

**Town of North East
Special Town Board Meeting
Tuesday, January 21, 2025, 5PM
Town Hall, 19 N. Maple Ave., Millerton, NY**

Call to Order, Pledge of Allegiance

Roll call

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

Attorney Warren Replansky attended via Zoom.
Edie Greenwood had a seat at the table.

Agenda: To review the report of the Zoning Review Committee. The ZRC has suggested amendments to the Town’s Zoning Code, which the Town Board must review and approve.

Supervisor Comments

Each Board member had a copy of the draft Zoning Amendment as well as memo from Greenwood written November 14, 2024. The goal of the ZRC was to look at the Comprehensive Plan and put it into code.

Discussion led by Edie Greenwood

The Bulk Use and Standards are now in chart form.

A significant recommendation, and current “best practices,” is to switch the special permitting process from the ZBA to the Planning Board. Attention should be paid to the words “shall” (law) and “may” (discretion) when reviewing the draft.

First 30 pages are definitions. The draft focus is entirely on commercial but sections do cover the whole Town.

The draft has reduced the Boulevard district from six sections to three without changing the current boundary footprint. The ZRC added the idea of allowing residential in commercial areas while keeping in mind that the Town only has a little area zoned for commerce.

The Telecommunication part of the existing code is extensive and out of date. It will need to be addressed down the road.

The biggest impact will be when sewers are installed.

Code has been added to address cannabis dispensaries.

Supervisor Kennan proposed that for the next meeting we divide the document into pieces to work on. This meeting is just an overview.

Councilwoman Winkler would like to focus on definitions.

Warren Replansky would like to sit with Greenwood and Land Use Planner Will Agresta with his questions and thoughts. His biggest question is who will complete the SEQRA. Greenwood thought Agresta would be doing it. He thinks Dutchess County will take longer than 30 days. Greenwood stated that the County already has been looking at the changes and has shared a memo. She will send Replansky the DC comments.

Adjournment

Motion made by Councilwoman Winkler and seconded by Councilwoman Morrison to adjourn.

Votes taken:

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

NAYS- 0

The meeting was adjourned at 6:12PM

Submitted by

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 2/13/2025