
Fwd: HOSPITALITY OVERLAY DISTRICT AND CHANGE TO LAW1 message

Elliot Werner <deputysupervisor@clintondcny.gov>Tue, May 12, 2026 at
10:20 AM

To: Michael Whitton <townsupervisor@clintondcny.gov>, Marion Auspitz <mariontown86@gmail.com>, Charles Dykas <charlesdykas@gmail.com>, Katherine Mustello <katherineforclinton@gmail.com>
Cc: Carol Mackin <townclerk@clintondcny.gov>

More comments . . .

Sent from my iPhone

Begin forwarded message:

From: Margaret Pierpont <[REDACTED]>
Date: May 11, 2026 at 7:46:37 PM EDT
To: Eliot Werner <deputysupervisor@townofclinton.com>
Cc: Sullivan Timothy <[REDACTED]>
Subject: HOSPITALITY OVERLAY DISTRICT AND CHANGE TO LAW

Dear Eliot,

Thank you for suggesting that we send you an email registering our questions and concerns about the proposed Hospitality overlay district and law.

I hope you and other members of the Town Board will be clarifying the details of this intended law at your May 12 meeting. We look forward to reviewing the recording. The overall scope of the law is not yet clear to us.

Here are our questions and concerns:

- A. The overlay district shown on the map indicates properties where there is already a hospitality use, such as the Omega Institute, or where an application is pending, such as Six Senses.
1. It appears from the map that Omega is in the overlay district on Lake Drive. It appears that Slow Fox, adjacent to and south of Omega, is not in the district. Is this correct?
 2. The law states that hospitality uses will only be allowed in these designated areas and nowhere else in the Town. Is this meant to totally prevent development of hospitality uses in, for example, the

hamlets? Could this law be modified if the Comprehensive Plan showed support for such development? Could overlay districts be added, subtracted or altered in the future?

B. Details in the law.

1. After stating that hospitality uses will only be allowed in the overlay districts, the law stipulates restrictions that would be impossible in the districts as they are now. For example, Omega is on a Town road, not on a County or State Road. How would this contradiction be reconciled?
2. The number of overnight guests is capped at 30. So, for example, if Omega went out of business or was sold, the new owners would have to abide by that rule—even though the property accommodates many more guests there now. Is this the intention? Could there potentially be multiple hospitality venues in one “district,” each with a 30-person limit? In other words, has the Town Board considered all of the possible interpretations of this law?
3. Restaurants are mentioned almost incidentally. Is this law meant to apply to potential restaurants whether or not they are in places with overnight accommodation? Is this law saying that new restaurants can only exist in these overlay areas and nowhere else in the town, such as the hamlets?

We look forward to getting our questions answered.

Thank you, and other members of the Board, for all the thought and work that go into shaping the direction of Clinton. We appreciate what you do.

Margaret Pierpont and Tim Sullivan
318 Lake Drive

May 11, 2026