

October 14, 2025

Schultzville, NY

The Clinton Town Board held the Regular Town Board meeting on this day in the Town Hall. Present were Deputy Supervisor Eliot Werner, Councilwoman Katherine Mustello, Councilman Charlie Dykas and Councilwoman Marion Auspitz as well as Town Clerk Carol-Jean Mackin. Supervisor Whitton was absent. There were approximately 30 people in the audience.

Deputy Supervisor Werner called the meeting to order at 6:38 PM.

### **APPROVE MINUTES**

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the September 9, 2025 Public Hearing Meeting minutes. All aye except Supervisor Whitton who was absent. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the September 9, 2025 Town Board Meeting minutes. All aye except Supervisor Whitton who was absent. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the October 2, 2025 Special Town Board Meeting minutes. All aye except Supervisor Whitton who was absent. Motion carried.

### **PUBLIC DISCUSSION: (Agenda Items only)**

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

Graham Trask – Re the tax cap override local law, the town has one lever to raise taxes, the budget. Urges people to ask the board to vote no to this law. Re hospitality venues, assumes it's related to conference centers. The board has ignored the conference center law. The moratorium excludes the problem, because they say they will be sued. The board needs to pass a law to eliminate conference center zoning in Clinton. Feels they will win if sued. They say there are applications in the process, he says it does not matter. Says applicants don't have rights until they are vested rights, which come with a building permit.

Donna Burns – hospitality venues are of great concern. Would like to see the town get rid of conference centers and hotels and motels. Agrees with Mr. Trask, when you change a law, it affects everyone.

Hue Lewis – asks people to talk into the microphone.

Maggie Shimmelpfennig - excited to see the discussion on the agenda tonight on hospitality venues. Feels there should be no exemption for an item under this law that is before the PB board that does not have permits.

Dan Berndt – read from the conference center law definition compared to the zoning law definition, says it has been expanded from two years ago to include large scale hotels. Urges the Town Board to follow the comprehensive plan with the new law. Comments that the board had not taken any lead on updating the law, why now, and connects their work to the election in November. Predicts lawsuits in the future if the town board does not eliminate the applications before the planning board with a new law. Feels the board is making exceptions for certain corporations.

Amy Jelenko - echo sentiments already made. Feels this is corporate takeover of private land.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to return to the regular order of business. All aye except Supervisor Whitton who was absent. Motion carried.

**SUPERVISOR'S COMMENTS:**

- CAC searching for volunteers to maintain gardens. Email Town Supervisor
- Dutchess County has a textile recycling program. More information will come.

**Carol Mackin, Town Clerk:**

- Announced the Town Clerk's Coat drive during the month of October to get the coats to those in need before the cold weather hits.
- Thanked the Town Board for supporting Breast Cancer Awareness Month; Nuvance offers self-referring mammograms at Northern Dutchess Hospital, no need to go through your primary doctor.

**DEPUTY SUPERVISOR'S COMMENTS:**

- Toy drive collecting through Dec. 12 at the Town Supervisor's office.
- Received compliments on the condition of the Pleasant Plains Cemetery.
- The Chess Club is adding another night, the third Monday at 7pm.

**Judy Malstrom**

- announced the Repair Café Oct 25, noon – 3 pm. Co-sponsored by the Library, at the Town Hall.

**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 tomorrow.

Planning Board – read from report, posted online.

ZBA – read from report, posted online.

**Councilman Dykas-**  
Recreation report - read from the report, posted on line.

Hometown Heroes – all done for the year.

Cell phone update – discussing with Senator Hinchey and Verizon monthly. Something will happen spring of 2027.

**Councilwoman Auspitz –**

Library - read from the report, posted on line.

Highway – read from the report, posted on line.

Maintenance – the organ that accompanied the silent movie scratched the floor. The boards are too thin to resand and refinish the floor. One estimate for a replacement of a new wood floor is \$25,000. The organ's insurance company has been contacted.

**Deputy Supervisor Werner –**

Zoning Administrator – no report.

Building Inspector - read from report, posted online.

CSC – met and minutes are posted on website.

SHRAC – no report.

**OLD BUSINESS**

**1. Approve Local Law to Override Tax Cap - Werner**

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 42 of 2025 adopting Local Law No. 2 of 2025, entitled “A Local Law to Override the Tax Levy Limit for Fiscal Year 2026” a copy of which is attached hereto and made a part of this resolution.** Katherine Mustello said this will allow us to go over the 2% tax levy; we have never gone over the tax limit. Charlie Dykas said we have no intention to go over this year, it's for an emergency. Marion Auspitz said it is a just in case. All aye except Supervisor Whitton who was absent. Motion carried.

**2. Approve 467 Senior Citizen Exemption – Mustello**

MM Councilwoman Mustello, 2nd Councilman Werner that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 43 of 2025, adopting Local law XX a Local Law Amending Town Code Chapter 210 (Taxation) Regarding Social Security Income.** Katherine Mustello said we have the largest reduction in the Senior citizen exemption the state allows. NYS changed the math, not the town. While this would benefit some seniors, her concern it will benefit people with means on the backs of others in town. **All nay, except Supervisor Whitton who was absent. Motion fails.**

**3. Discussion on Hospitality Venues - Werner**

Deputy Supervisor Werner: “During the last few months, the Town Board has been considering different approaches to the issue of hotels and conference centers. Clearly this is a matter of public concern, and this concern and the board discussions have led me to speak with the Town Supervisor, fellow Town Board members and others to come up with what we think is a viable approach—to prohibit all NEW hospitality venues (hotels, motels, conference centers, and inns) until after we adopt a new Comprehensive Plan and then revisit the issue.

In July we passed a moratorium on future development of hospitality venues. This moratorium lasts for six months and can be extended for another six months, but at that point it expires and we default back to the current Zoning Law that permits these venues. Enacting a new law prohibiting hospitality venues will supersede the moratorium and remain in place unless it is repealed and replaced with a new and more suitable Local Law that is adopted after a new Comprehensive Plan is put in place. If the board agrees with this approach, I will work with the town attorney to prepare a resolution for introduction at the November meeting.”

Deputy Supervisor Werner is looking for consensus for the idea to work with Town Attorney to prepare a resolution of introduction at the November meeting. Marion Auspitz is in favor. Katherine Mustello says we need to revisit the issue after comprehensive plan is complete but this is a stop gap until then. This is a much bigger issue and the drafts we came up with previously did not address the issues we hear from the community. Charlie Dykas agrees with Katherine. We have not carved out any exemptions for anyone. Katherine said that comes from our Town Attorney advice that a moratorium cannot look backwards. There is a differing of opinion on this matter.

## **NEW BUSINESS**

### **1. Approve Road Name for Dutchess Reserve Subdivision - Werner**

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 44 of 2025 titled: Accepting the road name Reserve Lane for the Dutchess Reserve Subdivision.** All aye except Supervisor Whitton who was absent. Motion carried.

### **2. Approve buying back a cemetery plot at Pleasant Plains Cemetery - Werner**

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves the buyback of Cemetery Plot 16 in Pleasant Plains Cemetery for cost, \$500 to Doug Mayen. All aye except Supervisor Whitton who was absent. Motion carried.

### **3. Approve ratifying MOU between TOC and CSEA – Auspitz**

MM Councilwoman Auspitz, 2nd Councilman Werner that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves the Memorandum of Agreement between the Town of Clinton and CSEA, for the collective bargaining agreement that expires on December 31, 2025, which shall be extended for a period of three years ( 1-1-26 to

12-31-28) unchanged except as provided in the MOU. All aye except Supervisor Whitton who was absent. Motion carried.

## **OTHER ITEMS**

### **1. Resignations and appointments – Werner**

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to appoint Serenity Shaffer as Clerk for a maximum of 8 hours per week at \$16.80 per hour effective October 1, 2025. All aye except Supervisor Whitton who was absent. Motion carried.

MM Deputy Supervisor Werner 2nd Councilwoman Auspitz to promote Gavin Reichelt to the position of HMEO effective October 20, 2025 with a rate of pay as per the CSEA contract at \$26.57 per hour and full medical eye and dental coverage with an employee contribution of 15%, with paid leave benefits as per the CSEA contract. All aye except Supervisor Whitton who was absent. Motion carried.

MM Deputy Supervisor Werner 2nd Councilwoman Auspitz to appoint Joshua Sall to the position of MEO effective October 20, 2025 with a rate of pay as per the CSEA contract at \$23.22 per hour with \$1 less per hour for 6 months or 1000 hours, and full medical, eye and dental coverage with an employee contribution of 15%, and paid leave benefits as per the CSEA contract. All aye except Supervisor Whitton who was absent. Motion carried.

### **Approval of Warrants**

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

October General Fund Warrant, Vouchers Numbered 442 through 502 , Totaling 43,518.98 and the

October Highway Fund Warrant, Vouchers numbered 285 through 322 , Totaling \$49,199.25 and the

October Capital Fund Projects Warrant, numbered 15, totaling \$ 203.00.

All aye except Supervisor Whitton who was absent. Motion carried.

### **2. Motion to Move Funds – Whitton/Werner**

None

### **3. Supervisor's Report – Whitton /Werner**

MM Deputy Supervisor Werner, 2<sup>nd</sup> Councilwoman Auspitz to approve the September 2025 Supervisor's Report. All aye except Supervisor Whitton who was absent. Motion carried.

## **OTHER/ANNOUNCEMENTS**

none

## **PUBLIC DISCUSSION**

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

Hugh Lewis – moved from Westchester 5 years ago from a similar type town to Clinton. A condo was built on a former farm and ruined the town for him. Urges board as we go forward to maintain rural character.

Dal Lamagna – co founder of Stop Six Senses which changed to Common Senses. Speaking on his own behalf. He is a neighbor of property that will be Six Senses. We want neighbors, not invaders in Town. It's time for the town and people against the Six Senses project together with the project manager to come together to work something out to allow the project to move forward. Is it a hotel? It's not a hotel - for \$1800 a night. It's not a hotel experience. It's an experience for mental help, self-help and personal development and for people to have an experience. No helipad, no parties. They are not bad people. His wife went to a Six Senses in Ibiza, and a friend worked at one in Turkey; it's a well-run operation. We want that there. We need to be careful what will happen to that property if they don't build. He met with the project managers: They don't plan for any changes to Browns Pond, they will not cut the forest, they have a forestry exemption, so they will have financial penalties if they cut trees. He trusts they will take care of the water table. Stop talking about lawsuits, we need to come together. They're not Omega. He would like to see them as a neighbor and they will take care of the land as it is.

Dottie Distal – watched Town change and grow. Concerned about Clinton morphing into Westchester and becoming an elite community. Feels the board is addressing this issue now by putting together a Comprehensive Plan Committee because it is election season. Katherine said we just want to get the Comprehensive Plan going, it will take years to complete and invited Dottie to apply to be a member. Dottie complained about the speeders on Fiddlers Bridge Road.

Graham Trask – happy to hear Eliot's comment on the hospitality venue. Grew up in Beaufort SC, Six Senses tried to buy a barrier island off of Beaufort. The county council voted it down. The Six Senses in Ibiza is overrun with tourists, we should want to preserve what we all came here for, which is highlighted in the current comprehensive plan. He wants the moratorium to include every item that does not have vested rights.

Melissa Karchmer wants to be clear the speed sign does not record speeds. Suggested people Call the Sheriff and complain about speeders

Rich Morse – came in 1946, has seen a lot of change in Clinton. The Six Senses project is now before the Planning board, where they belong. Regarding the Library, a new resident he spoke to came to town and commented that without a good library they would not move into our town. The 414 vote on the library budget is on the ballot in November. Applauds there being money in the budget for the food pantry.

Joce Morse – turn ballot over and vote on the library proposition. Increase of \$7000 over last year, 1-3 dollars avg. increase.

Sapna Moudgil-Shah– libraries are near and dear to her heart, for books, movies, summer programming, studying. Good place to meet with others. Library is community, we need it more than ever in this digital world. Supports the ballot proposition.

Lisa Metcalfe – recognized the need for community; created Friends of Clinton to have community events. Had a dance party in the summer. Friendsgiving - Nov 7, 5-8, entry is a food donation.

Lynn Miceli – discussed the senior exemption and that we need to take care of the seniors in this town.

MM Deputy Supervisor Werner, 2nd Councilwoman Auspitz to return to the regular order of business. All aye except Supervisor Whitton who was absent. Motion carried.

### **ADJOURNMENT**

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

The meeting was adjourned 7:56 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