
Subject: Town of Clinton Hospitality Overlay Law

1 message

Dan Berndt <dan@danberndt.com>

Tue, May 12, 2026 at 6:00 PM

To: Town Clerk Carol Mackin <townclerk@clintondcny.gov>

Dear Members of the Clinton Town Board,
I live at 239 Schoolhouse Rd. While I fully support retraction of the existing Conference Center Law, I am writing to voice my strong opposition to this ill-conceived draft law. As with other laws of recent past, this one appears to open the town up to lawsuits. The drafters appear more intent on protecting the interests of Six Senses and Milea, than they do on protecting the interests of the town, as per the Comprehensive Plan.

Some specifics:

1. Putting date-specific differences in a LAW, in order to exempt those *without* vested rights, is patently unfair to everyone else. Any project that has vested rights before the law is passed, is ALREADY legally permitted to continue development/operations under the old law. ALTERNATIVELY, any property PURCHASED before the specified date should be given exemption, since such people may have had intent for such projects as part of their purchase decision, but *without* the funding resources of a Six Senses to proceed immediately.
2. The actual Overlays conveniently placed over Six Senses and Milea properties reeks of pure unadulterated illegal Spot Zoning to favor some over others. Why would the town *codify* this in law?
3. This law, like its predecessor "Conference Center Law" it was meant to clean up after, is *also* contrary to the town's current Comprehensive Plan.
4. This law appears to have no clear purpose other than exempting Six Senses & Milea.
5. Since this law certainly affects areas with environmental concerns, it should undergo a proper SEQRA review.
6. No real enforcement mechanisms for those not abiding the law in operations.
7. There is mention of "Events" with no clear definition of what such things entail. How are "Events" definitions enforced?

One zoning law for ALL, that's consistent with the current Comprehensive Plan, as required by law.

Thank you for your time.

Sincerely,
Dan Berndt

