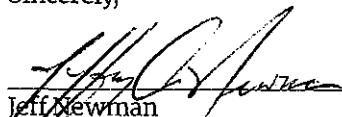
[townofclinton.com](http://townofclinton.com)

10. 164 Mountain View Road
  - a. Complaint: Multiple Open and Expired Building Permits
  - b. Status: Working Toward Compliance
11. 164 Mountain View Road
  - a. Complaint: Number of Accessory Structures
  - b. Status: Under Investigation
12. 148 North Creek Road
  - a. Complaint: Operation of a Tasting Room
  - b. Status: Under Investigation
    - i. Previous attempts to work toward compliance have failed
13. 148 North Creek Road
  - a. Complaint: Construction without a Building Permit
  - b. Status: Under Investigation
    - i. Previous attempts to work toward compliance have failed
14. 148 North Creek Road
  - a. Complaint: Signs
  - b. Status: Under Investigation
    - i. Previous attempts to work toward compliance have failed
15. Vicinity of Pumpkin Lane and the Taconic State Parkway
  - a. Complaint: Firing Range
  - b. Status: Under Investigation
16. 46 Rymph Road (450 Hollow Road)
  - a. Complaint: Operation of a Restaurant
  - b. Status: Working Toward Compliance
    - i. Farm Restaurant application before the Planning Board
17. Vicinity of Schultzville Road and the Taconic State Parkway
  - a. Complaint: Firing Range
  - b. Status: Under Investigation
18. Vicinity of Silver Lake Road
  - a. Complaint: Garbage Dump
  - b. Status: Resolved
19. 31 Willow Lane
  - a. Complaint: Disturbance within a Controlled Area
  - b. Status: Under Investigation
20. 95 Willow Lane
  - a. Complaint: Disturbance within a Controlled Area
  - b. Status: Under Investigation
21. 99 Willow Lane
  - a. Violation: Disturbance within a Controlled Area
  - b. Status: Working Toward Compliance
    - i. Wetlands Permit issued, preparing for remediation

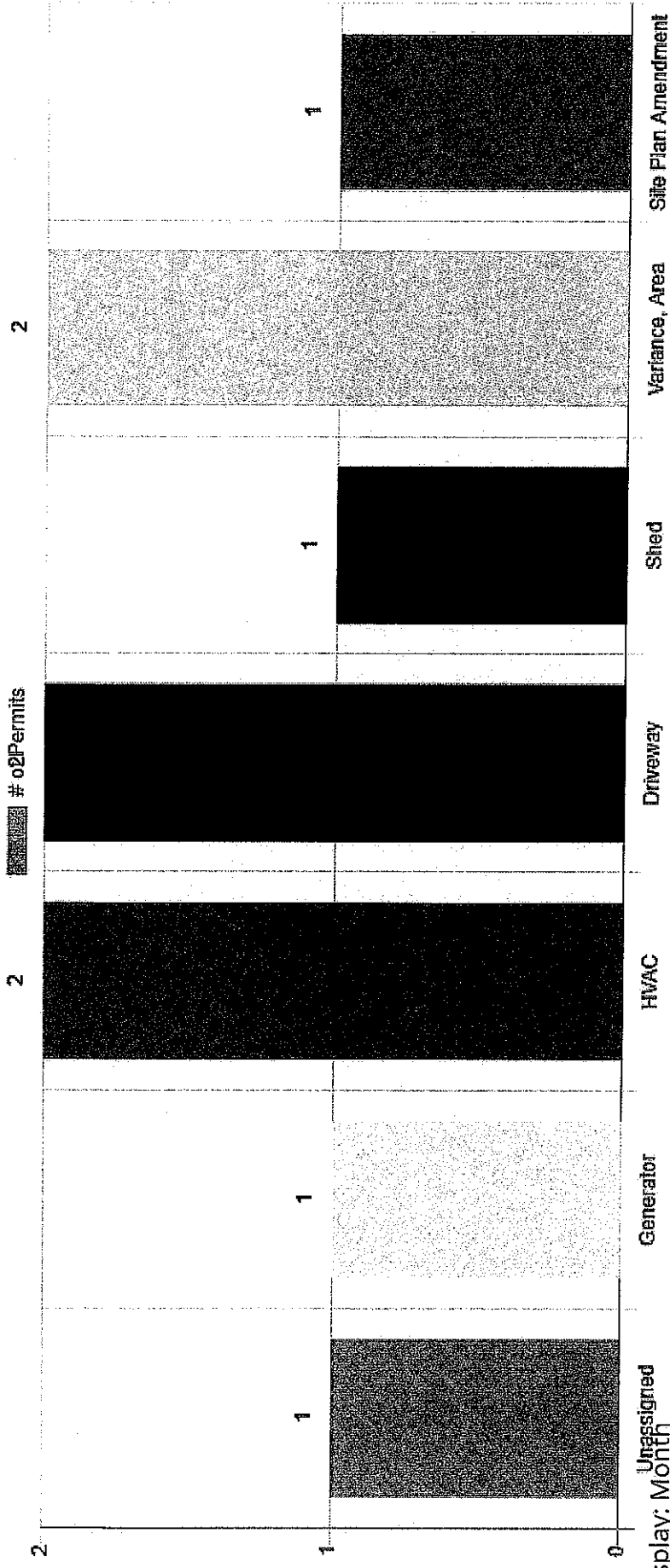
Number of permits reviewed:

- January: 10
- February: 17

Sincerely,

 03/10/2026  
 Jeff Newman  
 Town of Clinton  
 Zoning Administrator

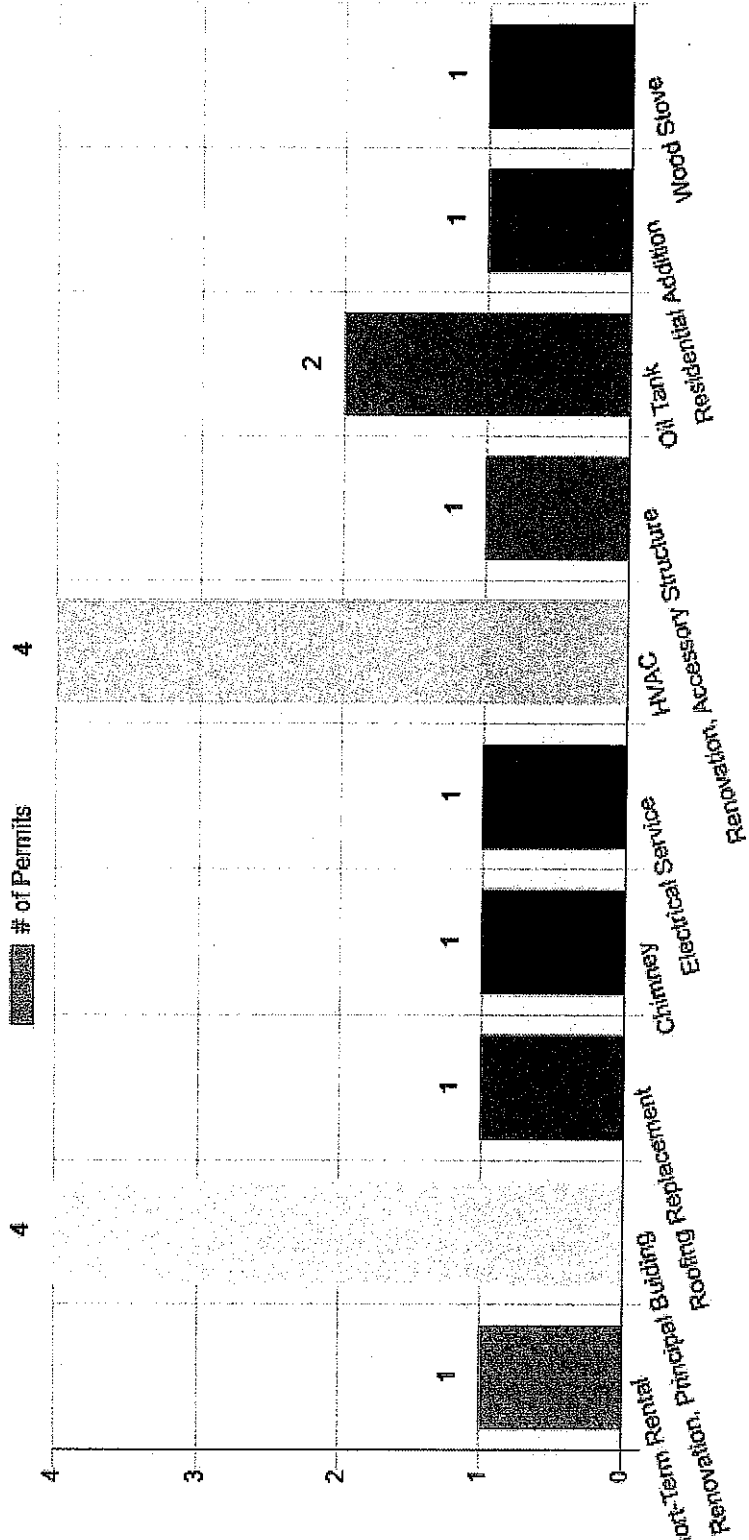
Permit Count by Type



Display: Month  
 Month: Jan  
 Year: 2026

*[Handwritten Signature]*  
 03/10/2026

Permit Count by Type



Display: Month

Month: Feb

Year: 2026

*Jeffery G. ...*  
03/10/2026



**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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February 28, 2026

**Town of Clinton Highway Department Report**

**Storms** – there was a total of (13) impacting weather related work days this month

**Cold Patching** was done to repair potholes caused by winter weather.

**Equipment Repairs & Maintenance** was extensively performed on various vehicles and equipment this month.

**Drainage** work was performed on catch basins to better accommodate the beginning of the stormwater run off.

\*no driveway permits were issued this month

Respectfully,

Todd M. Martin  
Highway Superintendent

- The library has received a Special Legislative Grant from the Office of Assemblymember Didi Barrett in the amount of \$6,111.11. These funds can be used where they are most needed.
- Clinton Community Library will receive a \$1 donation for every \$2.50 reusable Hannaford Community Bag sold during all of March at Hannaford in Red Hook
- On March 23<sup>rd</sup> the library will present the second workshop in their Garden Series. This month, the focus is on how to turn your groceries into a garden. Save money and learn how you can enjoy fresh herbs on your windowsill, grow your own cat grass, garlic, and ginger all from your local grocery store! Register on the library's event calendar.
- The topic for the March Lunch & Learn is "Notable Women of Clinton." Spots are still available, register on the library's calendar. The library provides, water, chips, and cookies – bring your own sandwich or lunch item. The date is Thursday, March 26.
- **February 2026 Physical Item Circulation: 771 items**
- **February 2026 Digital Item Circulation: 932 items**