

**Town of North East**  
**Town Board Regular Meeting**  
The Town Hall  
19 N. Maple Avenue, Millerton, New York 12546  
Thursday May 9, 2024 at 7:00PM

**Call to Order, Pledge of Allegiance**

**Roll call**

SUPERVISOR KENNAN	HERE
COUNCILWOMAN MORRISON	HERE
COUNCILMAN FEDELE	HERE
COUNCILWOMAN WINKLER	HERE
COUNCILMAN MAYVILLE	HERE

**Acceptance of Agenda**

Amend the Agenda to add item of reappointment to the CAC and add an Executive session for the Assessor and the Town Board

Motion to accept the agenda made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

NAYS- 0

The Agenda, as amended, is accepted.

**Supervisor Comments**

The Town's Bulk Trash Day will be held on May 18<sup>th</sup>, and will be conducted like we have done in the past, except this year we will accept tires.

Last Sunday was the Rattlesnake Run, an informal run/walk on the Rail Trail. Sixty plus people signed up. It was a fun activity that knit together communities from Millerton to Amenia to Wassaic.

The Ethics Board held an annual meeting. The minutes will be posted soon.

The New Highway Garage is virtually finished. We need to connect the propane tank to the generator. The Paving is complete. The Flag pole, lighting, and signage are still to do. We are looking to install fencing all the way around the property and have been awarded a Dutchess County Municipal Investment Grant to pay for it. CPL Engineering will create an RFP for the job posting.

We are receiving bids until May 16<sup>th</sup> for the 2pm opening of proposals to renovate the interior of the New Town Hall. The Town Board will need to evaluate the bids with the help of Jeanne Vanecko. The Town attorney will need to draw up a contract for the work to get done.

The Town Board will schedule workshop meetings to see how we are fitting with the Comprehensive Plan. We are looking to Zoning and the ZRC for input.

The Wastewater Project preliminary Engineering is almost complete. The next and final engineering phase starts next week. The Village and Town are applying for multiple grants. The Village received a congressional directed grant, via Pat Ryan, for 900K. We have applied to Senator Gillibrand for another grant, and will know more by the end of June.

Looking at the future budget, the cost has risen dramatically for audits of the Town Clerk and Tax Collector office. In 2023 it was \$1250 per office and this year we were billed \$2750 per office (2024).

Chris Virtuoso has spent the last two years scanning files for the Planning and zoning offices. A report from him has been shared with the Town Board members. We will hear more next month.

**Department Reports**

- **Highway-** Bob Stevens, Highway Superintendent, reported that the crew is working on gravel maintenance. The 2006 Plow truck is in the shop for brakes. The shared Bucket truck is now in Rhinebeck. He is planning on moving into the new Highway Garage the first week of June.

- **Assessor-** Katherine Johnson, Assessor, shared a report with the Town Board. Change of Assessment notices have been mailed. She sent a letter with the notices about adding extra office hours and longer hours for the resident's convenience before Grievance day. The Board of Assessment Review will meet on the 29<sup>th</sup> of May from 3-5 pm and 6-8 pm. Johnson also shared a chart of exemptions. The number of Enhanced and Senior exemptions rose this year, but most others have stayed the same. She asked for an Executive session after the meeting to discuss litigation.

- **Planning, Zoning, & Building Department-** Reports previously sent to the Board members.

- **Town Clerk-** Elizabeth Strauss, Town Clerk, Tax collection at 92% and second notices went in the mail on Monday. The unpaid tax rolls must be returned as part of the settlement with the County at the end of this month.

**Board Committee Activity**

- **Recreation Committee-** Councilman Mayville and Councilwoman Morrison met with Village Mayor Nadjek and Village Clerk Lisa Cope. They learned that the Village has hired a part time year-round Recreation director and a separate Director of

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Summer Camp. Camp will run from July 1 to August 9<sup>th</sup> and Town residents are eligible to attend. This needs to be publicized on our website. The Rec Director is willing to report to our monthly meetings. Our recreation contract runs through the end of this month. Councilwoman Winkler asked if we can expect budget changes for next year. Councilwoman Morrison said “yes”.

- **Cemetery Committee**- Councilman Fedele and Councilman Mayville met to discuss the condition of Spencer’s Corners Burial Ground, which was deeded to the Town in 1987. So far about \$10K in donations allowed the hiring of the MCC, (Monument Conservation Collaborative), who raised four monuments last year. A meeting is planned this month to discuss continued work in the cemetery. Councilman Mayville reached out to the school district. Since it is the oldest burial ground in Dutchess County and where “Millerton” started, it could be a wonderful live learning and community service opportunity.

- **Zoning Review Committee** -Supervisor Kennan invited Edie Greenwood, chair of the ZRC, to speak to the board. She said we have reached a milestone. Will Agresta has a full packet of draft regulations he forwarded to attorneys and to the County for informal review and comments. Once those are received back here, the ZRC will reconvene to discuss. Then it will be handed over to the Town Board. This pertains only to the commercial and non-residential portion of the Town Code. It has taken three plus years of meeting twice a month. The volunteer committee members have been detail-oriented and “remarkable”. Supervisor Kennan expressed the Town Board’s appreciation for the work and for the member attendance.

- **Communications Committee** - Councilwoman Winkler and Councilman Mayville are looking for ways to make the website easier to interface with the Building department. They also hope to update the website with new photos of the highway garage.

- **Housing Committee** -Councilwoman Winkler shared that we have received advice from DC Dept Planning and Development. They shared what surrounding Towns are doing and we learned that we are in line with many of our neighbors’ initiatives. The Habitat for Humanity of Dutchess County held an informational meeting earlier today. More information to come later. Supervisor Kennan and Councilwoman Winkler have learned more about Pro-housing Community initiative launched last year by the NY Governor. The Pro-Housing Communities Program aims to provide a certification for local governments that are taking action to support housing growth to address the housing shortage throughout the State. The Program will certify participating communities, and those communities will receive a preference in the scoring/evaluation of certain discretionary funding grants. It will put us in a positive light for developers. Only 5 communities in Dutchess County have applied. (Pine Plains, Redhook Town and Village, Amenia, and Beacon). Our next step is to discuss it as a group. Email of intent from Supervisor, pass a resolution and then do the paperwork. Not a guarantee- not a mandate from the State. Supervisor Kennan added that this is a program that Towns can elect to join or not to join. Speaks to informing our zoning. There is lots of paperwork to submit. At end of the process our status in terms of getting grants that could affect the development of the Boulevard, including housing, could presumably be better. Look forward to scheduling a chance for the Board to dig into this.

### **Approval of Mobile Home and Junkyard Permits**

August Associates, (dba Benwood Knolls), Housatonic Acquisitions 1 LLC, (formerly Scenic View), and Thomsen & Graham Metals Inc. have submitted applications to renew their annual permits. The Building Department has confirmed site inspections.

A motion was made by Councilwoman Winkler and seconded by Councilman Fedele to approve the annual permits.

A vote taken:

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

NAYS- 0

The permits are renewed.

### **Presentation by Joel Friedman, of NYCLASS**

NYCLASS is a local government investment program that was started in 1989. It is like a money market mutual fund that generates interest. Rates right now are over 5%, but they can vary. The assets held by NYCLASS today are \$13 Billion. NYCLASS only deals with municipalities in the State of NY. Over 200 Towns in Dutchess County have signed on. Rhinebeck, Dutchess County, Millerton Village, and Amenia have signed on. The focus is on

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safety, liquidity, and diversification. NYCLASS is AAA rated by Standard & Poor's, calls for short-term securities, includes only banks that have collateral or FDIC, and is overseen by a 15-member board. Money is 100% liquid and there are no penalties or transaction fees. NYCLASS gets paid by a small point percentage fee. Other benefits are that there are no minimums, unlimited transactions, and it is possible to create unlimited sub-accounts, that will compound and pay interest every day. The Municipality is provided monthly audit-ready reports. Mr. Friedman shared informational reports, (rate sheets), with the Board members.

Councilwoman Winkler asked how long a commitment has to be made. Since there is no contract, a municipality can withdraw anytime. NYCLASS is a private cooperative. A resolution by the Town Board needs to be passed to join.

Supervisor Kennan asked the Board to think about it and, if all agreeable, at the June meeting we can pass a resolution.

Councilwoman Winkler asked where we keep our money now. She was told that we keep the money in the local bank with interest at a much lower rate. Mr. Friedman gave the Bookkeeper, Lorna Sherman, the registration packet.

### **Presentation by Habitat for Humanity of Dutchess County**

Supervisor Kennan retold the story of the sale by the Town of a small piece of property, in hopes to provide affordable housing in collaboration with Habitat for Humanity of Dutchess County. He invited Maureen Lashlee, CEO of Habitat for Humanity of Dutchess County, to give a presentation to the Board about plans for the parcel. She said they were grateful for the sale and being able to purchase the land for less than fair market value. Earlier this evening Jen Buitrago, the Habitat for Humanity Housing & Financial Coach, hosted an informational meeting at the NE Millerton Library Annex. Four families attended and more applications have been received.

Lashlee shared a draft blueprint of the building and noted that it is a modular building that takes only 6 weeks to install. The building will be about 1400 sq. feet, one story, without a basement, but with a shed. They encourage extended families to apply. Ms. Buitrago, in the audience, added that the application window is from May 1 to June 10. The application review committee will use a rubric to score each application. The selected family should be notified by July 27<sup>th</sup>, and they intend to close on the sale by December 2024. The mortgage is set at 30% of the purchaser's gross income. In addition to the financial commitment, the new owners will need to commit volunteer hours of work. Supervisor Kennan said the Board has been looking forward to this day and only regrets that we can only help one family. Lashlee said there were a few more opportunities in the area that they were also working on. She highlighted the Mobile Home replacement program and the Rebuild program that helps people stay in their home.

### **Reappointment to the Conservation Advisory Committee**

Supervisor Kennan asked that the Town Board reappoint Rich Stalzer and Kathy Chow to a two-year term on the CAC. He expressed appreciation to Stalzer and the CAC for the work they have done. A motion was made by Councilman Mayville and seconded by Councilwoman Winkler to approve the reappointments commencing on May 1, 2024. Votes Taken.

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

NAYS- 0

Both reappointments of Rich Stalzer and Kathy Chow to the CAC were approved by the Board.

### **Public Comment Period**

Rich Stalzer thanked the Highway Department for their work on Beilke road to improve the sight distance at the intersection of the Rail Trail.

Supervisor Kennan brought up that the intersection of Beilke and Rudd Pond Road is probably the most dangerous intersection in Town. We have been trying to convince the County the need for bigger and flashing stop signs. We now have some additional signage, but last night there was a bad car accident there and we need to go back to the County and ask them to do more. We are also looking for a speed reduction on Route 22 near the New Highway garage. The Winchell Mountain speed reduction process took 3-4 years. Right now it is still 55mph on Route 22 until you arrive at the Village Park.

There was no more public comment.

### **Supervisor's Report**

#### **Monthly Bills**

#### **Special Abstracts**

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**RESOLUTION #312024**  
**A Special Abstract dated April 16, 2024 totaling \$288,992.51**

**A Fund** \$288,992.51

Motion made by Councilwoman Morrison to accept the special abstract. Seconded by Councilman Fedele. Votes taken:

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

Special Abstract accepted.

**RESOLUTION #322024**  
**A Special Abstract dated May 6, 2024 totaling \$1,120.83**

**A Fund** \$1,120.83

Motion made by Councilman Fedele to accept the special abstract. Seconded by Councilwoman Winkler. Votes taken:

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

Special Abstract accepted.

**Abstract**

**RESOLUTION #332024**  
**An Abstract dated May 9, 2024 totaling \$102,669.48**

**Broken down as follows:**

<b>A Fund</b>	\$54,218.78
<b>B Fund</b>	\$ 998.50
<b>DB Fund</b>	\$ 9,738.05
<b>Capital Projects H1</b>	\$ 2,888.18
<b>Water District SW1</b>	\$28,762.50
<b>ARPA</b>	\$ 2,800.00
<b>T&amp;A2 Escrow</b>	\$ 3,005.00
<b>Payroll T&amp;A</b>	\$ 258.47

Motion made by Councilman Mayville to accept the abstract. Seconded by Councilwoman Morrison. Votes taken:

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

Abstract accepted.

**Budget Adjustment**

**RESOLUTION #342024**  
**Budget Adjustment #3 of 2024**

**A Fund-** General Town-wide

There was an expense increase of \$10,000 less an expense decrease of \$10,000, for a net change of \$00.

Motion made by Councilwoman Winkler to accept the budget adjustment. Seconded by Councilman Mayville. Votes taken:

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

Budget adjustment accepted.

**Voucher Committee for June 2023:** L. Morrison & C. Mayville

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**Approval of Minutes from Meeting of April 11, 2024**

Motion made to approve the minutes was made by Councilman Fedele and seconded by Councilwoman Morrison. Votes taken:

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

The Minutes of April 11<sup>th</sup> were approved.

**Executive Session**

Motion made by Councilwoman Winkler and seconded by Councilwoman Morrison to enter into Executive session with the Assessor concerning matters of litigation. Votes taken:

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

Motion made by Councilman Fedele and seconded by Councilwoman Morrison to exit from Executive session. Votes taken:

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

**Adjournment**

Motion made by Councilman Mayville and seconded by Councilwoman Morrison to adjourn. Votes taken:

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

Submitted by  
/s/: Elizabeth Strauss  
Town Clerk

APPROVED: 6/13/2024