



Zoning Department
Town of Clinton
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Jeffrey A. Newman, Zoning Administrator

Request for Authorization to Commence Legal Action

April 9, 2026

Supervisor Michael Whitton
and the Town of Clinton Town Board
1215 Center Road
Rhinebeck, NY 12572

Rcd. CQM 4-13-2026

Re: Authorization to Commence Legal Action
regarding 173 Pumpkin Lane
Parcel 6368-00-070619

Supervisor Whitton and Town Board Members,

In my capacity as the Zoning Administrator for the Town of Clinton, and in accordance with the procedural requirements set forth in § 250-88 of the Town Code, I am submitting this formal request for authorization to initiate legal proceedings against the property located at 173 Pumpkin Lane. This action is necessitated by documented evidence of a prohibited Firing Range and persistent noise violations that are in continual disharmony with the residential character of the neighborhood. While my office remains attentive to complaints concerning other parcels—specifically 489 Schultsville Road—this request focuses exclusively on 173 Pumpkin Lane at this time, as the specific physical evidence and direct observations recorded at this location provide a clear and actionable basis for enforcement that is not yet present in other ongoing investigations.

I. Purpose of Request

Pursuant to § 250-88 of the Town of Clinton Town Code, I am formally requesting permission from the Town Board to commence legal action in the Justice Court against the property located at 173 Pumpkin Lane. To date, no formal enforcement action has been taken against this property beyond a report filed via 911 on March 25, 2026. If authorized, this office intends to issue a Notice of Violation and a Stop Order based on violations of the Schedule of Use Regulations (§ 250 Attachment 1) and the General Performance Standards regarding noise (§ 250-28.A(3)).

II. Basis for Enforcement Against 173 Pumpkin Lane

The primary basis for this request is the documented presence of a "Firing Range" as a prohibited land use. While the Town does not regulate the action of discharging a firearm, it does prohibit the construction and use of firing ranges, generally defined as outdoor ranges equipped with targets for firearms use.

The evidence supporting the existence of a Firing Range at 173 Pumpkin Lane is as follows:

1. Aerial Physical Evidence: Historical aerial photography from the Dutchess County Parcel Access website reveals that while a 10-12' berm was constructed years ago, the area remained untouched until 2024.
2. Recent Constructions: Since 2024, photos demonstrate the addition of "lane-like" areas, a fence or wall, and many small, permanent or stationary installations along and near the berm.

3. Personal Observation: On March 25, 2026, while standing in the public right-of-way west of the Taconic State Parkway, I personally witnessed active shooting emanating from the east side of the property's berm. Crucially, shots were occasionally followed by the audible "ding" of metal targets being struck, indicating not only the presence of metal targets, but also the likelihood of a practice or training session.
4. Pinpointing Origin: By also stopping within the public right-of-way along Pumpkin Lane in sight of the residence of 173 Pumpkin Lane, the location of this activity was confirmed as being east of the Taconic State Parkway and west of Pumpkin Lane, placing the origin squarely within the 173 Pumpkin Lane parcel.
5. Business Context: The property owner is known to hold a Federal license for gun making (ATF License).

III. Violations Cited

If permission is granted, the following sections of the Town Code will be cited:

1. § 250 Attachment 1 (Schedule of Use Regulations): Firing Ranges are not a permitted use in the Town of Clinton.
2. § 250-28.A(3) (Noise): The property is producing frequent noise that is "offensive or disruptive, or in continual disharmony with the character of the surrounding residential neighborhood".
 - a. Documentation shows reported shooting on at least twelve separate days during a single three-month period in 2025 and, beginning on March 25, 2026, on two days within a ten day period.

IV. Status of 489 Schultzville Road

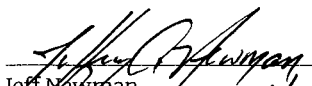
I acknowledge that the property at 489 Schultzville Road has also been the subject of shooting complaints. However, I do not believe we currently have sufficient evidence to commence legal action against this property. Unlike 173 Pumpkin Lane, aerial photography of 489 Schultzville shows a heavily wooded area with no clear development of a physical firing range or target area.

Furthermore, while residents submitted video of shooting "in the vicinity" of 489 Schultzville, there is no secondary evidence from a different roadway to help pinpoint the origin to that specific property.

V. Conclusion

The evidence against 173 Pumpkin Lane is compelling and provides a clear path for enforcement through Zoning as a "use of land" violation as allowed under § 250-89.F (Zoning Administrator Powers and Duties). By addressing the physical Firing Range at this location, the Town can effectively act to resolve the most clear-cut violation of our Code.

Respectfully submitted,


Jeff Newman
Town of Clinton
Zoning Administrator
04/09/2026

63 Willow Lane
Thomas Property

WILLOW LN

HAMPTON CT

Approx
3470'

Approx
3470'

173 Pumpkin Lane
Holds ATF License

PUMPKIN LN

489 Schultsville Road
Accused Property

TSP N

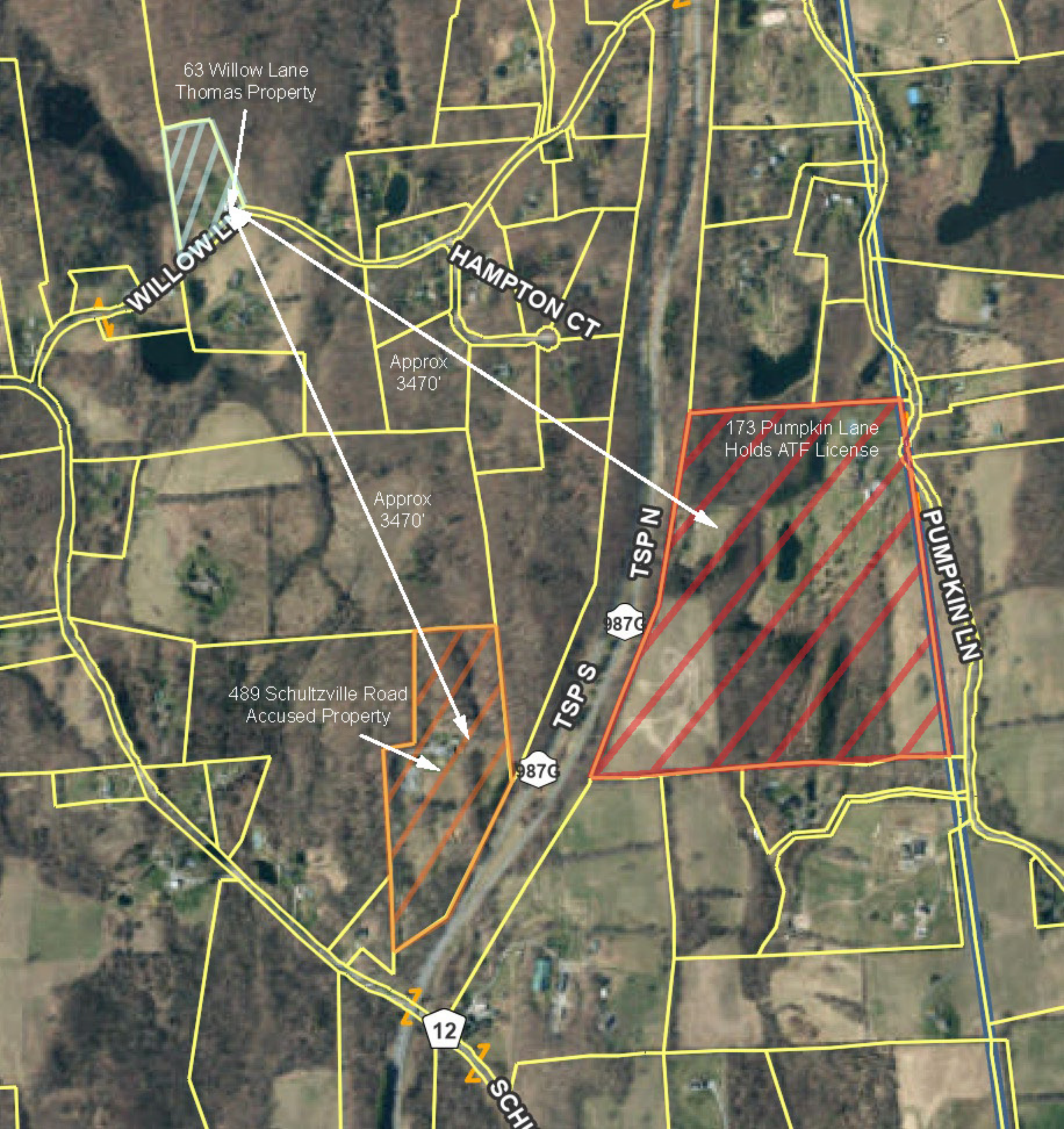
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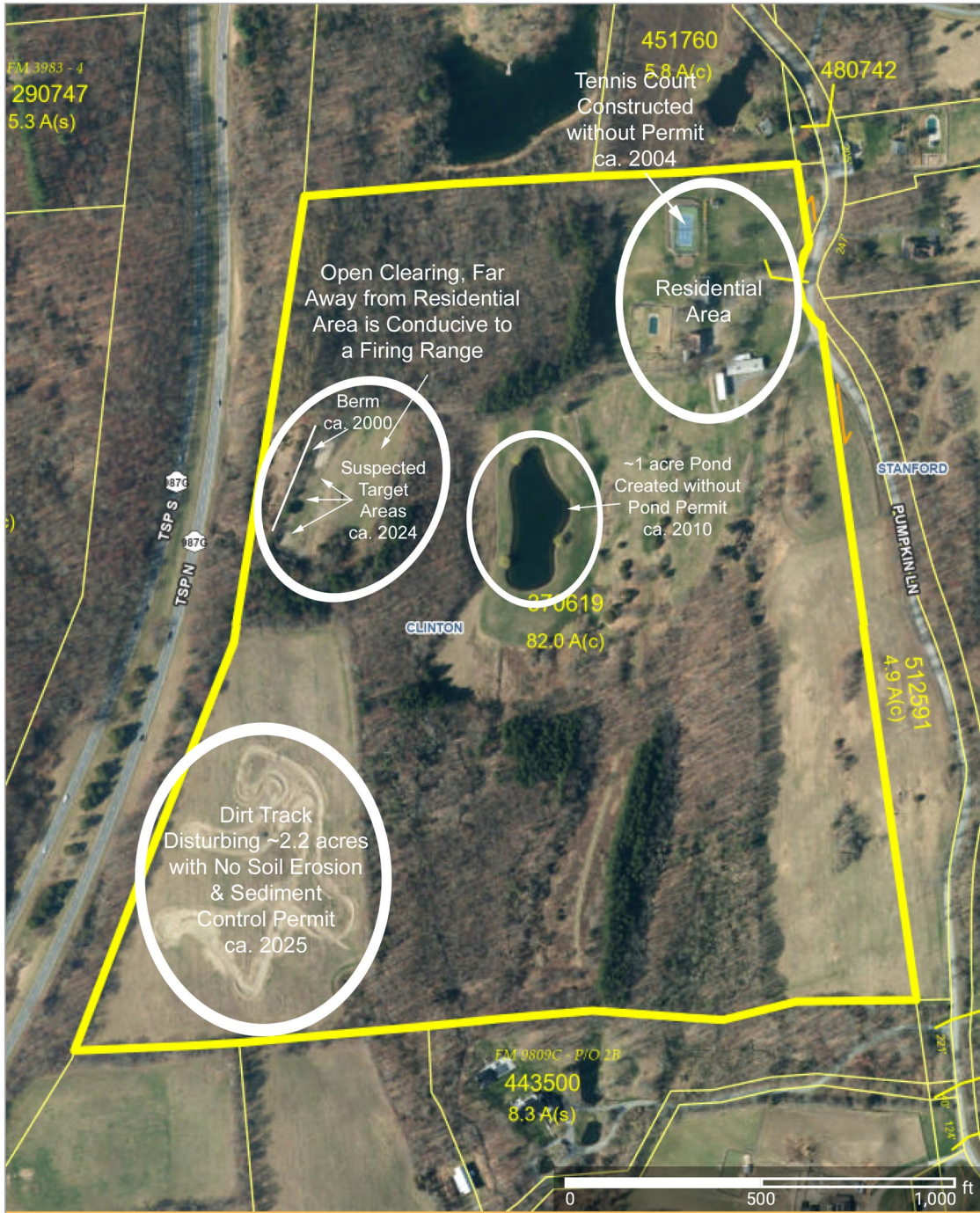
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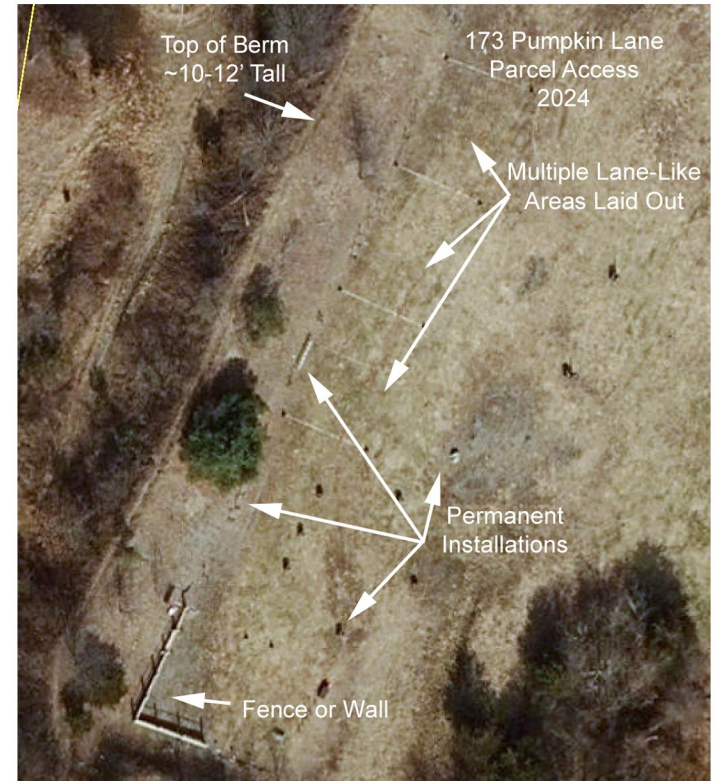


**173 Pumpkin Lane - Firing
Range/Noise Investigation**

Overall Lot

Printed By:
ParcelAccess

1:4,000 Scale
3/24/2026





**489 Schultsville Road -
Firing Range/Noise
Investigation**

Overall Lot



Printed By:
ParcelAccess

