

December 8, 2025

Schultzville, NY

The Clinton Town Board held the Regular Town Board meeting on this day in the Town Hall. Present were Supervisor Whitton, Deputy Supervisor Eliot Werner, Councilwoman Katherine Mustello, Councilman Charlie Dykas and Councilwoman Marion Auspitz as well as Town Clerk Carol-Jean Mackin. There were approximately ten people in the audience.

Supervisor Whitton called the meeting to order at 6:30 PM.

APPROVE MINUTES

MM Deputy Supervisor Werner, 2nd Councilman Mustello to approve the following minutes:
November 11, 2025 Executive Session (BAR interview).

November 11, 2025 TB mtg

December 1, 2025 Executive Session (Comp Plan interview)

December 2, 2025 Hwy Materials bid opening

December 3, 2025 Executive Session (Comp Plan interview)

All aye. Motion carried.

PUBLIC DISCUSSION: (Agenda Items only)

MM Supervisor Whitton, 2nd Councilwoman Auspitz to open the floor to public discussion. All aye. Motion carried.

Rich Morse – there is a benefit to the town if we paid employees a living wage. In the CSEA contract he does not see the Town getting better toward offering a living wage.

MM Supervisor Whitton, 2nd Councilman Werner to return to the regular order of business. All aye. Motion carried.

SUPERVISOR'S COMMENTS:

- Offices closed for Christmas on Dec. 25 and New Years Day Jan 1.
- ECFD is holding its annual ornament hunt Dec. 14, 2 pm at Friends Park.
- Dutchess County is hosting a sensory friendly performance of Nutcracker 6 pm Dec. 12 at Bardavon, free with registration.

DEPUTY SUPERVISOR'S COMMENTS:

- None.

TOWN BOARD REPORTS: Posted on the web, townofclinton.com.

PLANNING BOARD, ZBA, CAC, CLIMATE SMART TASK FORCE, RECREATION, BUILDING INSPECTOR, ZONING ADMINISTRATOR, HIGHWAY, SCENIC AND HISTORIC ROADS, LIBRARY, ALTICE, ZONING REVISION, CEMETERIES, OTHER (QUARTERLY: WIC, SAFETY)

Councilwoman Mustello –

CAC – meets Wednesday. A presentation by NYSERDA on a survey they did; they are presenting their findings at 6:30 pm Dec. 9.

Planning Board – read from report, posted online.

ZBA – Read from the report posted online.

Councilman Dykas-

Recreation report – no report.

Hometown Heroes – all done for the year.

Cell phone update – no update, continues to communicate with Verizon and Senator Hinchey.

Councilwoman Auspitz –

Library – looking for trustees. Openings in various programs, register online.

Highway – read from the report, posted online.

Maintenance – new shutters on the Highway building.

Deputy Supervisor Werner –

Zoning Administrator – no report.

Building Inspector - read from report, posted online.

CSC – met and minutes are posted on website.

SHRAC – met and discussed trash cans all over town; they are an eyesore since the transfer station closed. Considering a quarterly large item receiving station at the Town Hall.

OLD BUSINESS

1. Approve Hwy materials bids – Dykas/Auspitz

MM Councilman Dykas, 2nd Councilwoman Auspitz to approve the following resolution: BE IT RESOLVED that the Town Board approves awarding the highway materials bid for 2026 to the vendors highlighted on **Attachment A**. All aye. Motion carried.

2. Approve Local law Extending the Moratorium – Werner

MM Deputy Supervisor Werner, 2nd Councilwoman Auspitz to approve the following resolution: BE IT RESOLVED that the Town Board approve **Resolution No. 46 of 2025, introducing Local Law No. 3 of 2025 of the Town of Clinton, entitled, “Extension of Conference Center, Hotel and Motel Moratorium”**, and that a public hearing be held in relation to the proposed Local Law to be held at the Town Hall on December 29, 2025, at 6:25 pm at which time all interested parties and citizens shall have an opportunity to be heard. Councilwoman Mustello confirmed it is the six-month extension. All aye. Motion carried.

3. Approve CSEA contract – Whitton/Werner

MM Deputy Supervisor Werner, 2nd Councilwoman Auspitz to approve the following resolution: BE IT RESOLVED that the Town Board approves and adopts the collective

bargaining agreement between the Town of Clinton and the CSEA Local 1000 Highway workers for the Period Jan. 1, 2026 to Dec. 31, 2028. Supervisor Whitton thanked Marion as a partner in negotiating the contract. All aye. Motion carried.

4. Discuss memo on conference Centers from NPV – Werner

Received a memo from Town Planner on how to go forward with hospitality venues. She presented three possible approaches:

1. pass a resolution to prohibit hospitality venues of all kinds (already written);
2. create a law to include an overlay district for zoning to allow hospitality venues in certain areas of town, including where the 3 applications are already in progress PLUS any other areas we want to include in the overlay district;
3. establish a zoning overlay district for the three venues already in progress only.

Eliot Werner thinks item 2 is a big job and opens a large can of worms. The middle ground option permits the 3 in progress to be permitted uses. Eliot asks for a consensus. Councilwoman Mustello would like to see the resolution prohibiting hospitality venues. She added that the Planner also presented another choice, which is to keep the moratorium in place until the comprehensive plan is done. Eliot said there are legal precedents here for the choice to keep the moratorium in place until the comp plan is done. Mrs. Mustello commented the applications in process, those would be allowed to continue and would be non-conforming, preexisting applications. (Six Senses, Milea, Camp Rising Sun). Councilwoman Mustello said the other two applications are very different than Six Senses. Supervisor Whitton is reluctant to give his opinion knowing that Katherine and Eliot and Adriana - the planner are meeting to discuss the issue further. Mrs. Mustello said they are only talking about the planner's role in the comprehensive plan when they meet. Supervisor Whitton is more willing to wait to make a decision until the comprehensive plan is done. Councilwoman Mustello prefers to get through the comprehensive plan process before we move forward choosing what path to follow with hospitality venues. Eliot said the potential concern is from a developer who wants to push the envelope to develop a property. Katherine does not like the prohibition; she prefers an overlay district for the three in progress. Whitton agrees. He does not want to make the three non-conforming uses. We can do a zoning rewrite going forward which can change the overlay district if need be. Eliot will draft a resolution to modify the draft to include the overlay district for the three in process.

NEW BUSINESS

1. Approve Going to Bid for NYSERDA funded projects – Whitton

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the following resolution: BE IT RESOLVED that the Town Board authorizes the Town Clerk to advertise for sealed bids for the following NYSERDA-funded clean energy projects for the Town of Clinton highway department buildings:

PROJECT LIST:

B building airflow reduction,
C insulate building envelope,
D install insulated doors,
E install double glazing;

the bids are due by 10:00 am on Tuesday, January 6, 2026 to the Town Clerk Carol Mackin; the bids can be mailed, hand delivered to 1215 Centre Road, Rhinebeck, NY or emailed to the Town Clerk at townclerk@clintondcn.gov and will be awarded at the regular Town Board meeting on Tuesday January 13, 2026 to the lowest responsible bidders whose bid has been filed in conformity with this notice. All aye. Motion carried.

2. Approve Introducing Local Law Regulating Wetlands – Mustello

MM Councilwoman Mustello, 2nd Councilman Werner to approve the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 47 of 2025, introducing Local law No. 1 of 2026 a Local Law Amending Town Code 250-78: Freshwater Wetlands, Watercourses, Lakes, Ponds and Floodplains** and sets a public hearing for January 13, 2026 at 6:25 PM in the Clinton Town Hall, 1215 Centre Road, Schultsville, NY at which time all interested parties may be heard. All aye. Motion carried.

3. Approve Resolution regarding FOIL Appeal – Whitton

MM Supervisor Whitton, 2nd Councilman Werner to approve the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 48 of 2025**, a Resolution upholding in part and reversing in part the determination of the Town of Clinton Records Access Officer dated November 13, 2025 and authorizing the release of certain records pursuant to Chapter 184 of the Town Code. All aye. Motion carried.

4. Discussion on E-Waste Recycling Event – Mustello

Councilwoman Mustello introduced the idea of an electronic waste event. The highway will work with TB. In the spring, we will set a date; free disposal and the company scrubs the hard drives.

5. Approve Annual Meeting 12-29-25 at 6:30 PM – Whitton

MM Supervisor Whitton, 2nd Councilwoman Mustello to approve that the Annual Meeting be held on December 29, 2025 at 6:30 PM in the Town Hall. All Aye. Motion carried.

6. Approve Reorganizational Meeting date 1-7-2026 at 6:30 PM – Whitton

MM Supervisor Whitton, 2nd Councilwoman Mustello to approve that the 2026 Reorganization Meeting be held on January 7, 2026 at 6:30 PM in the Town Hall. All Aye. Motion carried.

OTHER ITEMS

1. Resignations and appointments – Werner

MM Deputy Supervisor Werner, 2nd Supervisor to appoint Michael Maloney to the BAR for a term of office of 12-8-2025 to 9-30-2030. All aye Katherine recused her self. Motion carried.

Approval of Warrants

MM Councilwoman Mustello, 2nd Councilman Erner to approve the following resolution BE IT RESOLVED that the Town Board approves the:

December 8 General Fund Warrant, Vouchers Numbered 558 through 598, Totaling \$208,228.49 and the

December 8 Highway Fund Warrant, Vouchers numbered 350 through 379, Totaling \$46,760.81 and the

December 8 Capital Fund Projects Warrant numbered 19, totaling \$1000.

All aye. Motion carried.

2. Motion to Move Funds – Whitton/Werner

MM Supervisor Whitton, 2nd Councilman Werner to approve the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 49 of 2025, a motion to move funds.** In discussion, we did not have one last month, attorney fees and insurance needed more funds. All aye. Motion carried.

3. Supervisor's Report – Whitton /Werner

MM Supervisor Whitton, 2nd Councilman Werner to approve the Supervisor's Report for November. All aye. Motion carried.

OTHER/ANNOUNCEMENTS

None.

PUBLIC DISCUSSION

MM Supervisor Whitton, 2nd Councilman Mustello to open the floor to public discussion. All aye. Motion carried.

Luanne Panorotti Pastor of Pleasant Plains Presbyterian Church and Rich Morse re: the Town of Clinton's food pantry, would like the town to financially support the food pantry. Councilwoman Mustello said we talked about it and her issue is that taxpayers' funds should not use money to support a private cause. Rich said it is the town's food pantry.

Luanne over 5 years the need has grown we have 13-15 families coming twice a month we are a food bank agency and deacons use their funds for the extras. We need help. Thanks to so many for the kindness and generosity of the community.

Bill Dordis - re lack of cell phone towers in town. We need more persistence to get a cell tower. He wears a life alert and is concerned about the lack of service. Lives are at risk.

Charlie will follow up with Verizon tomorrow. Mike Whitton said we are limited in what we can do, it is a private company.

Lynn Miceli - re-exemption, wants board to reconsider taking another look at the exemption. Seniors need the exemption. Asks the Board to look at updating exemptions to free up funds, listed other exemptions available in the Town of Clinton. Suggested limiting the number of exemptions a person can have. Update records in the assessor's office regarding exemptions. Suggests the Town limit corporations and LLCs receiving numerous exemptions.

MM Supervisor Whitton, 2nd Councilman Werner to return to the regular order of business. All aye. Motion carried.

ADJOURNMENT

MM Supervisor Whitton, 2nd Councilman Werner that the Town Board adjourns the meeting. All aye. Motion carried.

The meeting was adjourned 7:37 PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Carol-Jean Mackin". The signature is fluid and cursive, with the first name "Carol" and last name "Mackin" clearly distinguishable.

Carol-Jean Mackin,
Town Clerk