

July 8, 2025

Schultzville, NY

The Clinton Town Board held the Regular Town Board meeting on this day in the Town Hall. Present were Supervisor Mike Whitton, Deputy Supervisor Eliot Werner, Councilwomen Katherine Mustello, Councilman Charlie Dykas and Marion Auspitz as well as Town Clerk Carol-Jean Mackin. There were approximately 25 people in the audience.

Supervisor Whitton called the meeting to order at 6:57 PM.

APPROVE MINUTES

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the June 10, 2025 Public Hearing minutes. All aye. Motion carried.

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello to approve the June 10, 2025 Town Board Meeting minutes. All aye. Motion carried.

PUBLIC DISCUSSION: (Agenda Items only)

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

Cynthia Koch – president of Historical Society, submitted a letter for the Town to support a grant, there is no amount yet decided to ask for. The purpose is to restore the exterior of Creek Meeting House. Personal comment: Regarding 9 Long Pond Road, it is listed as a house in the historic survey. It was a rooming house for a mill, one of few remaining buildings related to our industrial heritage. Please look for a way to take advantage of the history and find a new owner.

Rich Morse – re: 9 Long Pond Road. A house in Rhinebeck was rebuilt that was deteriorating we can do the same. Supervisor Whitton said the house is privately owned and has collapsed and is dangerous. Tonight, will start a process for the owner to address the issue.

Cynthia Koch – said at the end of the process the property can go to the tax collector, if it becomes the property of the town, please consider her request.

Maggie Schimmelpfennig – happy to see moratorium on the agenda.

Dan Berndt – re: moratorium and applying it to IHG, applying the moratorium is not spot zoning even if sued by IHG. Granting IHG an exception to the moratorium is unfair.

Alessandra Zorgonotti– asked if we are doing the moratorium because of IHG? Eliot Werner said the moratorium applies to all not just the one.

Maggie Schimmelpfennig - are existing applications excluded; yes. Eliot said the three applications in process will continue with the current conference center law. Any application after the moratorium is on hold. Maggie said people have to go to Planning

Board (PB) to continue to have a say. Mike Whitton agreed and said the PB can put restrictions on the development. Katherine said to say everyone in town is against the project is not true, there are people who support it. Mike said the negative people are the loudest.

Amy Jelenko – on the 6-month window for the moratorium, that is the legal window allowed by law.

Jeff Newman – any existing legal use can continue to operate; it will become a non-conforming use after a new law is approved. Explained the moratorium law and its 6-month length in NYS town law.

Dan Berndt – re: Mike Whitton’s comment that the people who are negative are loudest, he knows a lot who are against the conference center but don’t speak up, specifically builders. Builders are aware that ZA Jeff Newman worked for IHG and will have retribution towards them if they come for a permit to build. Asked to approve IHG with a total of 44 guests as a non-conforming use.

MM Supervisor Whitton, 2nd Councilman Werner to return to the regular order of business. All aye. Motion carried.

SUPERVISOR’S COMMENTS:

Supervisor Comments

Dutchess County is encouraging adults seeking new career opportunities to explore a career in Emergency Medical Services (EMS), supported by the State University of New York’s (SUNY) new Reconnect program, offered at no cost. The Reconnect program covers tuition, fees, books, and supplies for adults aged 25 to 55 who have not yet earned a college degree and enroll in one of several in-demand programs. Among these is the Emergency Medical Technician: Paramedic program at Dutchess Community College (DCC). The tuition-free program begins with the Fall 2025 semester. For registration details and eligibility requirements, visit DCC’s website.

Residents may have noticed a film crew working at a private residence on Schultzville Road. The Town of Clinton welcomes this type of creative activity and is pleased to support local and visiting productions. However, this recent event has brought to light that the Town currently has no zoning code specifically addressing film production. Work on such a code began during my hospitalization, and I’m pleased to share that efforts to finalize it have now resumed. A proposed zoning code to address film and media production will be introduced in the coming months. We appreciate your patience and input as we work to ensure that these activities are properly regulated while remaining a welcome part of our community.

The current contract between the Town and CSEA is set to expire at the end of this year. I’m pleased to share that we are in the final stages of completing a new three-year agreement, following a series of extensive and collaborative negotiations. Given that this contract represents a significant portion of our annual budget, its timely resolution is an important and welcome development. I’d like to extend my sincere thanks to Marion Auspitz for her valuable partnership and participation in the negotiation process.

I would like to take a moment to acknowledge the monumental efforts of the many groups and individuals who responded to the severe thunderstorm on July 3. The storm left over 90% of the Town of Clinton without power, and much of the area experienced a loss of internet service. In the face of this widespread disruption, Central Hudson rose to the challenge with support from utility crews across more than 40 states. Beginning Saturday, they began distributing dry ice and bottled water to affected customers—an important lifeline during a difficult time. We are deeply grateful for the tireless work and coordination that helped our community begin to recover. The East and West Clinton Volunteer Fire Companies were also invaluable during this time, clearing roads, assisting with portable generators, providing power at their stations, and much more.

Our recovery would not have been nearly as efficient without the dedicated efforts of the Town of Clinton Highway Department. At one point, 12 roads were closed. Yet, our highway crew worked tirelessly over a holiday weekend to ensure residents remained safe while swiftly making roads passable. As Todd Martin aptly said, *“Our highway crew is amazing!”*

I declared a State of Emergency on July 4th in response to this storm. This step is intended to help secure funding for our storm response efforts and minimize the financial burden on Town taxpayers.

Throughout the weekend, I remained in close contact with County Executive Sue Serino, Central Hudson, our two fire companies, and the Highway Department to coordinate our emergency response.

One ongoing concern has been internet service disruptions. Over the past few days, I’ve been working to resolve these issues. I’ve been in regular contact with Optimum, and they have assured me that the affected areas are now a priority for restoration.

Thank you for your patience and resilience as we work through this together.

Charlie Dykas– thanked Todd Martin for an amazing job during the last storm. Supervisor Whitton also did an amazing job supporting the community.

DEPUTY SUPERVISOR’S COMMENTS:

- 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, ZONING REVISION, CEMETERIES, PROPOSED TRANSMISSION LINES, OTHER (QUARTERLY: WIC, SAFETY)

Councilwoman Mustello –
CAC – meets tomorrow.

Planning Board – read from report, posted online.

ZBA – meeting cancelled.

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

Hometown Heroes - added five new banners, thanks to Dave Stewart for hanging them.

Cell phone update - plan for a few new cell towers over the next few years.

Councilwoman Auspitz –

Library - read from the report, posted on line.

Highway – read from the report, posted on line.

Maintenance – Town Hall roof leak was repaired; a roofing nail had come loose.

Deputy Supervisor Werner –

Zoning Administrator – read from report posted on line

Building Inspector - read from report, posted online.

CSC – met and minutes are posted on website.

SHRAC – no report.

OLD BUSINESS

1. None

NEW BUSINESS

1. Discuss/Approve Cohen & Kramer Settlement- Werner

Supervisor Whitton said it was determined that no reduction is warranted and the judge has ordered a trial.

2. Approve Resolution to approve agreement between Highway Superintendent and TOC – Auspitz

MM Councilwoman Auspitz, 2nd Councilman Werner that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves **Resolution No. 27 of 2025 approving the Reimbursement Agreement with Highway Superintendent Todd Martin, and authorizing, directing and empowering the Town Supervisor to execute the Reimbursement Agreement and take all actions necessary to effectuate its terms.** All aye. Motion carried.

3. Approve letter from TOC supporting Historical Society Grant application – Werner

MM Deputy Supervisor Werner, 2nd Councilwoman Auspitz that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves Town Supervisor Whitton writing a letter on behalf of the Town of Clinton supporting the Historical Society grant applying to the NY Office of Parks, Recreation and Historic Preservation for about \$400,000 to

repair the exterior of the building, replacing missing stones and removing the old damaged mortar. All aye. Motion carried.

4. Approve Resolution to Condemn 9 Long Pond Road – 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. 28 of 2025 authorizing, directing and empowering the Building Inspector / Municipal Code Enforcement Officer to take all actions necessary to safeguard the public health, safety and welfare by taking measures to prevent access to the dangerous structure at 9 Long Pond road, including but not limited to erecting signs, fences and barriers; and BE IT FURTHER RESOLVED, that the Town Board authorizes, directs and empowers the Town Supervisor to cause notice to be served on the owners of the property and proceed with the steps stated in Chapter 116 of the Town Code to repair, remove or demolish the dangerous structure.** Supervisor Whitton commented that the structure located directly across from WCFD Station 2 has deteriorated to a condition that poses a significant safety concern. The Town Building Inspector has submitted a formal report to the Town Board outlining the current state and associated risks. We have initiated the necessary steps to address this issue and are beginning the process to ensure the structure is either made safe or otherwise appropriately remediated. Public safety remains our top priority, and we will keep the community informed as the process advances. Eliot Werner wants to look into saving the property. Mike Whitton said its premature and any discussion need the property owner involved. All aye. Motion carried.

5. Approve Introducing Local Law: Conference Center, Hotel, Motel Moratorium – 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. 29 of 2025 introducing LL X of 2025: Conference Center, Hotel and Motel Moratorium** and that a public hearing be held in relation to the proposed Local Law to be held at the Town Hall on August 12, 2025 at 6:25 o'clock p.m. where all citizens can be heard. In discussion, Mike Whitton commented this resolution introduces a moratorium of the Conference Center Law and the Hotel and Motel Law. When selecting an effective start date, it's important to consider the statutory limitation on the duration of a moratorium: it may remain in effect for six months, with the option to extend it once for an additional six months, for a total maximum duration of one year. Backdating the start of the moratorium could significantly reduce the amount of time it remains in effect going forward. While I am optimistic about the pace at which new legislation can be drafted and enacted, I also recognize the practical realities and typical timelines involved in such processes. As such, selecting a start date that preserves the full possible duration of the moratorium is prudent. All aye. Motion carried.

6. Approve Highway Superintendent attendance at NYS Association of Towns Conference– Auspitz

MM Councilwoman Auspitz, 2nd Deputy Supervisor Werner that the Town Board approves the following resolution: **BE IT RESOLVED** that the Town Board approves Highway Superintendent Martin's attendance at the NYS AOT's Highway Superintendent's Annual Conference from Sept 23rd through Sept 26th at a cost not to exceed \$1300. All aye. Motion carried.

7. Approve training for Planning and Zoning Board members – Werner

MM Deputy Supervisor Werner, 2nd Councilwoman Mustello that the Town Board approves the following resolution: BE IT RESOLVED that the Town Board approves NYS AOT's Fall Planning and Zoning School at a total cost not to exceed \$400 for all attendees. Mike Whitton commented The New York Association of Towns will be holding a training session in Kingston this October. This half-day event will include three sessions designed to provide valuable education and updates relevant to local land use and governance. Three members of our Planning Board and one member of our Zoning Board of Appeals (ZBA) are available and interested in attending. The registration fee is \$100 per person, for a total of \$400 to send all four attendees. Although this training was not included in our original budget, we are able to cover the expense using savings realized in other departments. I believe this training is a worthwhile investment in our volunteer board members, equipping them with the tools and knowledge needed to better serve our community. I recommend we approve the use of these funds for this purpose. All aye. Motion carried.

8. Discussion on the formation of a Comprehensive Plan Committee – Whitton/Werner

Mike Whitton asks Katherine and Eliot to work on finding members of the future committee. Katherine said she wants to use Adriana the PB Planner early on in the process.

9. Discuss replacing Fran Mark Park playground equipment – Mustello

Councilwoman Mustello sees many items that need attention; she is responsible for the school playground in her work at the school. We will probably need to fundraise as there is no money in the budget for a playground.

OTHER ITEMS

1. Resignations and appointments – Werner

None

2. Approval of Warrants

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

July General Fund Warrant, Vouchers Numbered 290 through 347, Totaling \$37,607.90 and the

July Highway Fund Warrant, vouchers numbered Vouchers numbered 198 through 228, Totaling \$61,376.66. All aye. Motion carried.

3. Motion to Move Funds – Whitton/Werner

None.

4. Supervisor's Report – Whitton /Werner

MM Deputy Supervisor Werner, 2nd Councilman Werner to approve the May and June Supervisor's Reports. All aye. Motion carried.

OTHER/ANNOUNCEMENTS

none

PUBLIC DISCUSSION

MM Supervisor Whitton, 2nd Councilwoman Werner to open the floor to public discussion. All aye. Motion carried.

Nolan Baron thanked board for patience dealing with the conference center. The speed sign is very helpful on Fiddlers Bridget Road. We need enforcement. On cell phone service, will there be a survey going out? Councilman Dykas said we know where the dead spots are. Asked him to Send Mike an email and he can send a contact with the sheriff who has a division to monitor speed.

Cynthia Koch – thanks the board for the letter of support and past financial support.

Rich Morse – re: the zoning training class in Kingston, asks if that open to anyone or can we encourage young people to go. Katherine said anyone on the future comprehensive plan committee should go. He thanked the board for their professional handling of the last two month's meetings. This is a very professional board. The garden tour was a great success. Thanks to highway department for the cones and shirts. Thanked the Board for supporting the Library. Re salaries, we are setting them on what other towns are paying; we should pay what we have to pay. We have a working man's salary crisis and asks Board to be part of the solution, look to set a standard higher than other towns for people working here.

Judy Malstrom – Repair café on Saturday July 12. Small engines, mending, appliances repair and anyone with a skill, please come to help.

Jeff Newman – supports the Planner working on the comprehensive plan committee. NYS offers grants for writing comprehensive plans.

Todd Martin – crew did an amazing job during the storm. 12 roads closed. We close roads when there are wires down and we couldn't clear it. We are continually clearing roads still. Mountainview road was paved in its entirety. We are behind on shoulders there due to the storm clean up.


MM Supervisor Whitton, 2nd Councilman Werner to return to the regular order of business. All aye. Motion carried.

ADJOURNMENT

MM Supervisor Whitton, 2nd Councilwoman Werner that the Town Board adjourns the meeting. All aye. Motion carried.

The meeting was adjourned 8:02 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