

**Town of North East**  
**Town Board Regular Meeting**  
**Town Hall**  
February 9, 2023, 7pm

**Call to Order, Pledge of Allegiance**

**Roll Call**

SUPERVISOR KENNAN	HERE
COUNCILWOMAN MORRISON	HERE
COUNCILMAN FEDELE	HERE
COUNCILMAN MIDWOOD	HERE

**Acceptance of Agenda**

Amended to add approval of minutes from January 19<sup>th</sup>

A Motion made to accept the minutes made by Councilwoman Morrison, and seconded by Councilman Fedele. Votes taken:

AYES- 4 (Kennan, Morrison, Fedele, Midwood)

NAYS- 0

Amended agenda accepted

**Appointment to fill Vacancy on Town Board**

**RESOLUTION #112023**

**RESOLUTION APPOINTING MEG WINKLER TO FILL THE VACANCY AND OFFICE CREATED BY THE RESIGNATION OF COUNCILMAN GRIFFIN COOPER**

**WHEREAS**, Councilman Griffin Cooper was elected to a four-year term of office on January 1, 2022; and

**WHEREAS**, Councilman Cooper's term in office expires on December 31, 2025; and

**WHEREAS**, Councilman Cooper has submitted his resignation to the Town Clerk as Councilman effective January 31, 2023, and

**WHEREAS**, the Town Clerk has accepted the resignation and the Town Board has, on January 12, 2023, acknowledged the resignation of Councilman Cooper; and

**WHEREAS**, the Town Board has considered qualified persons to fill the vacancy of Councilman Cooper in accordance with provisions of §64(5) of the New York State Town Law and have identified Meg Winkler as a person so qualified.

**NOW, THEREFORE**, be it

**RESOLVED**, that the Town Board hereby acknowledges the resignation of Councilman Griffin Cooper as Councilman for the Town of North East effective January 31, 2023; and be it further

**RESOLVED**, that the Town Board hereby appoints Meg Winkler to fill the vacancy of Councilman Cooper until December 31, 2023.

A motion was made by Supervisor Kennan and seconded by Councilman Fedele.

SUPERVISOR KENNAN	Voted AYE
COUNCILWOMAN MORRISON	Voted AYE
COUNCILMAN FEDELE	Voted AYE
COUNCILMAN MIDWOOD	Voted AYE

The resolution was carried by a 4-0 vote of the Town Board members on February 9, 2023.

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**Oath of Office** – Supervisor Kennan administered the Oath of Office to Meg Winkler

**Supervisor Comments**

Warm welcome to Meg Winkler. Many people know her from her tireless voter registration work and her advocacy for actions to create more affordable housing. She is someone who rolls up her sleeves and works, and we have plenty of work ahead.

NY State has approved lowering of speed limit on Winchell Mountain. The speed limit signs are still missing. Will continue to pursue Dutchess County to see why it is taking so long to get the signs up.

Last year, the Town partnered with North East Community Center to seek a grant being offered by the Foundation for Community Health, and facilitated by Hudson River Housing, to address housing insufficiency in our community. We put together a small task force, including Christine Sergent from NECC, Edie Greenwood, Vice Chair of the Town's ZBA, former Councilman Griff Cooper, Paul Begtson from NECC, and our new Councilwoman Meg Winkler, and we were assisted by our consultant Nan Stolzenburg. We spent much of 2022 working on what tools are available to small, rural towns like ours, to encourage, and facilitate more housing.

The report is available in both electronic and printed form and is on the Town website. There is support from the State. The Governor has announced 800,000 units of new housing over the next ten years.

The Tri-Town coalition also applied for a grant, and they have put together a housing expo, which will be held at the North East Library Annex for three days February 18-19-20.

There is pressing concern for the future of Sharon Hospital. Nuvance proposes to remove the ICU and maternity units. Next Wednesday there is opportunity for Public comment against such a move, both in writing and virtually on zoom. Stay tuned for the Supervisor's newsletter.

At our Town Board meeting in March we will discuss agricultural assessments. This is an opportunity for the Town Board to learn more about Ag assessments: what they do, who can get them, and what their impact is on the Town.

We also have a new upgraded Town Seal! Kathy Chow found a graphic artist to clean up the image of old Maltby Furnace.

**Public Comment on Agenda Items Only** - none

**Department and Committee Reports**

**Highway Department-** Bob Stevens asked the Town Board approve Section 1 of the 284 Agreement. The 284 Agreement authorizes the Superintendent of Highways to spend highway moneys on general road repairs and permanent road improvements.

A Motion was offered by Councilman Midwood and seconded by Councilwoman Morrison. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)

NAYS- 0

**Assessor** – Katherine Johnson reminded the Board that the exemption deadline of March 1<sup>st</sup> is fast approaching. A new State Law calling for a second notice for Low Income Senior Exemption availability was put into effect. This year the County did the mailing. The office was very busy this week, as most seniors reached out for more information. If we have to do the mailing ourselves next year, we will have to budget for it.

**Planning, Zoning, & Building Department-** the reports were previously distributed to the Board

**Town Clerk Reports-** previously distributed to the Board

**Tax Collectors Report-** The Town Clerk reported that all the Town and County bills were sent through the mail January 17<sup>th</sup>. So far 21% has been collected- 93 parcels paid in person, and 304 paid through the mail.

**Highway Committee-** no report

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**Zoning Review Committee-** Chair Edie Greenwood reported that  
“Progress is being made”

#### **Discussion of formation of Town Wastewater District**

Supervisor Kennan spoke about the need for a sewer system, and summarized over the decades the efforts to get to this point. The basic concept is that it would be owned and operated by the Village. They would have the plant and district. We would create a district along the Boulevard which is 100% commercial zoned. When the Village approves of the plan, we would eventually hook up and become part of their system.

Supervisor Kennan asked Town Attorney Warren Replansky to describe our steps in the project.

Attorney Replansky stated that the Village law is different from Town law. We need an Inter-Municipal Agreement with the Village. The Town Board has received a Map Plan and report and it is filed with the Town Clerk. The Town would need to have informational meetings, and a public hearing before the vote to form a district takes place. We have two options to create a district as referenced in Article 12 and Article 12(a). One method is subject to a permissive referendum and the other is not. The vote would be among the 27 property owners within the proposed district. It would not involve the entire town.

#### **Discussion of short-term occupancy rentals**

This issue is on the radar of other Towns. Many are considering or have adopted ordinances regulating short term rentals such as Air BnB, Verbo, etc. The concerns touch on altering the feel of a neighborhood, increased noise and trash, and basically a public nuisance hazard. There are fees, license and standards subject to a Building inspector. And there are categories of owner occupied or not. Attorney Replansky has helped the Village of Rhinebeck draft proposals. He said that theoretically short term rentals are illegal in that they are not explicitly permitted by zoning laws. He recommended that the temperature of the Town be taken with inquiries into Police and Neighborhood complaints.

Edie Greenwood, Chair of the ZRC, said that she was well aware of the issue. So far there had not been complaints in the Town.

#### **Discussion of Town of North East Bicycling and Walking Master Plan**

The Board was given a copy of a report prepared by the Climate Smart Task force, led by Kathy Chow. It pertains to an action on our Climate Smart Goal to have a bike and pedestrian route as alternate transportation. Supervisor Kennan asked that the board members look at it and bring it up for discussion in March. Councilman Fedele said that while the initiative to reduce Green House Gas emissions is a good one, there are challenges in our area to using a bike as transportation. He feels the bike and pedestrian plan is better for recreational pleasure and does not see where the Town Government should get involved.

#### **Public comment period**

Rich Stalzer, resident of the Town, said that the short term rental properties currently amount to about 6 houses and does not feel that they are a threat to our housing shortage. He hoped the bike and walking plan would take into account parking lots with amenities.

Sam Busselle, Town resident, believes that Airbnb in the village is a concern, taking up property that could be available to housing. He also mentioned the Housing Expo happening at the Library annex a week from Saturday, for three days.

Bill Kish, Town resident, feels it a good idea to limit the short term rentals, in light of nuisance factors and taking potential housing off the market. The Walk-Bike Plan report is on the Climate smart Millerton website. We need sidewalks in the boulevard district, and will those be put it piece meal or as required by infrastructure zoning?

#### **Supervisor's Report**

#### **RESOLUTION #122023 Budget Adjustment #11 for 2022**

A Fund- General town-wide had an expense increase of \$1,393, less a revenue increase of \$1,393 for a net sum of \$0

Motion made by Councilwoman Morrison to accept the Budget adjustment. Seconded by Councilman Fedele. Votes taken:

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AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0

Budget adjustment accepted

**RESOLUTION #132023**  
**Abstract 12/30 totaling \$62,754.69**

A Fund	\$ 3,370.23
B Fund	\$ 2,139.00
DB Fund	\$ 7,932.10
Capital Projects H1	\$36,091.17
ARPA	\$10,976.00
T&A2 Escrow	\$ 2,236.20

Motion made by Councilman Fedele to accept the Abstract. Seconded by Councilman Midwood. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0

Abstract accepted

**RESOLUTION #142023**  
**Abstract 2/9/2023 totaling \$153,295.47**

A Fund	\$43,499.20
B Fund	\$ 555.47
DB Fund	\$50,876.99
Capital Projects H1	\$58,107.50
Payroll T&A	\$ 256.23

Motion made by Councilman Midwood to accept the Abstract. Seconded by Councilwoman Morrison. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0

Abstract accepted

**RESOLUTION #152023**  
**Special Abstract 1/25/2023 totaling \$884.87**

A Fund	\$ 884.87
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Motion made by Councilwoman Morrison to accept the Special Abstract. Seconded by Councilwoman Winkler. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0

Special Abstract accepted

**Voucher Committee for March 2023:** Ralph Fedele and Meg Winkler

**Approval of Minutes from meeting of 1/12/2023**

Motion made by Councilman Midwood and seconded by Councilwoman Morrison. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0

Minutes approved.

**Approval of Minutes from meeting of 1/19/2023**

Motion made by Councilman Fedele and seconded by Councilwoman Morrison  
Votes taken:

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AYES- 5 ( Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0  
Minutes approved.

**Meeting with Counsel to discuss the purchase or sale of town Property**

Motion made to go into Executive Session by Councilwoman Morrison and seconded by Councilman Fedele. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0  
Executive Session started at 7:56pm.

**Motion made to Exit Executive Session**

Made by Councilwoman Morrison and seconded by Councilman Fedele. Votes Taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0  
Executive session ended at 8:35pm

**Adjournment**

Motion to adjourn made by Councilman Fedele and seconded by Councilwoman Winkler. Votes taken:

AYES- 5 (Kennan, Morrison, Fedele, Midwood, Winkler)  
NAYS- 0

Meeting was adjourned at 8:36pm.

DRAFT: 2/18/23

APPROVED: 3/9/23

/s/: Elizabeth Strauss, Town Clerk