

October 13,2026

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 Werner, Councilwoman Auspitz, Councilwoman Mustello as well as Town Clerk Carol-Jean Mackin. There were approximately people in the audience. Councilman Dykas was absent.

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

APPROVE MINUTES

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the September 8, 2026 Town Board Meeting minutes. All aye except Councilman Dykas who was absent. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the September 21, 2026 special Meeting minutes. All aye except Councilman Dykas who was absent. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the October 2, 2026 Town Board Meeting minutes. All aye except Councilman Dykas who was absent. Motion carried.

PUBLIC DISCUSSION: (Agenda Items only)

None.

SUPERVISOR'S COMMENTS

- Benchmarking report complete for 2025 done by Jean McAvoy tracking energy usage.
- Cathy Gallinger is spearheading Toys for Tots, drop off at Supervisor's office until December 9.
- Craig Marshall is doing gardening work around town hall. Thanked him for his efforts.
- Historical Society grant received: \$587,641 from MPS semi quincentennial grant fund to continue the restoration of the Creek Meeting House. Acknowledged President Cynthia Koch, after three tries, she was successful with this grant.

Deputy Supervisor Werner

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, COMPREHENSIVE PLAN, CEMETERIES, OTHER (QUARTERLY: WIC, SAFETY)

Councilwoman Mustello –

CAC – meets tomorrow at 5:00.

Planning Board – Read from report, posted online. Noted the change in meeting schedules.

ZBA – Read from report, posted online.

Comprehensive Plan – Survey is closed. Received more than to 600 responses. The Planner is analyzing the results.

Councilman Dykas-

Recreation – given by Councilman Werner is posted on line.

Councilwoman Auspitz –

Library - read from the report, posted on line.

Highway – read from the report, posted on line.

Deputy Supervisor Werner –

Zoning Officer –Read from the report, posted on line.

Building Inspector – no report.

CSC – read from the minutes about their activities.

Supervisor Whitton noted at this time that Charlie Dykas is absent as he is dealing with some health issues.

OLD BUSINESS

none

NEW BUSINESS

1. Approve Local Law to override the tax cap - Whitton

MM Supervisor Whitton, 2nd Councilman Werner to approve the following resolution: BE IT RESOLVED that the Town Board adopts **Resolution No. 40 of 2026 introducing local law XXX of 2026 Local Law to override the tax cap and setting a public hearing to be held at the Town Hall on November 10, 2026, at 6:15 o'clock p.m.** All aye except Councilman Dykas who was absent. Motion carried.

2. Approve Local Law to impose an Occupancy Tax

MM Supervisor Whitton, 2nd Councilwoman Auspitz to approve the following resolution: BE IT RESOLVED that the Town Board adopts **Resolution No 41 of 2026 introducing local law XXY of 2026 Local Law to impose an Occupancy Tax and** that a public hearing be held in relation to the proposed Local Law to be held at the Town Hall on November 10, 2026, at 6:25 o'clock p.m. All aye except Councilman Dykas who was absent. Motion carried.

3. Proclaim October Breast Cancer Awareness Month - Werner

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approve **Resolution No. 42 of 2026 Proclaiming October Breast Cancer Awareness Month.** All aye except Councilman Dykas who was absent. Motion carried.

OTHER ITEMS:

1. Appointments/ Resignations:

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to reappoint Steve Diehl as a member of the BAR effective October 1, 2026 to September 30, 2031. All aye except Councilman Dykas who was absent. Motion carried.

2. Approval of Warrants

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

October General Fund Warrant, vouchers numbered 477 through 534 totaling 54713.85 and the

October Highway Fund Warrant, vouchers numbered 272 through 302 totaling \$ 454,715.05

All aye except Councilman Dykas who was absent. Motion carried.

3. Motion to Move Funds

MM Supervisor Whitton, 2nd Councilman Werner to approve the following resolution: BE IT RESOLVED that the Town Board adopts **Resolution No. 43 of 2026, A Motion to Move Funds at the October 13, 2026 meeting.** All aye except Councilman Dykas who was absent. Motion carried.

4. Supervisor's Report - Whitton

MM Supervisor Whitton, 2nd Councilman Auspitz approve the September 2026 Supervisor's Report. All aye except Councilman Dykas who was absent. Motion carried.

PUBLIC DISCUSSION

MM Supervisor Whitton, 2nd Councilwoman Werner to open the floor to public discussion. All aye except Councilman Dykas who was absent. Motion carried.

Scott Hues – re: Hart resident on Schultz Hill Rd., they are running an event center and is very disruptive. He spoke with ZEO Jeff Newman and it needs enforcement, its been years. People drive in his yard, day and night with music, time to stop it. Looking for a resolution.

Jeff Newman – there is an exception in the conference center law for fundraising events and charitable fundraisers. That is a loophole. We can't take enforcement on those at the Hart residence. He does recognize that new events have occurred that are not fundraisers for a charity. Encourages the TB to re look at the law to tighten that lop hole up.

Carol Bancroft – director of CCL. Budget proposition on this year's ballot to increase funding by 4.5 %. Goal is to help keep up with rising costs of operating expense. Cost tax increase is estimated for a home assessed of \$556,000 to be \$61. They offer much more than books.

Alex Ferrini - PB member and Comprehensive Plan member– Katherine Mustello asks Supervisor Whitton to allow Alex to speak more than 3 mins. Alex gave a packet to the Town Board, attached to these minutes as ATTACHMENT A. Planning Board actions are only as good as the enforcement. Feels the Town does not enforce the law. Land use regulation is a core job of the town. Spending more money on a second assistant is not the problem. The code calls for strict enforcement; in practice there is spot enforcement with the ZEO often in communication with the offender. There is a place for leniency, for minor infractions. He discussed businesses operating in violation of the zoning law: these violations call for mandatory strict enforcement. The law uses “shall” as to how it is to be enforced. This is the state's policy. Compares the law to the record. We have issued 0 appearance tickets in the last 5 years. We know that there are many violations in the town. We are getting zoning reports, but two years before April we have not received any reports. How can the board know what is happening if they get no reports. The latest ZEO reports show letters of inquiry by the ZEO, that is not in the code. Asks what is a letter of inquiry? A letter of inquiry does not start the legal clock. Cited specific situations in violation that are not following the code. Says there continues to be STR violations. He complained in July about unlicensed STRs and they are still operating. Asked the Town Board to look closely at the ZEO reports which lists activity; activity in the office is not enforcement. This is not a good approach, it is not effective, it is dangerous – opens up selective enforcement – it is inefficient. He sees a pattern of ineffective enforcement. Feels the current hours are going to an ineffective methodology and another person will not solve this problem. Asks the Town Board to do what the law says or change the law.

Lynn Miceli – why do we need to exceed the tax cap? Asked several questions of the Town Board including what is the debt ratio of the Town. Katherine Mustello said the Board will answer her questions at the public hearing for the budget. Discussed a state comptroller's report that shows many fraudulent forestry exemptions. Asks the Town Board to clean up fraudulent exemptions to give an additional exemption to seniors. Wants the board to vote on the senior exemption and show us where you stand.

Paul Thomas – there is an email scam out there asking for fees. We don't ask to wire money. He discussed the Process for registering complaints. There is a note on the zoning page to say

complaints go to the ZEO. We should have a process outlined on the website. We should have a dedicated email address so it is obvious, perhaps we can have a dedicated fillable form with an acknowledgment. Violations need to be listed and the code calls for it to be filed. The Town board need to supervise the ZEO and follow up on items that linger. Agrees with Alex, the system needs to be fixed and enforcement needs to be a priority.

Arlene Campbell – Scammers are back, asks people to double check the email. Check the email carefully and call us to double check.

Teresa Stegner – re: exemptions one receives the benefit but the others in town pay for that. She explained the forestry exemptions, the 480 A is overseen by DEC, we have no fraudulent exemptions in Town.

MM Supervisor Whitton, 2nd Councilman Werner to close public discussion and return to the regular order of business. All aye except Councilman Dykas who was absent. Motion carried.

Mike Whitton said the tax cap is 2 % or the rate of inflation whichever is lower. We are losing ground every year, as inflation has been more than that every year. Another town did a survey of towns asking who is going to exceed the tax cap, and the result is that 80% of responders will definitely go over the tax cap. We have to responsibly manage the finances of the Town. And we have a lot of unfunded mandates to meet.

ADJOURNMENT

MM Supervisor Whitton, 2nd Councilwoman Werner that the Town Board adjourns the meeting. All aye except Councilman Dykas who was absent. Motion carried.

The meeting was adjourned at 7:40 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