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## Hospitality Overlay District

1 message

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**Katharine Eltz-Aulitzky** <k.eltz-aulitzky@americanaustralianfoundation.org>

Tue, May 12, 2026  
at 12:17 PM

To: "townclerk@clintondcny.gov" <townclerk@clintondcny.gov>

Dear Clinton Town Board,

I am writing to express my strong concerns regarding the proposed Hospitality Overlay District. This draft law leaves our quiet rural neighborhoods entirely vulnerable to creeping commercial intensity, noise, and traffic.

The proposed Milea Winery in Clinton Corners would increase traffic on Schutzville Road by 160%. This was determined by an independent expert, after Milea indicated that the traffic would not increase! With a proposal to have 130 tables and 50 parking spaces, it is incomprehensible that traffic would not increase significantly. Obviously misleading the board and the public to get what they want is how they operate. They also want to hold events, and the draft continues to use the vague term "Events." As we have seen with pending

applications, without a highly specific definition of what constitutes an event (versus an "activity" or a "program"), this creates a massive loophole. This term must be strictly defined (or eliminated) before any vote takes place.

Second, the proposed law creates a complete legal vacuum when it comes to enforcement. While it requires annual fire and zoning inspections, it fails to outline any process for how permits are renewed or revoked if a venue breaks the rules. Because a Special Use Permit is a protected property right under NY law, the town cannot revoke one without clear, objective rules codified in the local law. Given the amount of people working for the town and the limited personnel resources, enforcement will be impossible.

You are proposing a law with no teeth. Please send this back to the drawing board and focus on straightforward zoning that serves and protects the residents of

Clinton. I expect the Town to initiate a full environmental review, and I ask the Dutchess County Planning Department to heavily scrutinize the regional environmental risks this law

poses.

Yours sincerely

**Katharine Eltz Aulitzky**

**Executive Director**

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