

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
May 12, 2026**

April 30, 2026 PB Meeting

Aberdeen Farm Site Plan for Ground Mounted Solar Energy System property on 169-193 Hollow Road, Tax Grid No. 6267-00-640517

Applicant seeks site plan approval to install ground mounted Solar System.

- Public hearing was set on May 28, 2026.
- The board also agreed to request for interpretation relates to whether the 25 kW limitation set forth in Section 250-71.1 should apply per system or per lot (in which case a variance would be required). There is also a concern about any precedent that might be set, so if there are factors distinguishing this application that mitigate in favor of allowing multiple systems. In addition, the board wants to know about the status of the 3 dwelling units on the property whether this is pre-existing, non-conforming.

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.

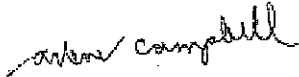
- The board had a very lengthy discussion whether to issue negative or positive declaration.
- After all the discussions and deliberations were made, the board passed a resolution authorizing town planner to draft a Positive Declaration with a 4-3 vote.
- The board also passed a resolution authorizing Applicant to draft EIS Coping Document

- No other action taken.

OTHER MATTERS:

The board and the Liaison Officer discussed Proposed Local Law re: Hospitality Overlay District.

Prepared by:



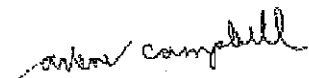
Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

**TOWN OF CLINTON
ZONING BOARD OF APPEALS
TOWN BOARD MEETING
May 12, 2026**

The regular April ZBA meeting was cancelled.

Prepared by:




Arlene Campbell
Building, Planning and Zoning Board of Appeals Clerk

Cc: Katherine Mustello, Liaison Officer

Town of Clinton Building Department
April 2026 Monthly Report
Town Board Meeting 5-12-2026

Number of Building Permits Issued	17
Number of CO & CC issued	12
Number of Title Search	7
Total Number of Mileage by the Building Inspector	<u>386 miles</u>
Total Cost of Construction	<u><u>\$ 345,960.00</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

April 30, 2026

Town of Clinton Highway Department Report

Storms – The month of April had the Highway crew report (1) work detail for tree damage due to a wind and rain storm.

A Stump Grinder was rented to remove various stumps around town. Concentrated efforts took place for the better part of a week before the equipment was then returned.

Equipment Maintenance was done in house for the Hyundai loader. Along with a safety light that was purchased and installed on the machine.

Interdepartmental Aid was given to various work projects with the Rec Dept. The Highway crew constructed signs using our sign machine for the Community Yard Sale. We also worked a project in conjunction with DC Soil & Water to construct a pollinator garden at Fran Mark Park. Removal of the old playground equipment and the construction of a pad for the new equipment was completed. Along with, regular assistance being given to help mow the parks and cemeteries. And finally, construction and installation of a bird house unit was completed.

- No driveway permits were issued in April

Respectfully,

Todd M. Martin
Highway Superintendent

- The library has been awarded a \$6,000 grant from the Berkshire Taconic Community Foundation through its Northeast Dutchess Fund. Grant funds will support senior wellness and educational programming, including Chair Yoga, Lunch & Learn speakers, three summer concerts, and an eight-week in-person Beginner Tai Chi series.
- Thank you to the Friends of the Library for organizing the Plant & Bake Sale on May 9, and to everyone who came out to support the library.
- Upcoming programs include *Grow Your Own Medicinal Herb Garden* (May 21), *Swing Dancing for Beginners* (May 26), *Lunch & Learn: Riverside Moguls—Wealth & Power in the Hudson Valley* (May 28), and the kickoff of the Spring Wellbeing Series (May 30). While all activities in the wellbeing series are open to the public, discussion sessions are reserved for individuals impacted by cancer. Additional details are available on the library calendar.
- CCL will be closed Monday, May 25, in observance of Memorial Day.
- April 2026 circulation:
 - Physical items: 871
 - Digital items: 928