

Local Law No. __ of 2026, entitled:

“Local Law Regulating Cannabis Retail Dispensaries”

BE IT ENACTED BY, the Town Board of the Town of Clinton as follows:

1. Article V (Supplementary Regulations) of Chapter 250 (Zoning) of the Town Code is hereby amended by adding a new Section 38.1 which shall read as follows:

§ 250-38.1 Cannabis Retail Dispensaries.

- A. Purpose.** The purpose of this Section is to provide regulations permitting the establishment of licensed, authorized Cannabis Retail Dispensaries within the Town.
- B. Required approvals.**
 - (1) A Cannabis Retail Dispensary must be duly licensed by the New York State Office of Cannabis Management. No person or entity shall sell or distribute Cannabis Products, or hold itself out as an organization licensed by New York State for the sale or distribution of Cannabis Products, unless it has complied with Article 3 and if applicable Article 4 of the New York Cannabis Law.
 - (2) A Cannabis Retail Dispensary must comply with the requirements of Chapter 250 of the Town Code (Zoning).
 - (2) A Cannabis Retail Dispensary that is duly licensed and authorized to operate must receive both a Special Use Permit and Site Plan approval from the Planning Board.
 - (3) A Special Use Permit authorizing only a licensed Medical Cannabis Dispensary or an Adult-Use Cannabis Real Dispensary shall not be deemed to include the other use.
- C. Licenses and permits.** A Special Use Permit issued pursuant to this section shall be conditioned on the applicant obtaining and maintaining all required state and local licenses and/or permits and complying with all applicable state and local public health regulations and all other applicable laws, rules, and regulations at all times. No Building Permit or Certificate of Occupancy shall be issued for a Cannabis Retail Dispensary that is not properly licensed.
- D. Limitation of approval.**
 - (1) A Special Use Permit authorizing the establishment of a Cannabis Retail Dispensary shall be valid only for the Lot on which the Cannabis Retail Dispensary has been authorized by such

Special Use Permit. Relocation of a Cannabis Retail Dispensary to a different Lot shall require a new Special Use Permit. A separate Special Use Permit shall be required for each premises from which a licensed Cannabis Retail Dispensary is operated.

- (2) In the event that a New York State license or registration necessary for the operation of a Cannabis Retail Dispensary expires or is revoked, the Special Use Permit shall terminate and a new Special Use Permit shall be required in order to operate a Cannabis Retail Dispensary or receive a Certificate of Occupancy.

E. Application requirements. In addition to any other application requirements for uses that require a Special Use Permit or Site Plan approval, an application for a Cannabis Retail Dispensary shall contain, at a minimum, the following information:

- (1) Description of activities. A narrative detailing the type and scale of all activities that will take place on the site.
- (2) Site Plan. A Site Plan in conformance with Section 250-96 of this Chapter.
- (3) Building elevations and signage. Architectural drawings of all exterior building facades and all proposed Signs, specifying materials and colors to be used. The Planning Board may require perspective drawings and illustrations of the site from public roadways and abutting Lots.

F. Location standards. A Cannabis Retail Dispensary shall be allowed only in the Hamlet (H) and Office-Light Industry (I) Zoning Districts, subject to any limitations set forth in the regulations of the applicable Zoning District.

G. Buffer zones. In accordance with Section 72 of the New York Cannabis Law, and unless otherwise modified by the New York State Cannabis Control Board, no Cannabis Retail Dispensary shall be located:

- (1) On the same road and within five hundred (500) feet of the entrance of a building occupied exclusively as a place of religious worship;
- (2) On the same road and within five hundred (500) feet of the entrance of a building occupied exclusively as a school; or
- (3) On the same road and within five hundred (500) feet of a structure and its ground occupied exclusively as a public youth facility, including but not limited to parks, playgrounds, playing fields, or places of business which cater to minors.

H. Specific standards.

- (1) A Cannabis Retail Dispensary shall comply with all aspects of the New York Cannabis Law.
- (2) A Cannabis Retail Dispensary shall be located only in a secure, permanent Building and not within any mobile facility, and all dispensing and storage of Cannabis Products shall be conducted within the Building.
- (3) A Cannabis Retail Dispensary must provide an odor control plan to ensure compliance with the requirements of Section 250-28 (J) of this Chapter.
- (4) Signs identifying the Cannabis Retail Dispensary must be affixed to the Building in which the Cannabis Retail Dispensary is located. Signs shall not depict Cannabis, Cannabis Products, Cannabis Paraphernalia, or the imagery or action of smoking or vaping. In all other respects, Signs shall conform to the requirements specified in Section 250-70 of this Chapter and the requirements of any state laws and regulations governing such facilities.
- (5) Parking shall be provided at a rate of a minimum of four (4) off-street Parking Spaces for each one thousand (1,000) square feet of Building Coverage.
- (6) All lighting, including security lighting, shall comply with the requirements specified in Section 250-28 (C) of this Chapter.
- (7) The hours of operation of a Cannabis Retail Dispensary shall be limited to Monday through Friday from 10:00 a.m. to 6:00 p.m.
- (8) No smoking, burning, vaping, or consumption of any Cannabis Products shall be permitted on the Lot(s) where the Cannabis Retail Dispensary is located.
- (9) A Cannabis Retail Dispensary shall not have drive-through service.
- (10) No outside displays or storage of Cannabis Products, related supplies, or promotional materials shall be permitted.

I. Enforcement.

- (1) A violation of this Section is hereby declared to be a Violation Zoning, punishable as set forth in Chapter 137, Fines and Penalties.
- (2) Upon the discovery of any violation of this Section, the Zoning Administrator or Municipal Code Enforcement Inspector is authorized to issue an Order to Remedy and/or Stop Order in accordance with Section 250-89 (E) and (F) of this Chapter. The Zoning Administrator or Municipal Code Enforcement Inspector is also authorized to issue an appearance ticket for violations of this Section in accordance with Section 250-89 (G) of this Chapter.
- (3) Any violation of this Section shall be subject to the same enforcement requirements, including

the civil and criminal penalties, provided for in Section 250-102. Enforcement proceedings may be commenced in Town of Clinton Justice Court by the Zoning Administrator, Municipal Code Enforcement Inspector, Building Inspector, Town Attorney, or Attorney for the Town. Any enforcement action must be authorized pursuant to a Town Board Resolution. Additionally, upon the approval of the Town Board, Zoning Administrator, Municipal Code Enforcement Inspector, Building Inspector, Town Attorney, or Attorney for the Town are also authorized to commence a suit in any court of competent jurisdiction to compel compliance with, or to restrain by injunction the violation of, this Section, as well as seek monetary damages, fines, and penalties.

2. Section 105 (Definitions) of Chapter 250 (Zoning) of the Town Code is hereby amended by adding the following definitions which shall read as follows:

CANNABIS. All parts of the plant of the genus cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant and its seeds or resin. It does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant; any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake; or the sterilized seed of the plant which is incapable of germination. It does not include hemp, cannabinoid hemp, hemp extract, or any drug products approved by the federal Food and Drug Administration. Cannabis also may be referred to as “marijuana” or “marihuana.”

CANNABIS-INFUSED PRODUCTS. Products that have been manufactured and contain either Cannabis or Concentrated Cannabis and other ingredients that are intended for use or consumption.

CANNABIS PARAPHERNALIA. Any equipment, product, or material which is intended or designed for use in manufacturing, compounding, converting, producing, processing, preparing, ingesting, inhaling, or otherwise introducing Cannabis, THC, or Cannabis-Infused Products into the human body.

CANNABIS PRODUCTS. Cannabis, Concentrated Cannabis, Cannabis Paraphernalia, and

Cannabis-Infused Products, and includes made or manufactured products that contain either Cannabis or Concentrated Cannabis and other ingredients that are intended for use or consumption.

CANNABIS RETAIL DISPENSARY. An establishment that is licensed by the New York State Office of Cannabis Management to sell or otherwise distribute Cannabis Products directly to consumers for use off the premises. A Cannabis Retail Dispensary may be licensed to operate as an Adult-Use Cannabis Retail Dispensary, a Medical Cannabis Dispensary, or both. A Cannabis Retail Dispensary does not include an on-site Cannabis consumption establishment.

CANNABIS RETAIL DISPENSARY, ADULT-USE. A Cannabis Retail Dispensary that sells or otherwise distributes Cannabis Products and related supplies to consumers for nonmedical use in accordance with Article 4 of the New York Cannabis Law.

CANNABIS RETAIL DISPENSARY, MEDICAL. A Cannabis Retail Dispensary that sells or otherwise distributes Cannabis Products and related supplies to registered practitioners, certified patients, or designated caregivers for medical use in accordance with Title 5-A of Article 33 of the New York Public Health Law and Article 3 of the New York Cannabis Law.

CONCENTRATED CANNABIS. The separated resin, whether crude or purified, obtained from Cannabis; or a material, preparation, mixture, compound, or other substance which contains more than three (3) percent by weight or by volume of total THC.

THC. Delta-9-tetrahydrocannabinol, Delta-8-tetrahydrocannabinol, Delta-10-tetrahydrocannabinol, and the optical isomer of such substances.

3. Attachment 1 – Schedule of Use Regulations to Chapter 250 (Zoning) of the Town Code is amended to add Cannabis Retail Dispensary as a permitted use subject to Special Use Permit and Site Plan approval in the Hamlet (H) and Office Light-Industry (I) Zoning Districts under the Business and Commercial Uses heading. An updated version of the Schedule of Use Regulations is annexed hereto and made a part hereof.

4. The invalidity or unenforceability of any Section, subsection, paragraph, sentence, clause, provision, or phrase of this Local Law, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other Section, subsection, paragraph, sentence, clause, provision, or phrase of this Local Law, which shall remain in full force and effect.
5. This Local Law is adopted pursuant to § 261-263 of the New York Town Law and § 20 of the New York Municipal Home Rule Law, which authorize the Town to adopt zoning provisions that advance and protect the health, safety, and welfare of the community.
6. To the extent that any provision of this Chapter is inconsistent with Town Law §§ 263, 274-a, 274-b, or any other provision of Article 16 of the Town Law, the provisions of this Chapter are expressly intended to and do hereby supersede any such inconsistent provisions under the Town's municipal home rule powers, pursuant to Municipal Home Rule Law §§ 10(1)(ii)(a)(14), 10(1)(ii)(a)(22), and 10(1)(ii)(d)(3) to supersede any inconsistent authority.
7. This Local Law shall take effect immediately upon filing with the Secretary of State.

RESOLUTION OF INTRODUCTION

Local Law No. _____ of 2026

The following proposed local law, to be known as Local Law No. _____ of 2026 of the Town of Clinton, entitled "Local Law Establishing Hospitality Overlay District" a copy of which is attached hereto and made part hereof, is hereby introduced.

WHEREAS, the Town Board of the Town of Clinton (the "Town Board") has determined that amending Chapter 250 (Zoning) of the Town Code by amending certain provisions governing the regulation of Conference Centers (§ 250-45) and Hotels or Motels (250-58) and creating a Hospitality Overlay Zoning District, is necessary and in the best interest of the Town to protect the health, safety and welfare of its citizens; and

WHEREAS, this proposed Local Law is adopted pursuant to the New York State Constitution and New York Municipal Home Rule Law § 10; and

WHEREAS, in anticipation of the introduction of this proposed Local Law, the Town Attorney prepared for the Town Board's review Part 1 of the Full Environmental Assessment Form ("FEAF") pursuant to the State Environmental Quality Review Act ("SEQRA"). The Part 1 of the FEAF prepared by the Town Attorney has been presented to the Town Board for review and consideration. A copy of the Part 1 of the FEAF prepared by the Town Attorney is attached hereto and made part hereof.

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby designates itself lead agency for the purpose of conducting an environmental review under SEQRA. The Town Board further identifies the Dutchess County Department of Planning and Development as an interested agency;

BE IT FURTHER RESOLVED, that the Town Board hereby accepts and adopts the Part I of the FEAF for the proposed action prepared by the Town Attorney;

BE IT FURTHER RESOLVED, that the Town Board determines that the action to adopt this proposed Local Law is a Type I Action under SEQRA regulations for which a coordinated environmental review is required;

BE IT FURTHER RESOLVED, that the Town Board hereby refers the proposed Local Law and FEAF to the Dutchess County Department of Planning and Development for its review and for an advisory opinion pursuant to Section 239-m of the New York State General Municipal Law. The Town Board directs the Town Clerk to make the referral in conformity with the applicable provisions of New York State General Municipal Law 239-m;

BE IT FURTHER RESOLVED, the Town Board directs the Town Clerk to notify the Town Clerks of each of the surrounding towns of the date, the time, and the purpose of the public hearing

pursuant to Section 239-nn of the New York General Municipal Law and Section 264 of the New York Town Law.

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Attorney to prepare for the Town Board's review and consideration at a later date a Part 2 and a Part 3 of the FEAF; and

BE IT FURTHER RESOLVED, that a public hearing be held in relation to the proposed Local Law as set forth in the form of notice, hereinafter provided, at which hearing parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall on May 12, 2026, at 6:25 o'clock p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town by the Town Clerk, at least five (5) days before such hearing and that such notice shall be in the following form:

Town of Clinton

Town Board

Notice of Public Hearing

PLEASE TAKE NOTICE that the Town of Clinton will hold a Public Hearing on May 12, 2026 at the Town of Clinton Town Hall, 1215 Centre Rd, Rhinebeck (Town of Clinton), New York at 6:25 p.m. Prevailing Time, or as soon thereafter as the matter is reached on the agenda, concerning proposed Local Law No. __ of 2026, entitled, "Local Law Establishing Hospitality Overlay District".

This Local Law will take effect immediately upon filing with the Secretary of State. Complete copies of the proposed Local Law are available at the Town of Clinton Clerk's Office for inspection during regular business hours.

All interested persons and citizens shall have an opportunity to be heard on said proposals at the date, time and place aforesaid.

Dated: April 14, 2026

By order of the Town of Clinton

Carol Mackin, Town Clerk

Motion: _____

Second: _____

Roll Call Vote:

Michael Whitton, Supervisor _____

Eliot Werner, Councilperson _____

Katherine Mustello, Councilperson _____

Charles Dykas, Councilperson _____

Marion Auspitz, Councilperson _____

Local Law No. __ of 2026 entitled:

“Hospitality Overlay District”

BE IT ENACTED BY, the Town Board of the Town of Clinton as follows:

1. Chapter 250 of the Town Code is hereby amended by adding a new subsection G to Section 58 (Hotels or Motels) which shall read as follows:

G. The regulations contained in this Section 250-58 shall only apply to Hotels and Motels that existed prior to July 1, 2025, or applications for such Uses that were submitted on or before July 1, 2025.

2. Chapter 250 of the Town Code is hereby amended by adding a new subsection D to Section 45 (Conference Centers) which shall read as follows:

D. The regulations contained in this Section 250-45 shall only apply to Conference Centers that existed prior to July 1, 2025, or applications for such Use that were submitted on or before July 1, 2025.

3. Chapter 250 of the Town Code is hereby amended by adding a tenth (10th) Zoning District to Section 3 (Zoning Districts) entitled “HOS – Hospitality Overlay”.

4. Chapter 250 of the Town Code is hereby amended by adopting the “Hospitality Overlay District” map attached hereto and made a part hereof. Chapter 250 of the Town Code is hereby amended by adding the “Hospitality Overlay District” to Section 4 (Zoning Map). Section 4 of Chapter 250 shall now read as follows:

The location and boundaries of said districts are shown on the Zoning District, Hospitality Overlay District, Ridgeline Protection Overlay, and Scenic and Historic Protection Overlay Maps of the Town of Clinton, which are hereby adopted and declared to be a part of this chapter. Zoning District Maps shall be kept up-to-date and shall be located in the Town Clerk's office for public use.

5. Chapter 250 of the Town Code is hereby amended by adding a new subsection K to Section 7 (Purpose of Each District) entitled “Hospitality Overlay (HOS)” which shall read as follows:

K. Hospitality Overlay (HOS). This Zoning District is intended to support tourism and economic development in the Town while ensuring that the scale and character of Hospitality Uses are compatible with the rural and scenic character of the Town by limiting the development of Hospitality Uses to specific properties within the Town, thereby reducing possible conflicts between potentially incompatible land uses.

6. Chapter 250 of the Town Code is hereby amended by adding a new Section 15.1 to Article III (District Regulations) entitled “Hospitality Overlay District Regulations” which shall read as follows:

§ 250-15.1 Hospitality Overlay District Regulations.

A. Purpose. It is the purpose of the Hospitality Overlay District to support tourism and economic development while ensuring that the scale and character of Hospitality Uses are compatible with the rural and scenic character of the Town.

B. Location. The locations, boundaries, and limits of the Hospitality Overlay Zoning District

are as depicted on the map set forth in Chapter 250 Attachment 13, entitled “Hospitality Overlay” as amended.

- C. Applicability. Hospitality Uses are only permitted in the Hospitality Overlay District. The regulations of the Hospitality Overlay Zoning District shall be applied in addition to the underlying Zoning District. The requirements of this Section shall be applied together with all the limitations and requirements applicable in the underlying Zoning District, unless otherwise noted.
- D. General Provisions. The following regulations shall apply to all Hospitality Uses:
 - 1. The Hospitality Use shall comply with the regulations set forth in § 250-28 (A) of the Town Code. All sources of amplified sound shall be contained entirely within the approved Buildings or Structures. Fireworks, firecrackers, or other artificially generated loud noises are not permitted. The Planning Board may specify any further restrictions or conditions it deems appropriate relating to the use of amplified sound in order to limit noise from traveling beyond the interior of a Building or Structure.
 - 2. Penalties for offenses. Any person convicted of having violated or disobeyed any provision of this Section shall be guilty of a Violation Zoning Enhanced pursuant to Town Code § 137-1, “Schedule of Fines.”
 - 3. Injunctive Relief. In addition to any other remedies proscribed in this Chapter, the Town is empowered to seek injunctive relief from a court of competent jurisdiction to restrain or remedy violation(s) of this Section.
 - 4. Whenever any Sections of the Town Code are inconsistent with the express provisions of this Section, the express provisions of this Section shall govern, unless explicitly stated otherwise.
- E. Existing Hospitality Uses: Applications submitted on or before July 1, 2025. Hospitality Uses in the Hospitality Overlay Zoning District which applied for Site Plan and Special Use Permit approval on or before July 1, 2025, but have yet to receive approval, shall be reviewed in accordance with the provisions of the Town Code which existed at the time its application was submitted. If approved, the Hospitality Use may operate pursuant to the terms of its Special Use Permit and approved Site Plan. In addition, said Hospitality Use must comply with the provisions of subsection D above.
- F. New and amended applications. Applications for Hospitality Uses in the Hospitality Overlay Zoning District submitted after July 1, 2025, including new applications and applications which seek to amend, alter, or expand an existing Hospitality Use, must obtain Site Plan approval and a Special Use Permit from the Planning Board in accordance with the procedure set forth in §§ 250-96 (Site Plans) and 250-97 (Special Use Permits). Such Hospitality Uses shall, in addition to the general regulations set forth in subsection D above, comply with the following regulations:
 - 1. The minimum Lot Area shall be thirty (30) acres for the first five (5) units used for overnight sleeping. An additional two (2) acres of Lot Area shall be required for each additional unit used for overnight sleeping. The maximum number of units used for overnight sleeping shall be ten (10).
 - 2. The Total Guest Occupancy shall not exceed twenty persons for a Hospitality Use.

3. Hospitality Uses shall be used for temporary residence only. Additionally, no guest shall be permitted occupancy of a guest unit for more than six (6) consecutive weeks in any six-month period.
4. No golf courses of any kind or related facilities such as driving ranges shall be permitted.
5. Hospitality Uses may include Restaurants and/or other Accessory Structures which may be open to the public. The maximize capacity of the Restaurant shall not exceed thirty (30) patrons.
6. Property Buffer. No Buildings or Structures, including Driveways, Accessways, or Roads, are permitted to be located within two hundred fifty (250) feet of any Lot Line, except where such Driveways, Accessways, or Roads provide access to the interior of the site upon which a Hospitality Use is located. The Planning Board may require appropriate additional buffers and screening between the Hospitality Use and adjoining Lots.
7. Access to the Lot must be from a State or County Road. Access may not be shared with an adjoining Lot and must be adequate for emergency vehicles.
8. The Lot must have at least 150 feet of contiguous and continuous frontage on a State or County Road.
9. The Minimum Required Off Street Parking requirements contained in § 250(J)(3) for "Hotel, other overnight accommodations" must be complied with. Sufficient Parking for guests and Hospitality Use staff shall be located behind the Front Building Line and if possible, in the Side or Rear Yards. No Parking Lot or Parking Spaces shall be located within two hundred fifty (250) feet of a Road or two hundred fifty (250) feet from a Lot Line. Parking shall be adequately screened from public viewpoints. No vehicles shall be permitted to park on an Accessway, Driveway, or Road.
10. Prime Farmland, Watercourses, Wetlands, Ponds, Steep Slopes, and remaining Open Space, must be preserved and incorporated into the Site Plan to the maximum extent practical. At least twenty percent (20%) of the total area of the Lot(s) upon which the Hospitality Use is located shall be reserved as Open Space on the Site Plan.
11. Significant or Historic Buildings, as identified in the Town of Clinton Comprehensive Plan or the Dutchess County Historic Resource Survey, as amended, must be preserved and incorporated into the Site Plan whenever possible.

12. The Zoning Administrator or Municipal Code Enforcement Inspector shall have the right to enter and inspect the Hospitality Use annually for the purposes of ensuring compliance with the requirements of the Town Code and the terms of its Special Use Permit. In addition, a fire safety inspection is required to be completed annually by the Fire Inspector.
13. A fee due at the time that the Special Use Permit is approved shall be paid to the Town in an amount set by Resolution of the Town Board.
14. Additional permits, licenses, and certifications shall be obtained from State or County agencies as required for the operation of the Hospitality Use. These may include but are not limited to:
 - i. The Dutchess County Department of Health for Food Service, Lodging, Swimming Pools, Public Water Supply, Wastewater, and any other relevant permits required by the New York State Department of Health.
 - ii. The New York State Liquor Authority for the service of any alcohol.
 - iv. The New York State Department of Taxation and Finance for a certificate of authority to collect sales tax.
15. Hospitality Uses shall at all times maintain comprehensive general liability insurance with limits of at least \$1,000,000 per claim/\$2,000,000 in the aggregate, which provides that the Town and its officers, agents and employees are additional insured. Hospitality Uses shall annually and upon demand from the Zoning Administrator or Municipal Code Enforcement Inspector provide certificates of insurance, evidencing proof of said insurance coverage.
16. Events. The following regulations shall apply to Events held at Hospitality Uses:
 - i. The maximum number of Events permitted shall be one (1) per month and the total number of Events per calendar year shall not exceed six (6) in total.
 - ii. The hours of operation for Events shall be 10:00 a.m. to 10:00 p.m. on Sunday through Thursday and 10:00 a.m. to 12:00 midnight on Friday and Saturday.
 - iii. The maximum number of attendees shall not exceed thirty (30).
 - iv. A sufficient number of Parking Spaces to accommodate all Event attendees and Event staff must be provided.

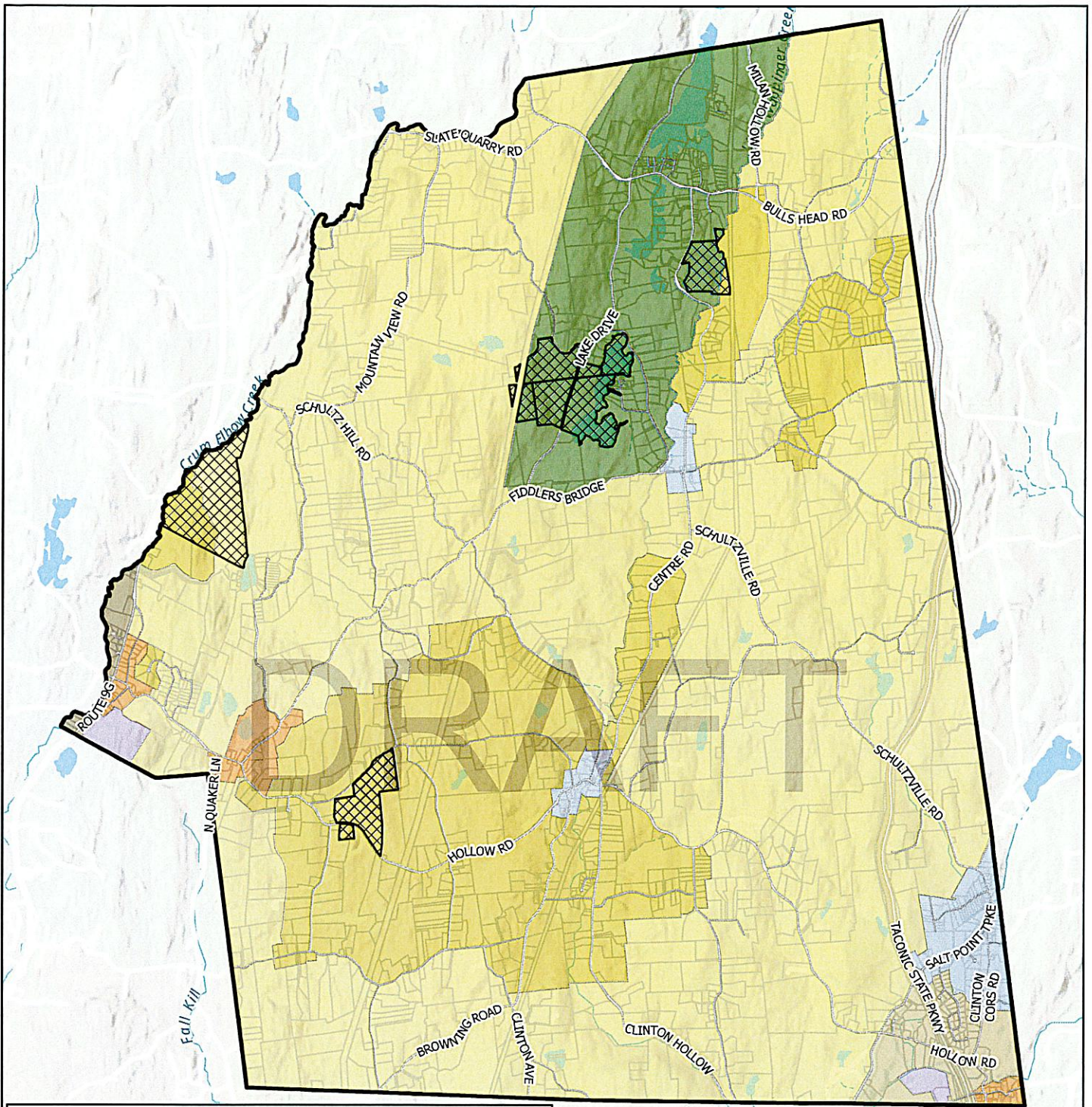
7. Chapter 250 of the Town Code is hereby amended by adding the terms “Hospitality Overlay District,” “Hospitality Use(s),” and “Total Guest Occupancy” to Section 105 (Definitions)

HOSPITALITY OVERLAY DISTRICT – Lands that have been deemed to be compatible with Hospitality Uses in support of tourism and economic development consistent with the Town’s rural and scenic character. These lands are depicted on the map titled “Hospitality Overlay” included as Attachment 13 to this Chapter.

HOSPITALITY USE(S) – The Use of a Lot as a Hotel, Motel, or Conference Center, as those terms are defined in Chapter 250-105.

TOTAL GUEST OCCUPANCY – The total number of persons permitted to occupy a unit used for overnight sleeping accommodation in a Hospitality Use.

8. Chapter 250 of the Town Code, Attachments, is hereby amended by adopting and adding Attachment 13, which shall be a map entitled, “Hospitality Overlay.” A copy of Attachment 13 is attached hereto and made a part hereof.
9. Attachment 1 to Chapter 250 of the Town Code entitled Schedule of Use Regulations is hereby amended by removing “Conference Center or Dude Ranch, including accessory lodging facilities” as a permitted Use in Zoning Districts C, AR5, and AR3.
10. Attachment 1 to Chapter 250 of the Town Code entitled Schedule of Use Regulations is hereby amended by removing “Hotel or motel” as a permitted Use in Zoning District H.
11. This Local Law is adopted pursuant to §§ 261–263 of the Town Law and § 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town to adopt zoning provisions that advance and protect the health, safety, and welfare of the community.
12. To the extent that any provision of this Chapter is inconsistent with Town Law §§ 263, 274-a, 274-b, or any other provision of Article 16 of the Town Law, the provisions of this Chapter are expressly intended to and do hereby supersede any such inconsistent provisions under the Town’s municipal home rule powers, pursuant to Municipal Home Rule Law § 10(1)(ii)(d)(3), § 10(1)(ii)(a)(14), and § 10(1)(ii)(a)(22) to supersede any inconsistent authority.
13. If any clause, sentence, paragraph, section, or part of this Local Law shall be adjudicated by any court of competent jurisdiction to be invalid, the judgment shall not affect the validity of this law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.
14. This Local Law shall take effect immediately upon filing with the Secretary of State.



Town of Clinton	CR1 - Clustered Residential
Hospitality Overlay District	H - Hamlet
AR3 - Low Density Agricultural	I - Office-Light Industry
AR5 - Very Low Density Agricultural Residential	RH - Residential Hamlet
C - Conservation Agricultural Residential	MR1 - Medium Density Residential

The Hospitality Overlay Zone consists of Lots that have been deemed to be compatible with Hospitality Uses in accordance with the LL No. ___ of 2026. The specific parcels which are included are as follows:
 6367-00-167075-0000, 6469-00-476251-0000, 6368-00-754833-0000,
 6468-05-129758-0000, 6468-05-112768-0000, 6468-00-152832-0000,
 6468-00-032842-0000, 6468-00-133894-0000, 6268-00-591367-0000,
 6368-00-745771-0000, 6368-00-875888-0000, 6368-00-938723-0000,
 6368-00-790720-0000



Draft Hospitality Overlay District

Scale: 1 inch equals 5,500 FT
 Sources: Town Of Clinton Parcel Layer - March 11, 2026; Dutchess County Zoning Overlay March 11, 2026, Basemap: Clinton Hospitality Basemap 1 Map <https://www.arcgls.com/>

Town of Clinton,
 Dutchess County NY

Town of Clinton
Resolution No. of 2026

Resolution Approving Justice Court Audit

WHEREAS, Section 2019-a of the Uniform Justice Court Act requires that Town and Village justices annually provide their court records and dockets to their respective Town and Village auditing boards;

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWN BOARD THAT Councilwoman Marion Auspitz has reviewed and completed the annual court audit checklist in examination of the Town of Clinton court records for the year 2025; and

BE IT FURTHER RESOLVED THAT the examination and audit of the Town of Clinton court records for 2025 have been found to be maintained in an organized and proper manner and the fines collected have been turned over to the proper officials. A copy of this resolution, along with the Appendix 9 Annual Check Lists, be forward to the Director of Internal Audit, NYS Office of Court Administration for annual filing.



DATED: April 14, 2026

Carol-Jean Mackin
Town Clerk

[Town Letterhead]

[Date]

Robert H. Balkind, P.E.
Commissioner
Dutchess County Department of Public Works
626 Dutchess Turnpike
Poughkeepsie NY 12603

Re: Request for Speed Limit Reduction – County Road 19, Bulls Head Road, Slate Quarry Road

Dear Robert H. Balkind:

On behalf of the Town Board of the Town of Clinton, I am writing to formally request a review and reduction of the posted speed limit on County Road 19 to 40 m.p.h., specifically in the area between the Taconic State Parkway and Route 9G.

The Town has received concerns from residents regarding vehicle speeds, traffic volume, and overall safety conditions along this section of road. This roadway is frequently used by pedestrians, cyclists, school buses, and local residential traffic, and the current posted speed limit appears inconsistent with the surrounding land use, roadway characteristics, and level of activity.

Residents have reported that excessive speeds create hazardous conditions, particularly given limited sight distances, driveway access points, and the mixed-use nature of the corridor. As development and usage patterns in the area have evolved, the need for a reassessment of the speed limit has become increasingly apparent.

In light of these concerns, the Town respectfully requests that the County conduct a traffic study or engineering review to evaluate whether a reduction in the posted speed limit is warranted. We believe that such a review will help ensure that the roadway operates in a manner that prioritizes public safety while remaining consistent with applicable standards.

We appreciate your attention to this matter and would be happy to provide any additional information or coordinate further as needed.

Sincerely,

Michael Whitton, Town Supervisor
Town of Clinton

cc: Town Board
Brennan Kearney

Town of Clinton

RESOLUTION NO. OF 2026

McHenry Planning Grant Program

WHEREAS, the Town of Clinton is applying to the Hudson River Valley Greenway for a grant under the Hudson River Valley Greenway McHenry Planning Grant Program for a project entitled Town of Clinton Comprehensive Plan to be located in the Town of Clinton, and;

WHEREAS, the Town of Clinton requests \$50,000 and agrees to provide funding match and/or in-kind match in the amount of \$50,000 equal to or greater than the amount requested,

NOW, THEREFORE, be it resolved that the governing board of the Town of Clinton hereby does approve and endorse the application for a grant under the Hudson River Valley Greenway McHenry Planning Grant Program, for a project known as the Town of Clinton Comprehensive Plan and located within this community.

Dated this 14th day of April

Carol-Jean Mackin

Town Clerk

Town of Clinton

TOWN OF CLINTON SOCIAL MEDIA POLICY

1. **PURPOSE** - The Town of Clinton (the "Town") maintains social media accounts for the purpose of communicating with the members of the public. Social media refers to the creation and exchange of information among individuals through Internet based applications. This includes, but is not limited to information in the form of text, pictures, videos, links to other sites, or any other type of communication posted to the approved social media site. Examples of social media sites include, but are not limited to: Facebook, X (formerly known as Twitter), Instagram, and YouTube. It is understood that social media is an evolving communications tool and that new resources may become available over time. This policy gives direction to Town employees, elected officials, volunteers, and other authorized affiliated persons and organizations that utilize the Town's electronic/computer resources to access social media websites and engage in social networking for Town purposes. The Town has an overriding interest and expectation in deciding what is published on behalf of the Town through social media and in establishing guidelines for the use of Town social media by Town officials.

All content posted on the pages, including comments submitted, those removed, and a list of subscribers or "followers", is considered a public record and subject to the New York State Freedom of Information Law. Any content removed and/or hidden by the Town, based on the guidelines below will be retained and maintained by the Town Clerk pursuant to the record retention policy.

The Town has established the following guidelines for the creation and use of the Town's social media sites. The Town shall establish an "official" town-wide social media site(s) and the Town Supervisor, or their designee, shall be the communications manager, as designated by the Town Board who shall oversee and manage social media accounts and overall online presence.

2. **INTENT** - This policy is intended to enable and encourage civil communication and positive engagement with members of the public. The Town intends to disseminate information to the public in the most effective ways possible and looks to obtain feedback from the public in the same way.

The Town recognizes the potential exposure in online communication, as well as the legal requirements related to all forms of official communication. As such, this policy intends to protect the Town, its employees and its elected officials from the potential of harmful conduct related to online communications and establish a set of requirements and guidelines to support an effective method of communication while complying with applicable legal standards.

3. **CONTENT** - It is the goal of the Town to have a cohesive online presence and as such, centralized social media accounts through which official information is disseminated. Maintaining and updating social media sites will be used strictly for conveying information about the Town to the public and engaging with residents where appropriate. The Town's official website will be the primary and predominant Internet presence. Wherever possible, content posted to the Town's social media sites will also be available on the Town's official website. All content should be complementary to the Town's website.

a. **INTEGRITY OF INFORMATION** - Any Department Head wishing to post content to any official social media site, shall submit a request to the Town Supervisor with all necessary information and media, including text, photos/videos and links. The Town Supervisor has the right to approve or deny the request based on the guidelines contained herein. Only content approved by the Town Supervisor shall be posted.

It is the responsibility of the Department Head to ensure that all content submitted for posting has been fully vetted and is free from error.

b. **OWNERSHIP** - All Town-designated accounts are the property of the Town and, as such, shall transfer to the Town Supervisor, who will maintain and manage them in a manner consistent with their official use as Town social media accounts.

c. **BRANDING** - Social media "profile pictures" should clearly represent the Town either with the official Town seal or other identifying marker of Town.

4. **DEPARTMENT-SPECIFIC ACCOUNTS** - In addition to the "official" town-wide Town social media account(s), the Recreation Department shall maintain "official" department-specific social media accounts as necessary and appropriate. Should any other department find it necessary to establish department-specific social media accounts, they may seek approval from the Town Supervisor. No accounts representing an individual, such as a Department Head shall be approved. Any and all auxiliary or supplementary accounts/pages shall operate in accordance with this established policy. It is the responsibility of the Department Head to act as Site Administrator for those pages and to monitor and assure that the established site is abiding by guidelines outlined in this policy. Any department-specific social media pages established by individual departments should aim to complement the Town's online presence. The Town Supervisor, or their designee, will routinely monitor content on all of the Town's social media sites.

The Department Head must provide social media account credentials (i.e. user names and passwords) to the Town Supervisor upon creation and any time log in credentials may change. Passwords must be adequately

complicated to prevent cyber attacks. It is advised that passwords are never sent through email. If a cyber-attack is suspected, the site administrator must immediately contact the communications manager, try to regain access to the account and change the password, if possible.

Exception: Facebook is the exception to this. Usernames and passwords will not be required for Facebook since administrators must use personal accounts to manage pages. Rather than providing personal information, administrators of pages are required to add the Town Supervisor as an administrator to the department's page. The Town Supervisor must have full access to maintain the site in the absence of the Department Head.

For a designation of each Department Head, please refer to section 207 of the Employee Handbook.

5. **CONDUCT** - Employees representing the Town via its social media sites shall conduct themselves at all times as representatives of the Town and in accordance with the Employee Handbook and other applicable policies. When a Town employee uses their personal social media account to post or respond to a comment in their capacity as a Town employee, the employee should do so in the name of the Town department and disclose their name and title.

On official Town social media pages, Town employees shall not share personal information about themselves, or other Town employees except as required for Town business. Town employees are strongly discouraged from using personal accounts to comment on or post information to Town social media sites and from posting information regarding official town business on other social media sites. This includes any usage of or participation in Town social media sites from outside the workplace. This policy is intended to compliment and expand on the Social Media policy contained in the Town of Clinton Employee Handbook. Employees found in violation of this policy may be subject to disciplinary action, up to and including termination of employment in compliance with the Town's personnel policy, employment contract, or collective bargaining agreement as necessary and appropriate.

6. **ELECTED OFFICIALS** - Any elected officials choosing to establish and maintain social media profiles should do so using this policy as guidelines for management but understand that the Town does not take ownership of those accounts in any capacity, nor does the Town manage or monitor pages owned by Elected Officials.

The Town recognizes that elected and appointed officials may choose to

express themselves by posting personal information on social media platforms or by making comments on sites hosted by other persons, groups or organizations, this right of expression should not interfere with the operation of the Town.

If an elected official conducts any Town business or communication as an official from a personal account, professional account, or account created for a Board or department, officials should assume that Town-related communications will be considered a public record and will be subject to the New York State Freedom of Information Laws (FOIL), as well as applicable sections of the records retention schedule.

7. **ACCOUNT MANAGEMENT** - All social media sites maintained by the Town shall clearly set forth that they are maintained by the Town as the Town's "official" social media accounts. The following disclaimer shall appear on all Town social media sites where possible:

The Town shall be the sole owner of all social media accounts and reserves the right to not publish or remove any postings which contain inappropriate content, including, but not limited to:

- Potentially libelous comments;
- Obscene or racist comments;
- Derogatory or inflammatory comments about an individual's gender, race, age, disability, religion, or national origin;
- Personal attacks, insults, or threatening language;
- Private, personal information offered without express consent;
- Comments unrelated to the topic of discussion;
- Hyperlinks to materials not directly related to the discussion;
- Material known to be plagiarized;
- Commercial promotions, including for-profit advertisements or products for sale;
- Content appearing to be "spam";
- Comments pertaining to organized political activities, including political endorsements;
- Any content that is not deemed to be in the best interest of the Town.

Town social media sites are intended to be informational. Users should not use these forums for making any official communications to the Town; for example, reporting crimes or misconduct, reporting dangerous conditions, requesting an

inspection, giving notice required by any statute, regulation or ordinance, such as, but not limited to, notices of claims.

It is understood that the Town of Clinton's social media sites are not maintained 24 hours a day, 7 days per week and immediate responses to any requests via post, email, direct message, etc. may not occur. The Town reserves the right to not reply or decline to reply to any/all comments posted to its social media accounts. It is also understood that the Town will not automatically "friend", "like", "follow" or "connect" to users who follow, comment or "like" Town posts.

If comments are related to the topic at hand, and do not otherwise violate the above-listed proscriptions, then the content must be allowed to remain, regardless of whether it is favorable or unfavorable to the Town.

Content posted by a member of the public to any Town social media site shall not reflect the opinions or policies of the Town.

8. **TERMS OF SERVICE** - All social media sites maintained by the Town shall clearly set forth that they are maintained by the Town as the Town's "official" social media accounts. Employees administering social media accounts should be aware of the Terms of Service (TOS) of each social media site. Each has its own unique TOS that regulates how users interact using that particular form of media. Anyone with access to any official Town site should regularly consult the TOS as they are updated regularly.



Zoning Department
Town of Clinton
1215 Centre Road
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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

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 Schultsville Road


I acknowledge that the property at 489 Schultsville 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 Schultsville 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 Schultsville, 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

