

August 13, 2024

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, Councilman Dykas, Councilwomen Mustello and Councilwoman Auspitz as well as Town Clerk Carol-Jean Mackin. There were approximately 10 people in the audience.

Supervisor Whitton called the meeting to order at 6:37 PM. **(Pledge done earlier)**

### **APPROVE MINUTES**

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the July 9, 2024 Public Hearing minutes STR. All aye. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the July 9, 2024 Town Board meeting minutes. All aye. Motion carried.

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

**None**

### **SUPERVISOR'S COMMENTS read by Deputy Werner**

- Town offices closed on Labor day, Monday Sept. 2.
- A scanner/copier has been donated to the Building and Zoning department allow us to copy and scan large maps. Thanked Robert Murray, Murray Engineering
- Head lifeguard Samantha Campbell saved an infant at the Pond at Fran Mark Park. Thanked Samatha for her quick action and Susan deHaan and Bob Simon from EC Rescue Squad.

### **Deputy Supervisor comments:**

- NYS DOT denied lowering the posted speed limit on SPT but they will install an intersection warning sign eastbound approaching the northbound TSP off-ramp.
- Iroquois Pipeline update, Iroquois submitted the proposal to the dec to double the amt of gas going though it by doubling the size of the compressors which emit cancer causing chemicals, are subject to accidents, and increases the pressure on the aging pipeline. Dec reviewing and say if Iroquois expansion is approved it will violate the law, but if they can prove the need for the gas they can ignore the regulations.

### **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, PROPOSED TRANSMISSION LINES, OTHER (QUARTERLY: WIC, SAFETY)

### **Councilwoman Mustello –**

- CAC – will have a booth at Community Day, there are new benches at the nature trail thanked highway crew for placing them; the spotted fly has arrived in Clinton. The Webpage has been updated.
- Planning Board – report posted on the web; on file in the Town Clerk's office

- ZBA – report posted on the web; on file in the Town Clerk’s office
- Comm Day – from 10am -7pm, August 31st, listed the events and activities. After parade there are horse drawn carriage rides and the food trucks will stay until 7, ECFD will have a band after the parade and food also. Asking each elected official to spend an hour in the Welcome Booth.

**Councilwoman Auspitz –**

- Highway - report posted on the web; on file in the Town Clerk’s office.
- Library – report posted on the web; on file in the Town Clerk’s office.

**Deputy Supervisor Werner –**

- Building Inspector - report posted on the web; on file in the Town Clerk’s office
- MCEI – . report posted on the web; on file in the Town Clerk’s office
- Recreation Committee – banners up fundraising has been successful. Hiking club going out Saturday to West Park, John Burrows estate. Fran Mark Park is open daily dawn to dusk. Camp in final session, men’s basketball league is finished, we are hosting the Hyde Park youth league. Weekly volley ball continues at the park Wednesdays, pavilion rentals are consistent. Will have a booth at Comm Day, check out the rec page on the website.
- CSC - expecting to receive bronze certification approval in October. Received email from NYSEDA that the town has qualified for a 10,000 grant. Details to follow. Will have a booth at Community Day. Several resignations and some interest from two new people to join, they will meet the committee this month.

**Councilman Dykas-**

- Hometown Heroes – The grant was awarded we are waiting on the receipt of funds, about \$8500. Then we will send out letters to people we have identified to participate. The poles have been identified and Central Hudson approved of our using their poles.

**OLD BUSINESS**

**1. Discuss STR law update – Werner**

In response to comments from a number of residents about non-hosted short-term rentals, the Town Board is discussing how the proposed law might be changed to accommodate these concerns. The board’s intention is to keep the public hearing open and have a revised draft of the proposed law ready for public review and discussion at the September meeting and (depending on the response) a board vote at the October meeting.

Mr. Werner reviewed the timeline, we have a draft update, we need to address non hosted strs in town. There are about 30. The concern is the absentee homeowners, who buy property as a business investment. The other issue we need to resolve is how to place

limits on the number of permits. He described his considerations: we can ban them completely or maybe have a particular number suggesting that the current number of strs we have remain, with no new permits issued. If a property is sold the permit transfers to new owner; if the use is discontinued, the permit goes away. Or we can consider to issue the permits to the owner, not the property, it will not transfer, if property sold, the permit goes away.

Katherine Mustello is pro property rights; however this is an issue. Strs change neighborhoods, it is hard to identify the problems so we don't know how great the problem is. What is the risk benefit ratio to the town? It's a burden on building and zoning. New applications have slowed and MCEI Newman said the owners are saying rentals are slowing as well.

Charlie Dykas said putting a freeze on them shouldn't offend anyone, then conveying permits if the property is sold makes sense. Katherine said you are limiting property rights if you freeze permits.

Marion Auspitz is not suggesting a particular number but rather to just keep the same number of the strs to the current number we have now.

Carol Mackin asked what about if a property conveys to a child or family member and you attached the permit to the owner, can the permit can be conveyed to family when the property passes hands?

Deputy Supervisor Werner spoke on the procedural level, the Town Attorney suggested he not do any more with the law until we give him a consensus. Deputy Supervisor Werner will make an outline of the suggestions and we will put them on the web so people can see what the board is considering and can comment. Afterwards we can create a new draft.

## **2. Approve bid for Town Hall shades -Auspitz**

MM Councilperson Auspitz, 2nd Councilperson Werner that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board awards the bid for shades in the Town Hall to Custom Drapery Workroom for delivery, installation, and hardware of 9 faux wood blinds with upgrade valances at a cost not to exceed \$2610.00 from ARPA funds. All aye. Motion carried.

## **3. Approve bid for Schultzville Cemetery Sign - Werner**

MM Deputy Supervisor Werner, 2nd Councilperson Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board awards the bid for creating the Schultzville Cemetery sign to Sam Moyer conditional upon receipt of a Certificate of Insurance naming Town of Clinton as additional insured at a cost not to exceed \$1700.00. All aye. Motion carried.

## **NEW BUSINESS**

### **1. Approve Benchmarking Project Report - Werner**

MM Deputy Supervisor Werner, 2nd Councilperson Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves the 2021 – 2023 Benchmarking Project Report. Whitton it began before the task force, it was a CAC project. All aye. Motion carried.

**2. Approve Highway Superintendent Martin to NYS Highway School -Auspitz**

MM Councilwoman Auspitz, 2nd Councilperson Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves Highway Superintendent Martin's attendance at NYS Association of Town Superintendents of Highways - at a total cost not to exceed \$900 for registration and accommodations. All aye. Motion carried.

**3. Approve contract with HVARs for dog housing – Werner**

MM Supervisor Whitton, 2nd Councilperson Werner that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves the contract with HVARs for dog housing and authorizes, empowers, and directs the Town Supervisor to sign. All aye. Motion carried.

**4. Approve contract with Shreck for generator maintenance - Werner**

MM Supervisor Whitton, 2nd Councilperson Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves the contract with Shreck for generator maintenance at the quoted prices and authorizes, empowers, and directs the Town Supervisor to sign. All aye. Motion carried.

**OTHER ITEMS**

**1. Resignations and appointments – Werner**

MM Deputy Supervisor Werner, 2nd Councilman Mustello to approve the appointment of Michael Hurd as a member of the CAC, replacing Mady Goldstein who resigned, effective July 10, 2024 to December 31, 2025. All aye. Motion carried.

MM Deputy Supervisor Werner, 2<sup>nd</sup> Councilwoman Mustello to create the position of Permanent HMEO effective July 29, 2024. All aye. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Auspitz to appoint Robert LaPine to the position of FT HMEO filling the position of permanent HMEO effective July 29, 2024 with a rate of pay of \$1.00 less than \$25.73 for 6 months or 1000 hours worked, with full medical, eye and dental benefit coverages with an employee contribution of 15%, and paid leave benefits as per the CSEA Contract. All aye. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to appoint Tim Bathrick to the position of FT Laborer filling the position of Abbey Wiand who resigned, effective July 29, 2024 with a rate of pay of \$1.00 less than \$19.25 for 6 months or 1000 hours worked, with full medical, eye and dental benefit coverages with an employee contribution of 15%, and paid leave benefits as per the CSEA Contract. All aye. Motion carried.

## **2. Approval of Warrants - Mustello**

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

**August General Fund Warrant**, Vouchers Numbered **400 through 453** , **Totaling \$ 35,207.99**  
**and the**

**August Highway Fund Warrant**, vouchers numbered **184 through 215**, **Totaling \$74,528.19**.  
All aye. Motion carried.

## **3. Motion to Move Funds –Werner**

MM deputy supervisor Werner, 2<sup>nd</sup> Councilperson Dykas that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 33 of 2024 a motion to move funds**. All aye. Motion carried.

## **4. Supervisor's Report - Whitton**

MM Supervisor Whitton, 2<sup>nd</sup> Councilman Werner to approve the Supervisor's Report for July 2024. All aye. Motion carried.

**OTHER/ANNOUNCEMENTS: none.**

## **PUBLIC DISCUSSION**

MM Supervisor Whitton, 2<sup>nd</sup> Councilman Werner to open the floor to public discussion. All aye. Motion carried.

Lara Stage -new GM for Interlake Park. Sent an email explaining frustration over getting permits to repair a fire that occurred in the cottage. The Town lost the permit on the cottage, feels she has been stale mated and blown off by the zoning department; turned down 25 family vacations due to the lack of response from the zoning department as she could not rent it out. She makes memories for families, she has been disappointing people and she has had a lack of cooperation from the zoning department, She is asking the Town to work with her and she has not had that experience. She wants to comply with the law and needs a Town response. She cited her resume and the different jobs she has had helping vacation establishments grow. Asks to get the property inspected.

Jeff Newman – regarding STRs, believes in property rights, the zoning code regulates the use of property, sometimes we need the law to help living in community. Thinks it is interesting to have a stable number of non-hosted permits. Asks if transient lodgers add to the town of Clinton when we have people looking for affordable housing. Non hosted strs work against that. Councilwoman Mustello asks if some permits become available, how

do we logistically let other people know they are available. Concerning applications, MCEI Newman said they are not the easiest to follow, the requirements are in the code. If any applicant gives each piece of information it can be reviewed and moved along. Gave the process to follow. His process is to review the application against the code and if deficient it is deemed incomplete, it does not hold its place in the que. Suggests people review the code and complete their application. If there is a question he encourages people to have a meeting and we can review what is required.

Arlene Campbell – suggests non hosted be located only in the hamlet where commercial is allowed. If they fail to renew, they lose it and then it gets abolished.

Jeff Newman – likes Arlene’s suggestion and only in the hamlet are hotels and motels allowed, so it makes sense to have strs there too.

Judy Malstrom – asks if it is fracked gas going through the Iroquois pipeline. On Thursday April 15 she is talking about zero waste, from 2-4 pm here in town hall. On Sept 13 there is a zero waste program with Neil Seligman from Zero Waste USA.

Neil Seligman - Zero Waste USA, works trying shut down incinerators which are being replaced by composting and anaerobic digestion techniques. Finger lakes Reuse in Ithaca, has building deconstruction to avoid waste, putting people to work. The incinerator is putting out chemicals in the air, we are breathing our own garbage. Quoted statistics that incinerators are polluting the air and limiting life by several years. The new methods of garbage disposal would bring new jobs as well.

Todd Martin – In September, paving with Callahan the following roads: Woodlea Rd. Longview Rd. and Shadblow lane. Thanks the library for sponsoring the birds of prey for Community Day. Disappointed that the state did not lower the speed limit in Clinton Corners. Deputy Supervisor Werner said he will work on a “slow school” sign on Salt Point Turnpike.

MM Supervisor Whitton, 2nd Councilman Dykas to close public discussion and 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 7:49 PM.

Respectfully Submitted,



Carol-Jean Mackin,  
Town Clerk

