

**TOWN OF CLINTON
PLANNING BOARD REPORT
TOWN BOARD MEETING
September 8, 2026**

The August 4th meeting was already submitted and reported at the August Town Board meeting while the 1st meeting in September was cancelled and rescheduled this September 10, 2026.

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
September 8, 2026**

August 27, 2026 ZBA Meeting

Bruce Area Variance - property located at 109 Rymph Road with Tax Grid No. 6266-00-989906

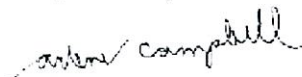
The applicants request the following area variances to Sec. 250 Attachment 2 (District Schedule of Area and Bulk Regulations) for an addition and replacement of detached garage on a 3-acre lot in the AR3 Zoning District.

Detached Garage – Side yard setback reduction from 50 feet to 31 feet
- Rear Yard Setback reduction from 75 feet to 49 feet
Covered Porch at North side – Side yard setback reduction from 50 feet to 38 feet

- The applicant was back before the board after an almost 3-hour discussion at the previous meeting. -
- Note that the area variance for the construction of the Porch was granted at the previous meeting and the board tabled the discussion of the garage variance. There was also a very lengthy discussion about the alternatives given the ownership of the abutting property to avoid the variance.
- Public hearing was opened and closed.
- The applicant presented and submitted the deed restriction on the parcel and discussed why lot line adjustment is not feasible as per lengthy discussion at the previous meeting.

Requested variance for the garage is granted.

Prepared by:



Arlene Campbell
Planning and Zoning Board of Appeals Secretary

Cc: Katherine Mustello, Liaison Officer

Town Board - Monthly Recreation Dept. Report
September 8, 2026

- Next Rec Meeting: **September 28, 2026, @ 7:00 PM** at Clinton Town Hall.

Our activities:

- a. The **Hiking Club** will meet next on **September 19th**. This month's hike will be identified on the website.
- b. The **Knitting Club** meetings are held on the 2nd and 4th Wednesdays of each month at Jeanie Bean & Family Delicatessen. New members are always welcome!
- c. Yesterday marked the end of the 2026 swimming season at Fran Mark Park. The park will continue to be open for general use until the middle of November.

Please check out our website and calendar for updates & changes.



Zoning Department
Town of Clinton
1215 Centre Road
Rhinebeck, NY 12572
(845) 212-2134 - Desk
(845) 266-5748 - Fax
zeo@clintondcnv.gov

Jeffrey A. Newman, Zoning Administrator

2026Q3 Interim Report
to the Town Board

September 8, 2026

Deputy Supervisor Werner and
Town of Clinton Town Board
1215 Centre Road
Rhinebeck, NY 12572

Re: Quarterly Report
Third Quarter Interim
(two months)

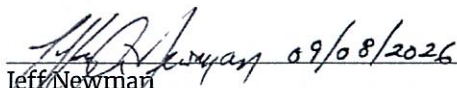
Deputy Supervisor Werner and the Town Board,

Although the Zoning Administrator reports are due quarterly, which would make the third quarter report due at the October Board meeting, I am sending this interim report to ease the transition from monthly to quarterly. A complete quarterly report will be submitted in time for the October Town Board meeting.

You'll see in the Activity Report, that a total of 35 cases have been created and a total of 106 actions have been taken on 42 different cases so far this quarter.

In addition to this, a total of 57 permit applications have been reviewed.

Sincerely,

 09/08/2026
Jeff Newman
Town of Clinton
Zoning Administrator



Zoning Administrator 2026Q3 Interim Case Activity

07/01/2026 - 08/31/2026

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Show 100 entries

Search:

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
3/18/2025	329	92 Deer Ridge Dr	Property Specific Inquiry	Under Investigation	Use of Yards	Email	7/27/2026	Phone Call Received	Phone call meeting with ██████ regarding the status.	Communication Received	Michael Bishop	6368-00-289180-0000
9/9/2025	344	5 Longview Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/13/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Martin Ekechukwu & Tamara Zachery	6469-00-840059-0000
9/9/2025	344	5 Longview Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Letter of Inquiry written	Letter or Notice Written	Martin Ekechukwu & Tamara Zachery	6469-00-840059-0000
9/26/2025	345	8 Hampton Ct	General Inquiry	Working Toward Compliance	Inquiry Only	Phone	7/1/2026	Letter or Notice	- Letter received from property owner's attorney — - Request for re-examination of determination due to revision of NYS DEC Wetlands Law	Communication Received	Scott Davis	6567-00-187793-0000
1/21/2026	355	53-71 Germond Rd	Complaint	Under Investigation	Debris-Storage	Email	7/15/2026	Phone Call Returned	- Returned Jeff Burns' call at 11:56am	See Notes for details	Jeffrey G. Burns	6567-00-294060-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
1/21/2026	355	53-71 Germond Rd	Complaint	Under Investigation	Debris-Storage	Email	7/16/2026	Email Sent	- Email sent to complainant in response to their request for an update	Communication Sent	Jeffrey G. Burns	6567-00-294060-0000
1/21/2026	355	53-71 Germond Rd	Complaint	Under Investigation	Debris-Storage	Email	7/9/2026	Letter or Notice	- Request for Site Visit Letter written - Letter was given to Zoning Secretary to be mailed by First Class Mail	Letter or Notice Sent	Jeffrey G. Burns	6567-00-294060-0000
1/21/2026	355	53-71 Germond Rd	Complaint	Under Investigation	Debris-Storage	Email	7/15/2026	Phone Call Received	- Jeff Burns left a voicemail at 11:42am	Communication Received	Jeffrey G. Burns	6567-00-294060-0000
1/21/2026	355	53-71 Germond Rd	Complaint	Under Investigation	Debris-Storage	Email	8/13/2026	Phone Call Returned	- Left a voicemail requesting a call back or an email to schedule a site visit. ____ - Also suggested he could call the Zoning Secretary for scheduling	Voicemail Left	Jeffrey G. Burns	6567-00-294060-0000
2/18/2026	381	1556 Hollow Rd	Request for Determination	Determination Made	Request for Interpretation or Determination	Email	7/22/2026	Letter or Notice		Letter or Notice Sent	Jeffrey Zacharia	6566-00-257242-0000
4/9/2026	409	173 Pumpkin Ln	Possible Violation	Apparent Violation	Use of Property	In Person	7/21/2026	Letter or Notice	Notice of Administrative Review and Compliance Inquiry sent	Letter or Notice Sent	Brook Taube	6567-00-370619-0000
4/9/2026	409	173 Pumpkin Ln	Possible Violation	Apparent Violation	Use of Property	In Person	7/27/2026	Phone Call Received	Voicemail from property owner acknowledging 07/14/2026 letter	Voicemail Left	Brook Taube	6567-00-370619-0000
4/9/2026	409	173 Pumpkin Ln	Possible Violation	Apparent Violation	Use of Property	In Person	8/6/2026	Phone Call Made	Phone call with property owner to discuss compliance concerns and site visit	In Process	Brook Taube	6567-00-370619-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
4/9/2026	409	173 Pumpkin Ln	Possible Violation	Apparent Violation	Use of Property	In Person	8/9/2026	Email Received	Property owner requested that a site visit be scheduled for second half of September	Communication Received	Brook Taube	6567-00-370619-0000
4/22/2026	364	91 Mountain View Rd	Request for Determination	Determination Made	Request for Interpretation or Determination	Email	8/27/2026	Determination	Additional information received from applicant, including a site map with dimensions	Determination Made	John Keogh	6368-00-138854-0000
5/8/2026	369	99 Willow Ln	Possible Violation	Resolved	Use of Property	Email	8/27/2026	Investigation	Follow up to ensure that changes to website had been made	Research Conducted	Lindsey E. Brown	6567-00-193832-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	7/1/2026	Email Sent	Email response sent to complainant	Communication Sent	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	7/17/2026	Complaint Inspection	Drove to property to take photographs from the Right of Way	Evidence Gathered	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	8/8/2026	Complaint Inspection	Drove to the property on a posted auction item pick up day to observe and photograph from the Clinton Corners Road Right of Way	Evidence Gathered	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	8/25/2026	Letter or Notice	Notice of Operational Inquiry to request site visit during scheduled pick up time. Sent by email and First Class mail.	Communication Sent	ELM Capital RP (Grey Gardens)	6566-00-533226-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	8/28/2026	Email Received	Dan Lavender responded by email to the Notice of Operational Inquiry	See Notes for details	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	8/28/2026	Phone Call Received	- Dan Lavender called in response to having received my email ____ - AI transcript is attached - Because Mr. Lavender also sent an email, my response was by email, not by phone	Voicemail Left	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	8/28/2026	Meeting - On Site	- Meeting with Dan Lavender to discuss onsite operations scheduled for September 9, 2026	Scheduled	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/18/2026	371	246 Clinton Corners Rd	Possible Violation	In Discussion	Business	Email	8/29/2026	Complaint Inspection	Observe auction item pick up day from the Right of Way	Scheduled	ELM Capital RP (Grey Gardens)	6566-00-533226-0000
5/21/2026	377	10 E Halstead Rd	Violation	Resolved	Multiple, See Description		7/14/2026	Investigation	Site visit by permission from the owner (via email) to inspect the previous location of the Detached Garage	Evidence Gathered	Delforno Fiore Holdings, LLC	6466-00-042856-0000
5/21/2026	377	10 E Halstead Rd	Violation	Resolved	Multiple, See Description		8/11/2026	Email Received	Property owner submitted photo of site stabilization	Evidence Gathered	Delforno Fiore Holdings, LLC	6466-00-042856-0000

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5/21/2026	377	10 E Halstead Rd	Violation	Resolved	Multiple, See Description		7/14/2026	Letter or Notice	Letter of Determination and Resolution of Legacy Violations regarding the legacy Demolition of a Detached Garage within a Controlled Area without the required permits	Letter or Notice Sent	Delforno Fiore Holdings, LLC	6466-00-042856-0000
5/21/2026	377	10 E Halstead Rd	Violation	Resolved	Multiple, See Description		8/11/2026	Letter or Notice	Letter of Compliance and Violation Resolution closing Case 377 and allowing the processing of Demolition Permit #12467	Letter or Notice Written	Delforno Fiore Holdings, LLC	6466-00-042856-0000
5/28/2026	368	715 Centre Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/23/2026	Email Received	Complaint received by email from ██████████	Complaint Issued	Debra Goger	6467-00-134433-0000
5/28/2026	368	715 Centre Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/13/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Debra Goger	6467-00-134433-0000
5/28/2026	368	715 Centre Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Rental Letter of Inquiry written	Letter or Notice Written	Debra Goger	6467-00-134433-0000
6/18/2026	410	610 Slate Quarry Rd	Concern to be Investigated	Resolved	Junk Car(s)	In Person	7/7/2026	Complaint Inspection	Found abandoned vehicle to have been removed	Resolved	Niagara Mohawk Power Corp	6369-00-837113-0000
7/7/2026	372	2098 Salt Point Turnpike	Property Specific Inquiry	Inquiry Only	Inquiry Only	Email	7/7/2026	Meeting - In Office	Office meeting with the prospective buyer about Lot line inquiry	Scheduled Activity Completed	Patrick F. O'Leary	6566-00-222086-0000
7/7/2026	391	84 Rhynders Rd	Possible Violation	Resolved	STR without permit	Internal	8/28/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Thomas F. Seelbach	6367-00-366684-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
7/7/2026	391	84 Rhynders Rd	Possible Violation	Resolved	STR without permit	Internal	7/14/2026	Investigation	- Property was identified by Granicus as a Short-Term Rental	Resolved	Thomas F. Seelbach	6367-00-36684-0000
7/7/2026	403	423 Clinton Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/7/2026	Email Received	Complaint received by email from [REDACTED]	Complaint Issued	Steven Y. Gorelik	6466-00-001667-0000
7/7/2026	403	423 Clinton Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/11/2026	Investigation	Online research to investigate possible Short-Term Rental Use	Evidence Gathered	Steven Y. Gorelik	6466-00-001667-0000
7/7/2026	403	423 Clinton Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Rental Letter of Inquiry written	Letter or Notice Written	Steven Y. Gorelik	6466-00-001667-0000
7/7/2026	404	7 Lauren Ln	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/30/2026	Investigation	Online research to investigate possible Short-Term Rental Use	Evidence Gathered	Ariel Zborowski	6267-00-915210-0000
7/7/2026	404	7 Lauren Ln	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Letter of Inquiry written	Letter or Notice Written	Ariel Zborowski	6267-00-915210-0000
7/7/2026	404	7 Lauren Ln	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/7/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	Ariel Zborowski	6267-00-915210-0000
7/7/2026	406	2325 Salt Point Tpke	Complaint	Under Investigation	Use without Required Permit		7/7/2026	Email Received	Complaint received via email from [REDACTED]	Complaint Issued	Richard L. Dingee	6566-00-375661-0000
7/7/2026	406	2325 Salt Point Tpke	Complaint	Under Investigation	Use without Required Permit		7/23/2026	Phone Call Made	- Call to NYS Department of Agriculture and Markets --- left voicemail	Voicemail Left	Richard L. Dingee	6566-00-375661-0000
7/7/2026	406	2325 Salt Point Tpke	Complaint	Under Investigation	Use without Required Permit		7/21/2026	Investigation	Online research to investigate possible retail business, Farm Operation, etc	Evidence Gathered	Richard L. Dingee	6566-00-375661-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
7/8/2026	373	83 Deer Ridge Dr	Property Specific Inquiry	Inquiry Only	Inquiry Only	Other	7/8/2026	Meeting - In Office	office meeting with town supervisor and ZA\ [REDACTED] cancelled and will reschedule next week.	Cancelled	Kimberly Duke	6368-00-165135-0000
7/8/2026	374	169-193 Hollow Road	General Inquiry	Inquiry Only	Inquiry Only		7/8/2026	Meeting - In Office	office meeting with contractor	Scheduled Activity Completed	Aberdeen Farms Inc	6267-00-640517-0000
7/8/2026	375	73 Browning Road	General Inquiry	Inquiry Only	Inquiry Only	In Person	7/8/2026	Meeting - On Site	Meeting on site regarding the setback etc.	Scheduled Activity Completed	Geoffrey and Hilary Willis	6366-00-370273-0000
7/14/2026	376	99 Willow Lane	Request for Determination	Inquiry Only	Inquiry Only	Phone	7/14/2026	Phone Call Made	Phone call meeting with Ms. Brown, Jeff to call her at 347-768-3954	Scheduled Activity Completed	Lindsey E. Brown	6567-00-193832-0000
7/21/2026	380	East Falkill Road	Violation	Violation	Work Done Without a Permit	Letter	7/27/2026	Meeting - In Office	Follow up and want to meet with Jeff about the next steps	Scheduled Activity Completed	Thomas Lipuma	6266-00-680670-0000
7/21/2026	380	East Falkill Road	Violation	Violation	Work Done Without a Permit	Letter	8/11/2026	Phone Call Received	Phone call with Mr. Martino to review Stop Order and Notice of Violation	See Notes for details	Thomas Lipuma	6266-00-680670-0000
7/21/2026	380	East Falkill Road	Violation	Violation	Work Done Without a Permit	Letter	8/6/2026	Letter or Notice	- Stop Order and Notice of Violation written and sent out	Letter or Notice Sent	Thomas Lipuma	6266-00-680670-0000
7/21/2026	380	East Falkill Road	Violation	Violation	Work Done Without a Permit	Letter	8/5/2026	No Activity - Evidentiary Only	Letter received from Town Highway Supervisor requesting enforcement of Chapter 127	Communication Received	Thomas Lipuma	6266-00-680670-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
7/21/2026	380	East Fallkill Road	Violation	Violation	Work Done Without a Permit	Letter	8/6/2026	Email Received	Case Type and Status changed to from General Inquiry to Violation upon receipt of the Town Highway Superintendent's letter indicating that a Driveway had been installed	Complaint Issued	Thomas Lipuma	6266-00-680670-0000
7/21/2026	380	East Fallkill Road	Violation	Violation	Work Done Without a Permit	Letter	7/21/2026	Meeting - In Office	Inquiry about driveway that supposedly flagged by the ZA per the highway	Scheduled Activity Completed	Thomas Lipuma	6266-00-680670-0000
7/21/2026	380	East Fallkill Road	Violation	Violation	Work Done Without a Permit	Letter	8/21/2026	Email Received	Email received from the Town Attorney stating his opinion that the application should go to the Town Board and I should consider revising and reissuing my letter	Communication Received	Thomas Lipuma	6266-00-680670-0000
7/23/2026	390	41 Seelbach Ln	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/6/2026	Investigation	Online research conducted	Evidence Gathered	Karl V. Seelbach	6367-00-240515-0000
7/23/2026	390	41 Seelbach Ln	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/28/2026	Letter or Notice	Letter of Inquiry written	Letter or Notice Written	Karl V. Seelbach	6367-00-240515-0000
7/23/2026	390	41 Seelbach Ln	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/21/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	Karl V. Seelbach	6367-00-240515-0000
7/23/2026	392	189 Fiddlers Bridge Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/28/2026	Letter or Notice	See main case file for the Letter of Inquiry	Letter or Notice Sent	Conroad Associates LP	6267-00-999768-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
7/23/2026	392	189 Fiddlers Bridge Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/23/2026	Investigation	Online research conducted to investigate Short-Term Rental Use	Evidence Gathered	Conroad Associates LP	6267-00-999768-0000
7/23/2026	392	189 Fiddlers Bridge Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/21/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	Conroad Associates LP	6267-00-999768-0000
7/23/2026	393	221 Schultz Hill Rd	Possible Violation	No Violation Found/No Action Taken	STR without permit	Email	7/21/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	Myron Boyd	6368-00-195470-0000
7/23/2026	393	221 Schultz Hill Rd	Possible Violation	No Violation Found/No Action Taken	STR without permit	Email	8/28/2026	Letter or Notice	See main case file for Letter of Inquiry	Letter or Notice Sent	Myron Boyd	6368-00-195470-0000
7/23/2026	393	221 Schultz Hill Rd	Possible Violation	No Violation Found/No Action Taken	STR without permit	Email	7/23/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Myron Boyd	6368-00-195470-0000
7/23/2026	398	430 Schultz Hill Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/23/2026	Email Received	Complaint received via email from [REDACTED]	Complaint Issued	Richard M. Vidal	6268-00-982855-0000
7/23/2026	398	430 Schultz Hill Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/30/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Richard M. Vidal	6268-00-982855-0000
7/23/2026	398	430 Schultz Hill Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/13/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Richard M. Vidal	6268-00-982855-0000
7/23/2026	398	430 Schultz Hill Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Letter of Inquiry Written	Letter or Notice Written	Richard M. Vidal	6268-00-982855-0000
7/23/2026	399	244 Zipfildburg Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/28/2026	Investigation	Online research done to investigate Short-Term Rental Use	Evidence Gathered	Joanna D. Underwood	6369-00-199395-0000
7/23/2026	399	244 Zipfildburg Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Rental Letter of Inquiry - First Notice	Letter or Notice Written	Joanna D. Underwood	6369-00-199395-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
7/23/2026	399	244 Zipfeldburg Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/21/2026	Complaint Inspection	Original complaint received by email from [REDACTED]	Complaint Issued	Joanna D. Underwood	6369-00-199395-0000
7/23/2026	400	27 Stonehouse Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/28/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Gabriel Fekete	6369-00-471370-0000
7/23/2026	400	27 Stonehouse Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/30/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Gabriel Fekete	6369-00-471370-0000
7/23/2026	400	27 Stonehouse Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Letter of Inquiry - First Notice Written	Letter or Notice Written	Gabriel Fekete	6369-00-471370-0000
7/23/2026	400	27 Stonehouse Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/21/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	Gabriel Fekete	6369-00-471370-0000
7/23/2026	401	505 Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/8/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	MTS Realty Corp	6366-00-284983-0000
7/23/2026	401	505 Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/28/2026	Investigation	Online Research to Investigate Short-Term Rental Use	Evidence Gathered	MTS Realty Corp	6366-00-284983-0000
7/23/2026	401	505 Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/4/2026	Investigation	Online Research to Investigate Short-Term Rental Use	Evidence Gathered	MTS Realty Corp	6366-00-284983-0000
7/23/2026	401	505 Hollow Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Letter of Inquiry Written	Letter or Notice Written	MTS Realty Corp	6366-00-284983-0000
7/23/2026	402	117 Rhynders Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	7/23/2026	Email Received	Original complaint received by email from [REDACTED]	Complaint Issued	Frederique E. Van Der Wal	6367-00-470780-0000

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7/23/2026	402	117 Rhynders Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/4/2026	Investigation	Online research to investigate Short-Term Rental Use	Evidence Gathered	Frederique E. Van Der Wal	6367-00-470780-0000
7/23/2026	402	117 Rhynders Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Letter of Inquiry written	Letter or Notice Written	Frederique E. Van Der Wal	6367-00-470780-0000
7/23/2026	405	199 Long Pond Rd	Complaint	No Violation Found/No Action Taken	STR without permit	Email	7/7/2026	Email Received	Complaint received via email from [REDACTED]	Complaint Issued	Long Pond Holdings LLC	6468-00-178922-0000
7/23/2026	405	199 Long Pond Rd	Complaint	No Violation Found/No Action Taken	STR without permit	Email	7/23/2026	Investigation	Search of Town Records to determine permit status of Short-Term Rental Use	Evidence Gathered	Long Pond Holdings LLC	6468-00-178922-0000
8/4/2026	382	2293-2297 Salt Point Tpke	Property Specific Inquiry	Letter or Notice Sent	Use of Property	Email	8/4/2026	Investigation	Preliminary Investigation of Complaint/Inquiry	Determination Made	Salt Point Land Holdings LLC	6566-00-282597-0000
8/4/2026	382	2293-2297 Salt Point Tpke	Property Specific Inquiry	Letter or Notice Sent	Use of Property	Email	8/4/2026	Letter or Notice	Letter of Inquiry and Compliance Review written and given to Zoning Secretary to mail via First Class Mail	Communication Sent	Salt Point Land Holdings LLC	6566-00-282597-0000
8/4/2026	382	2293-2297 Salt Point Tpke	Property Specific Inquiry	Letter or Notice Sent	Use of Property	Email	8/13/2026	Phone Call Received	Voicemail left at 15:09	Communication Received	Salt Point Land Holdings LLC	6566-00-282597-0000
8/4/2026	382	2293-2297 Salt Point Tpke	Property Specific Inquiry	Letter or Notice Sent	Use of Property	Email	8/13/2026	Phone Call Made	- Voicemail left 17:28 requesting a call back or an email to schedule a call	Voicemail Left	Salt Point Land Holdings LLC	6566-00-282597-0000
8/4/2026	408	233 Nine Partners Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/4/2026	Email Received	Complaint received via email from [REDACTED]	Complaint Issued	Michael Mc Mahon	6468-00-910708-0000
8/4/2026	408	233 Nine Partners Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/20/2026	Investigation	Online research to investigate possible Short-Term Rental Use	Evidence Gathered	Michael Mc Mahon	6468-00-910708-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
8/4/2026	408	233 Nine Partners Rd	Possible Violation	Letter or Notice Sent	STR without permit	Email	8/31/2026	Letter or Notice	Short-Term Rental Letter of Inquiry written	Letter or Notice Written	Michael Mc Mahon	6468-00-910708-0000
8/5/2026	383	450 Schultsville Road	General Inquiry	Inquiry Only	Inquiry Only		8/5/2026	Meeting - In Office	[REDACTED] and [REDACTED] to meet with Jeff in the office	Scheduled Activity Completed	MTS Realty Corp	6467-00-994380-0000
8/17/2026	384	210 Nine partners Road	Property Specific Inquiry	In Discussion	Use of Property	Phone	8/17/2026	Meeting - In Office	Meeting to discuss anticipated development of two adjacent residential Lots	Scheduled Activity Completed	Joseph Sabia	6468-00-871646-0000
8/25/2026	386	164 Mountain View Rd	Violation	Working Toward Compliance	Multiple, See Description	Internal	8/25/2026	Meeting - In Office	Meeting requested by Frank Rainone, property manager, to review compliance concerns	Scheduled Activity Completed	Amy P. Goldman	6368-00-496860-0000
8/25/2026	387	Allen Rd	Possible Violation	Letter or Notice Sent	STR without permit	Phone	8/25/2026	Phone Call Received	[REDACTED] called to inform us of this possible STR	Initial Concern Received	Dennis Fletcher	6466-00-414459-0000
8/25/2026	387	Allen Rd	Possible Violation	Letter or Notice Sent	STR without permit	Phone	8/25/2026	Letter or Notice	Letter of Inquiry regarding possible Short-Term Rental Use - 14 day deadline for response	Letter or Notice Written	Dennis Fletcher	6466-00-414459-0000
8/25/2026	387	Allen Rd	Possible Violation	Letter or Notice Sent	STR without permit	Phone	8/28/2026	Follow up on Deadline	- Time to follow up on the Letter of Inquiry sent on August 25, 2026	Scheduled	Dennis Fletcher	6466-00-414459-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
8/27/2026	388	50 Longview Rd	Concern to be Investigated	Under Investigation	Highway Related	In Person	8/27/2026	Meeting - In Office	Meeting with Building Clerk and Zoning Secretary to describe in-person visit made by complainant	Complaint Issued	MJ Poughkeepsie Holdings LLC	6469-00-940029-0000
8/27/2026	388	50 Longview Rd	Concern to be Investigated	Under Investigation	Highway Related	In Person	8/27/2026	Phone Call Made	Called Town Supervisor to discuss	Communication Sent	MJ Poughkeepsie Holdings LLC	6469-00-940029-0000
8/27/2026	388	50 Longview Rd	Concern to be Investigated	Under Investigation	Highway Related	In Person	8/27/2026	Phone Call Made	Called the Town Highway Department	Communication Sent	MJ Poughkeepsie Holdings LLC	6469-00-940029-0000

Showing 1 to 100 of 106 entries

Previous 1 2 Next

09/08/2026



Zoning Administrator 2026Q3 Interim Case Activity

07/01/2026 - 08/31/2026

PDF

Excel

CSV

Show 100 entries

Search:

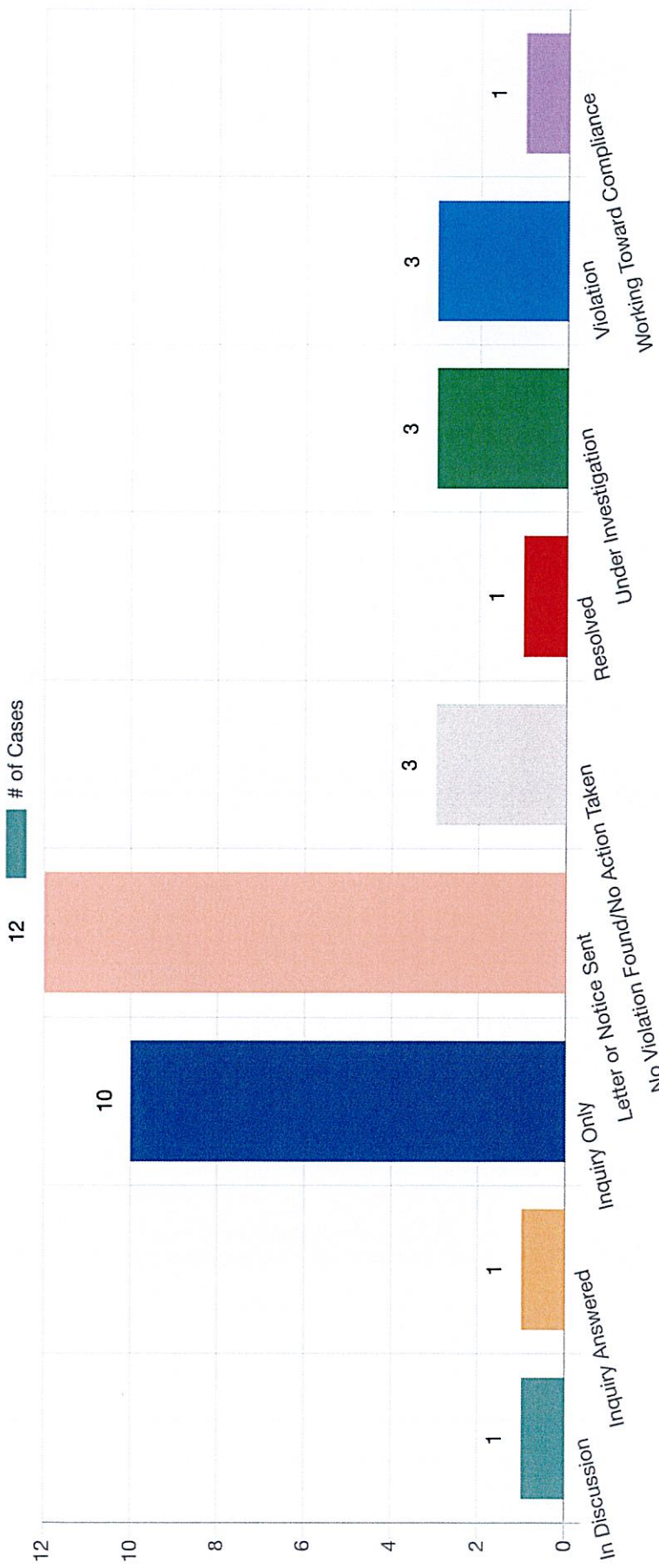
Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
8/27/2026	389	169-193 Hollow Road	General Inquiry	Inquiry Answered	Inquiry Only	In Person	8/27/2026	Meeting - In Office	Office meeting re Geothermal	Scheduled Activity Completed	Aberdeen Farms Inc	6267-00-640517-0000
8/27/2026	407	439 Lake Dr	Complaint	No Violation Found/No Action Taken	STR without permit	Email	8/4/2026	Email Received	Complaint of Use as a "hotel / inn" received from ██████████	Complaint Issued	439 Lake LLC	6469-00-090458-0000
8/27/2026	407	439 Lake Dr	Complaint	No Violation Found/No Action Taken	STR without permit	Email	8/27/2026	Investigation	Search of Town records conducted to determine Short-Term Rental Permit status	Evidence Gathered	439 Lake LLC	6469-00-090458-0000

Case Date	Case #	Address of Violation	Case Type	Main Status	Complaint Type	Complaint Received Via	Activity Date	Activity Type	Description	Activity Status	Owner Name	Parcel #
8/31/2026	394	30 Old Bulls Head Road	Possible Violation	Inquiry Only	§250-28 General Performance Standards	In Person	8/31/2026	Meeting - In Office	office meeting to talk about the dog boarding on this property. He also sent an email couple of times. Phone number [REDACTED]	Cancelled	Anthony Curcio	6469-00-726522-0000
9/8/2026	411	715 Centre Rd	Violation	Under Investigation	Multiple, See Description	In Person	7/2/2026	Email Sent	Attempt to informally notify the property owner that unregistered vehicles in the Front Setback are a violation of § 250-23.C.	Communication Sent	Debra Goger	6467-00-134433-0000
9/8/2026	411	715 Centre Rd	Violation	Under Investigation	Multiple, See Description	In Person	8/28/2026	Investigation	Site inspection conducted from the Right of Way of Centre Road	Evidence Gathered	Debra Goger	6467-00-134433-0000

Showing 101 to 106 of 106 entries

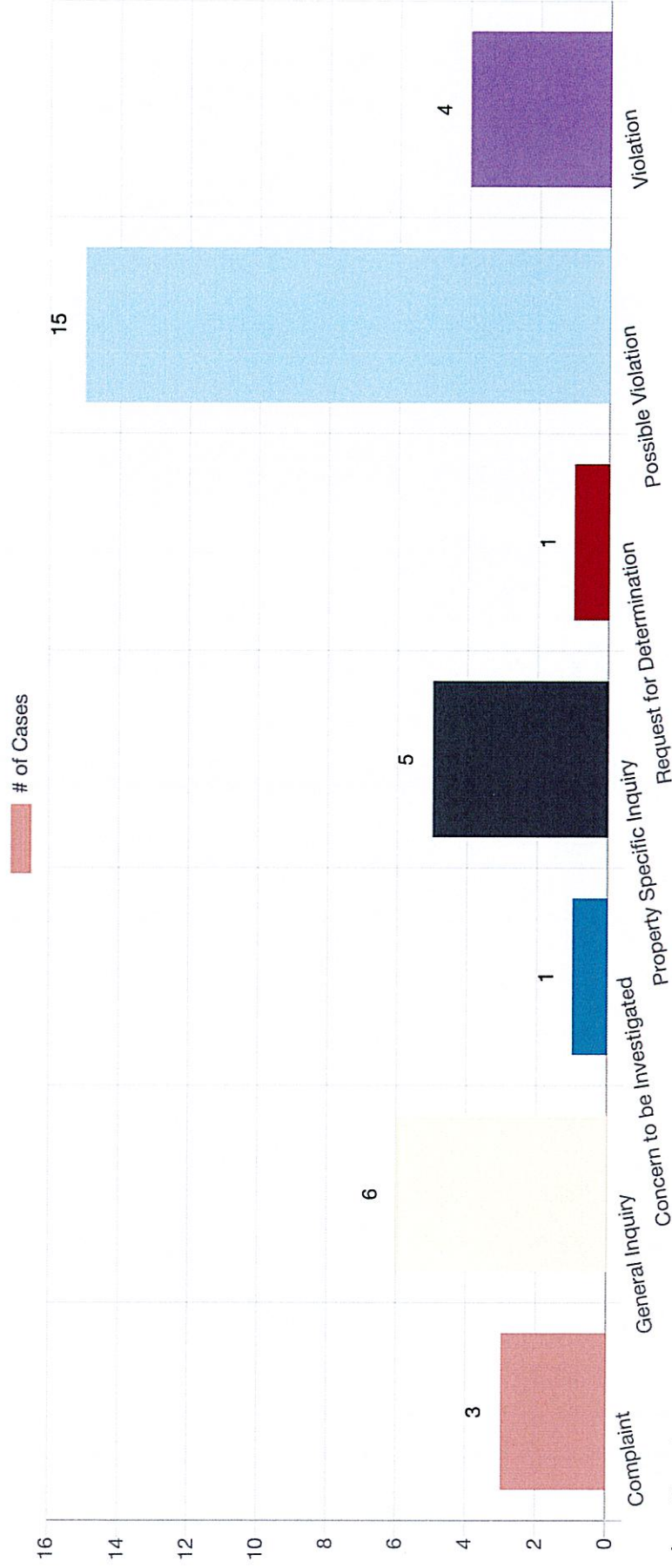
09/08/2026

Case Count by Status



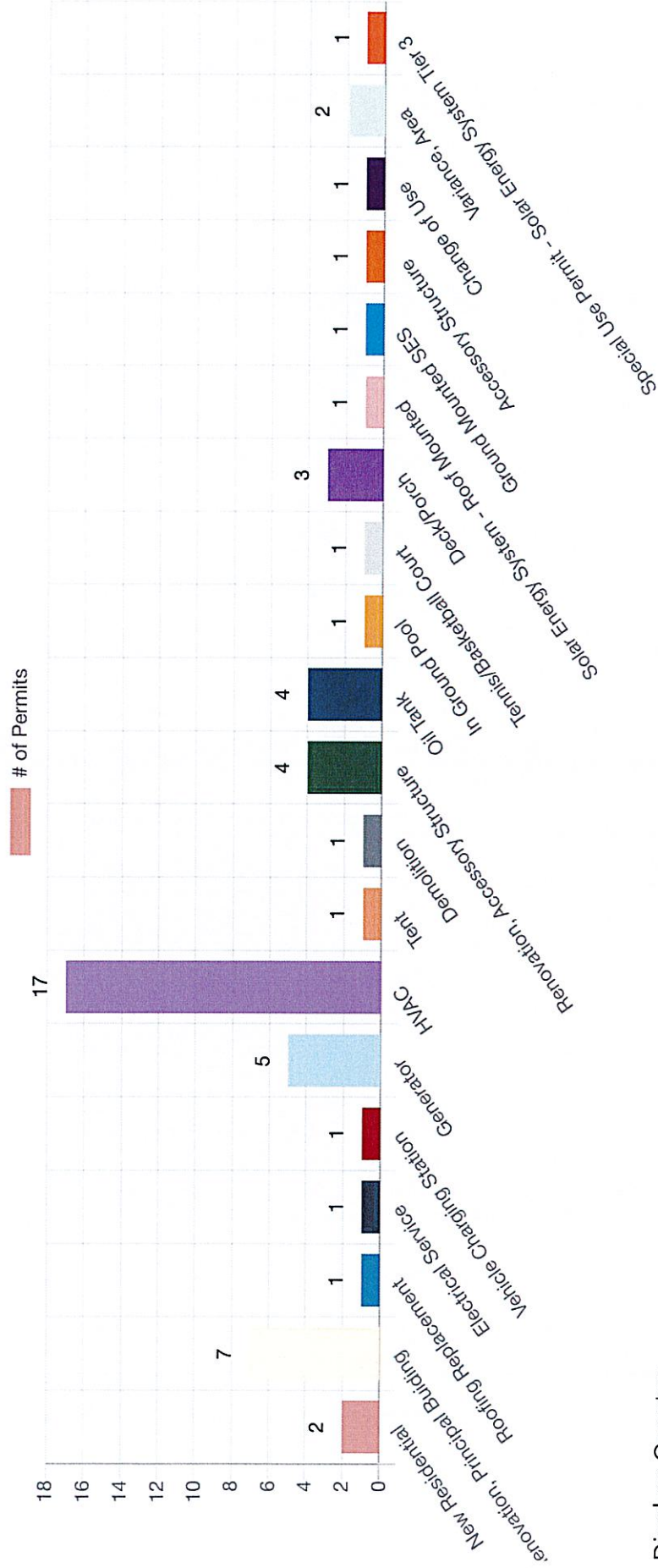
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Quarter: 3
Year: 2026

Case Count by Type



Display: Quarter

Permit Count by Type



Display: Quarter

Quarter: 3

Year: 2026



TOWN OF CLINTON HIGHWAY DEPT.

TODD M. MARTIN
SUPERINTENDENT OF HIGHWAYS
1215 Centre Road
Rhinebeck, New York 12572
(845) 266-5853

August 31, 2026

Town of Clinton Highway Department Report

Dirt Road – repairs are ongoing using the grader and with a ground crew filling potholes

This Year's Road Project – is completed. A mix of liquid asphalt binder and loose stone aggregate was used. The process involves spraying a layer of hot liquid asphalt onto a prepared surface and then spreading and compacting the loose stones to create a natural, textured surface. The textured surface offers better traction than smooth asphalt, making it safer during icy or wet weather.

A Culvert Pipe – was replaced on Seelbach Rd. The pipe's integrity was lost due to its age. The crew excavated out the old pipe, prepared a slope and compacted the bedding before they laid the new pipe. Then it was backfilled in layers with the proper rock-free material.

Sign Replacement – was also done by removing damaged, faded, or missing signage and then mounting a compliant new sign. Schultz Hill Rd is one road in particular that has been affected.

Interdepartmental Aid – was given to help mow the rec parks and the cemeteries.

Respectfully,
Todd M. Martin
Highway Superintendent

Upcoming Programs & Community Activities

- **Great Giveback Food Drive:** As part of the Great Giveback, libraries throughout Dutchess and Ulster Counties are participating in a friendly “food fight” to benefit local food pantries. CCL is collecting **unexpired, unopened toiletries and non-perishable food items** to support the Town of Clinton Food Pantry. Donations will be accepted through **October 17**.
- **Fall Garden Clean-Up:** CCL and the **Clinton Conservation Advisory Council (CAC)** are co-sponsoring a gardening program on **Saturday, September 12 at 11 AM** at Town Hall. CAC member Nick Sacerdote will discuss fall garden clean-up, managing garden debris, cover crops, mulching, transplanting, and bed rotation, followed by an open Q&A.
- **Friends of the Library:** The Friends will meet on **Tuesday, September 15 at 4 PM** to begin planning for the Election Day Raffle and Holiday Cookie Sale. New members are always welcome.
- **New Guest Speaker Series – *Conversations*:** CCL is launching *Conversations*, a new guest speaker series featuring notable public figures and global voices. The inaugural event, presented in partnership with **Morton Memorial Library, Starr Library, and Tivoli Free Library**, will feature Opal Vadhan, former Senior Advisor to Vice President Kamala Harris and former Executive Assistant and Trip Director to Secretary of State Hillary Rodham Clinton. The program, **“Women, Community and the American Dream,”** will take place on **Thursday, October 1 at 5:30 PM** at Starr Cinema in Rhinebeck. Registration is required. The program is sponsored by Mirbeau Inn & Spa and Upstate Films.
- **Beginner Mah Jongg Series:** CCL will offer a three-part **Beginner Mah Jongg** series on **October 5, 12, and 19 from 1–3 PM**. No prior experience is necessary, but participants must attend all three sessions. The series will be led by experienced instructor Misha Fredericks and is open to adults 18 and older. Space is limited and registration is required.

Library Usage – August 2026

- **Physical items circulated:** 1,212
- **Digital items circulated:** 984
- **Total items circulated:** 2,196