

**Town of North East**  
Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546  
**Town Board Regular Meeting**  
**Meeting of April 10, 2025, 7:00 P.M.**

**Call to Order, Pledge of Allegiance**

**Roll call**

<b>SUPERVISOR KENNAN</b>	<b>HERE</b>
<b>COUNCILWOMAN MORRISON</b>	<b>absent</b>
<b>COUNCILMAN FEDELE</b>	<b>HERE</b>
<b>COUNCILWOMAN WINKLER</b>	<b>HERE</b>
<b>COUNCILMAN MAYVILLE</b>	<b>HERE</b>

Warren Replansky has a seat at the table.

**Acceptance of Agenda**

The Supervisor asked that the agenda be amended for reappointment of CAC members, Public Comment on Agenda items only, and Executive session to discuss pending litigation at the end of the meeting.

Motion to accept the Agenda as amended was made by Councilman Mayville and seconded by Councilwoman Winkler. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)

NAYS- 0

The agenda, (as amended), was accepted.

**Public Comment:** None

**Supervisor Comments**

The merger of Nuvance and Northwell Hospital Systems has been completed and approved by the Attorney General of Connecticut. Those hoping to keep maternity care at Sharon are delighted with this change. The Town has written and demonstrated and let Connecticut know that we care about this.

Councilwoman Morrison, who is absent tonight, was at Sharon hospital and reports that she has had a really good experience.

There is continuing progress on the New Town Hall. Three different Engineering firms are looking over our plans: CPL, LaBella, and Tighe & Bond. Our attorney has been negotiating with Suburban Propane to sell the tank to the Town. He is waiting for document of ownership and Suburban promises to do a pressure test on the tank. Hopefully this will be resolved next week. Enthusiastic volunteers from the Climate Force task Force cleaned up a gully along the Rail trail and pulled out a lot of garbage- bathtubs, TV's, carriages, etc. Dutchess County was involved in the picking up. There will be a Bulk Trash day for Town and Village residents on May 10<sup>th</sup> at the old Town Garage site. A flier has been posted on Facebook and the Town website with the fees included. We encourage tires to be dropped off and are only charging what Welsh is charging us. The Planning Board has been busy and issued a site plan approval for Millerton Plaza and the former McDonald's site.

It is disappointing to hear that Congress has eliminated the CDS funds earmarked for our Boulevard wastewater district. We had been approved for \$3 million dollars and that was an important piece of the financing we needed. Senators Gillibrand and Schumer have urged us to resubmit a request for funds, and we have done so.

The Supervisors and Fire Chiefs of North East, Amenia and Dover had a meeting with County Executive Sue Serino, Greg Pulver, and Dutchess County's Director of Emergency Management Bill Beale. A lot of the talk was about the EMS challenge. The county has ambulances that are going to supply high demand areas in the County. We won't see much benefit from these extra ambulances.

Serino also spoke earlier with our local business leaders and shared ways the County could support them. It was very positive.

The Town Board is making progress on re-zoning the commercial districts of the Town. The next Special meeting will be on Tuesday April 15<sup>th</sup> at 4pm. It will focus on Housing and Nan Stolzenburg will confer with us.

John Merwin has resigned from the Town's Ethics Committee. We thank him for his diligent service over many years. A post for the open position will be going up on the Town website. There is also a position open for housekeeper help for the Town Hall and the Highway Garage.

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**Supervisor's Report**

**- Budget Adjustment**

**RESOLUTION #242025**  
**Budget Adjustment #1 of the year 2025**

A Fund had an expense increase of \$105,945 less an expense decrease of \$503 and less a revenue increase of \$105,442 for a net change of \$00.

Motion to accept the Budget Adjustment was made by Councilman Fedele and seconded by Councilman Mayville. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)  
NAYS- 0

The Budget Adjustment was accepted.

**- Monthly Bills Special Abstract**

**RESOLUTION #252025**  
**Special Abstract dated March 24, 2025 totaling \$1,798.48**

Special Abstract dated March 24, 2025 totaling \$1,798.48 broken down as follows:

<b>A Fund</b>	\$1,798.48
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Motion to accept the Special Abstract was made by Councilwoman Winkler and seconded by Councilman Mayville. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)  
NAYS- 0

The Special Abstract was accepted.

**- Abstracts**

**RESOLUTION #262025**  
**Abstract dated April 10, 2025 totaling \$430,406.70**

Abstract dated April 10, 2025 totaling \$430,406.70 broken down as follows:

<b>A FUND-</b>	\$395,546.35
<b>B FUND</b>	\$ 2,773.50
<b>DB Fund</b>	\$ 31,809.87
<b>Payroll T&amp;A</b>	\$ 276.98

Motion to accept the Abstract was made by Councilman Fedele and seconded by Councilman Mayville. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)  
NAYS- 0

The Abstract was accepted.

**- Voucher Committee for May 2025: Fedele & Winkler**

**Department and Committee Reports**

**- Highway:** Bob Stevens, Highway Superintendent, has placed an order for the new truck, the purchase of which was approved at the last meeting.

**- Assessor:** Katherine Johnson, Assessor, has been very busy. The office is printing new assessment change forms which will be mailed ahead of Grievance Day (Wednesday, May 28<sup>th</sup>).

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

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### **Town Board Regular Meeting**

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- **Town Clerk:** Tilly Strauss, Town Clerk and Tax Collector shared that her office had received a couple complaints from Dave Decker about the sound of Gun Club members shooting late in the evenings. She reported that the Tax collection has reached 90% with over 300 transactions in the office and 1343 payments received through the mail.

#### **- Board Committee Activity**

- **Recreation-** This year's Rattlesnake Run will start and end in Wassaic.

- **Housing-** Councilwoman Winkler reports that Hudson River Housing has been awarded funds, from the Plus One ADU program, for 8 Municipalities (including the Town of North East). HRH is threatened with funding cuts, but said that they can live through another year. Personnel are at risk for being let go. The Rebuilding NY program has been cut.

- **Communications-** Councilman Mayville says they continue to work on the website.

#### **Habitat for Humanity home update**

Councilwoman Winkler reported that the people have moved into the house. On April 16<sup>th</sup> NBT Bank will be doing their "Day of Service" and working on the landscaping. The driveway has just been put in.

#### **CAC candidates to be re-appointed**

Rich Stalzer, Chair of the Conservation Advisory Committee (CAC) asked that the Town Board reappoint Tom Parrott, Camilo Rojas, Margaret Rubin, and Andrew Stayman for two year terms.

Motion to reappoint the four members to two year terms was made by Councilman Mayville and seconded by Councilman Fedele.

Ayes- 4 (Kennan, Fedele, Winkler, Mayville)

Nays- 0

The four members were re-appointed.

#### **Acceptance of Town Clerk and Tax Collector audit reports**

Motion to accept the audit reports was made by Councilwoman Winkler and seconded by Councilman Fedele to accept the audit reports. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)

NAYS- 0

The audit reports were accepted.

The Supervisor mentioned that the Justice Court audit is not complete yet.

#### **Request for zoning change for A5A agricultural districts**

A form letter was received from Josh Mackey of Mackey Butts & Whalen, LLP for petitioning the Town Board to change zoning in the A5A district. John and Kristin King made a request to amend the code for certain types of uses that encompass Country Inns, to allow new construction and permit events, such as wedding events. The clients can attend the Special Town Board meeting on the 15<sup>th</sup>. Attorney Replansky and Councilwoman Winkler exchanged questions regarding the procedure for making such a change to the code. Spot zoning was brought up.

#### **Request for Water District Hook-up**

Scott Mahar of TJ Home Builders and Attorney Don Capellino presented a blank agreement and map of properties involved. They request an easement across lot #20 to connect and make lot #19 a tenant in the North East Water District. They want to stay out of the wetlands and feel that they are in a unique situation. Supervisor Kennan said it seemed a straightforward request, the properties would have separate water meters and an "out of district tenancy agreement". Mr. Capellino stated that it was reflective of "smart growth" to tie into community water and leave the wetlands alone. The Assessor, upon invitation to remark, stated that her earlier memo to the Board had been pretty comprehensive and she reminded them that last year an applicant was denied. Mr. Replansky said he could draw up a resolution for accepting the connection that would be ready for the Special Town Board meeting on the 15<sup>th</sup>.

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**Motion to approve Renewal of Bond Anticipation Note**

**RESOLUTION #272025**  
**Renewal of Bond Anticipation Note**

A Bond Anticipation Note (BAN) of \$3,705,516 held at the Greene County Commercial Bank is coming up for renewal on the April 18, 2025. We have had a 4.04% interest rate with them. Securing a new rollover rate, we asked four local banks for their best interest rates. NBT offered 3.5%, Green County Commercial with 4.09%, M&T with 3.75%, and Bank of Millbrook with 3.25%.

RESOLVED, to accept moving the \$3,705,516 BAN to the Bank of Millbrook at 3.25% rate.

A Roll Call:

Supervisor Kennan	AYE
Councilman Fedele	AYE
Councilwoman Winkler	AYE
Councilman Mayville	AYE

We will renew the BAN with the Bank of Millbrook.

**Public Comments**

Sandra Oberhollenzer, Town resident living on White House Crossing Road wants to raise awareness of Ancram's proposed cell tower that will be installed along Route 22 at the edge of our Town. She is concerned by a lack of need described in the application, the visual disturbance to the residents of North East, and ignored assessment of alternative technologies.

Sam Busselle, resident, is pleased with the introduction of housing potential along the Boulevard and hopes the Board can encourage it without being too prescriptive. Developers have unique ideas and can encourage a more robust retail sector as well.

Rich Stalzer, resident and CAC Chair thanked the Board for approving the members of the CAC. The Committee two years ago worked on the solar recommendations for the old landfill. They have reviewed surface and drinking water protections and scenic view sheds. Currently there are threats to our trees, such as the hemlocks. He will be waiting for the balloon test on the Ancram proposed tower.

Bill Kish commented on the petitioned zoning change for Mr. King, saying the Agritourism idea of the applicant is great. Much of what was written in our current zoning is from 1986. He encourages the Town Board to redraft new uses for agritourism rather than just adjusting one section, Country Inns. This maybe an opportunity to re-establish a new ZRC for going forward with reviewing the other districts (Ag and residential) and they can look specifically at agritourism.

**Approval of Minutes from Meetings of 3/13/25 and 3/21/25**

A motion was made by Councilwoman Winkler and seconded by Councilman Mayville to approve the minutes from March 13<sup>th</sup> and March 21<sup>st</sup>. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)  
NAYS- 0

The minutes were approved.

**Meeting with Counsel**

**For the purposes of discussing pending litigation.**

Motion to enter Executive Session was made by Councilman Fedele and seconded by Councilwoman Winkler. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)  
NAYS- 0

Motion to exit Executive Session was made by Councilman Fedele and seconded by Councilman Mayville. Votes taken.

AYES- 4 (Kennan, Fedele, Winkler, Mayville)  
NAYS- 0

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**Adjournment**

Motion made by Councilman Mayville and seconded by Councilwoman Winkler to adjourn.

Votes taken:

AYES- 4 (Kennan, Fedele, Winkler, Mayville)

NAYS- 0

The meeting was adjourned at 9:01pm

Submitted by

/s/: Elizabeth Strauss, Town Clerk

DRAFT: 4/16/2025

Revised 5/7/2025

APPROVED: 5/8/2025

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