
Concerns Regarding Proposed Hospitality Overlay District

1 message

Stephen Larke <s[REDACTED]>
To: townclerk@clintondcny.gov

Tue, May 12, 2026 at 6:23 PM

Dear Clinton Town Board,

I have lived in the Browns Pond community for more than 20 years, and I am deeply concerned about the proposed Hospitality Overlay District. The current draft does not adequately protect quiet rural neighborhoods like ours from increased commercial activity, traffic, and noise. Families chose to live here because of the peaceful rural character of this area and the absence of nearby commercial development.

One of my biggest concerns is the continued use of the term “Events” without a clear definition. Based on recent applications before the town, the distinction between an “event,” an “activity,” or a “program” remains far too unclear. Without precise language, this creates broad opportunities for interpretation and enforcement problems. Before any vote moves forward, the law should either clearly define this term or remove it altogether.

I am also concerned that the draft lacks any meaningful enforcement framework. Although it references annual fire and zoning inspections, it does not explain how permits would be renewed, suspended, or revoked if operators fail to comply with the rules. Since Special Use Permits are protected property rights under New York law, the town needs clear and objective standards written directly into the law to address violations and accountability.

As written, this proposal feels poorly suited for neighborhoods like ours and does not provide the protections residents deserve. I respectfully urge the Town Board to reject the current draft and instead pursue zoning policies that genuinely preserve and protect the character of Clinton’s rural communities.

Sincerely,

Stephen Larke

60 Lake pleasant dr