

**Town of North East
Special Town Board Meeting
Tuesday, April 15, 2025, 4PM
Town Hall, 19 N. Maple Ave., Millerton, NY**

Call to Order, Pledge of Allegiance

Roll call

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

Attorney Warren Replansky, Edie Greenwood, Nan Stolzenburg had seats at the table..

- Agenda:** 1. Discussion with Nan Stolzenburg of Zoning revisions
2. Approval of Resolution for Water District Hook-up.
3. Approval of Resolution regarding agricultural district zoning amendment.

Supervisor Comments

The goal is to continue working through the Town Board review of zoning amendments proposed by the ZRC. This is the fourth meeting of many. The focus today is on aspects of our zoning that relate to housing. Stolzenburg helped us with our Comprehensive Plan that was adopted by the Town in 2019. We appreciate her taking the time to go through today's notes. The Town Board members have each been sent a memo and larger file from Stolzenburg. The memo is a summary of the comments.

Nan Stolzenburg reviewed her memo of comments with the Town Board.

She summarized the work on the definitions, giving her recommendations. She also picked up on words used in the zoning content but not defined. She recommended prioritizing a definition of "Short term rentals". Then she covered the Purpose statements and suggested an additional sentence or two to reflect more fully the Comprehensive Plan. She touched on parking, making developers have mandatory pre-application workshops, and then the Use and Dimensions tables. Councilman Mayville asked for any existing model of defining ADUs. Councilwoman Winkler would like definitions to reflect "workforce housing" and not just "affordable housing". Stolzenburg emphasized the need to make sure that there was consistency with the terms used.

Approval of Resolution regarding agricultural district zoning amendment

Attorney Replansky offered that there was time for individual applications of zoning amendments versus the ongoing wide-scale review. Said that the Town Board needs a protocol for process of amending sections of the code, and to avoid issues of "spot zoning" or "contract zoning". He sees a corresponding benefit to the community. To accomplish this petition, we would need a legislative act, establish an escrow account for the planner, engineer, legal advisor, CAC, Environmental review, County Planning input, and public hearings.

Mr John King is the applicant and he introduced Bristow Proffitt Architects and Josh Mackey, his legal counsel. His desire is to build a winery off of Rte 22/44 on insulated 36 acres of land. He is surrounded by land in Conservancy. To plant the vineyard he has green light from NYS Ag & Markets. He needs additional allowances on the property. There is no existing structure- and he wants to build from scratch a 5 room Country Inn and tucked in little villas. He wants to build housing for staff and this will create jobs for the community. He understands that asking for this change of zoning would affect all of A5A, and not just his property. The Board members asked questions and Replansky advised on the next steps in the process.

Approval of Resolution for Water District Hook-up.

**RESOLUTION #282025
ACCEPTING THE APPLICATION OF TJ HOME BUILDERS, INC.
FOR AN OUT-OF-DISTRICT WATER AGREEMENT TO PROVIDE WATER
SERVICE FOR PARCEL NO. 7271-00-737582-0000 ON COUNTRY VIEW ROAD
IN THE TOWN OF NORTH EAST**

WHEREAS, the Town of North East has received a request from TJ Home Builders, Inc. for water services to a parcel of land identified as Lot 19, on Country View Road in the Town of North East, having parcel no. 737582 pursuant to a proposed Out-of-District Water Agreement; and

WHEREAS, the proposal for water service would involve an extension of the water supply lines to the subject property over an adjoining 2.82 acre parcel identified as parcel 741582, also owned by the Applicant which is within the Town of North East Water District; and

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WHEREAS, the Town Board has referred the request to the Village of Millerton and its water supply administrator and have been advised that there is sufficient capacity in the Village of Millerton Water District to service this additional parcel and that the Village does not have any objection to the granting of this application subject to the issuance of required permitting and approvals and the negotiation and execution of a satisfactory Out-of-District Water Agreement; and

WHEREAS, the Town Board has determined that the review and approval of this application will require the services of the Attorney to the Town and the Town's Engineer and that those costs must be borne by the Applicant pursuant to the provisions of Chapter 92, Article 1 of the Town of North East Code; and

WHEREAS, the Town Board has requested that the Attorney to the Town, after discussions with the Town Engineer, to provide the Town Board with a recommendation for the initial funding of such an escrow account.

NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby accepts the application of TJ Home Builders, Inc. for purposes of commencing the application and approval process for out-of-district service; and be it further

RESOLVED, that the Town Board hereby requires the Applicant to fund an initial escrow account for the reimbursement of professional fees incurred by the Town in conjunction with the review and approval of this application pursuant to Chapter 92 of the Town Code in the amount of \$3,500.

This motion was offered by Town Board member Councilman Fedele and was seconded by Town Board member Councilman Mayville.

SUPERVISOR KENNAN	Voted Aye
COUNCILMAN FEDELE	Voted Aye
COUNCILMAN MAYVILLE	Voted Aye
COUNCILWOMAN MORRISON	Absent
COUNCILWOMAN WINKLER	Voted Aye

The Resolution was carried by a 4-0 vote of the Town Board members on April 15, 2025.

Public Comment

Supervisor Kennan thanked Ms. Stolzenburg and said he would get back to her with specific things to work on after talking more with the Board. Her help has given the Town Board a better sense of what we are doing.

Rob Cooper, Town resident, asked how soon the new Commercial district zoning would be approved. He is interested in setback variances.

Bill Kish, Town resident and previous ZRC member, worried that the rezoning for the proposed vineyard sounds great but with time constraints of staff and legal advice, and consultants might draw away from the priority of focusing on the current work of the Commercial district. He hopes that the Housing element is fully addressed to ensure that housing is available for working people and families of people who live in the community.

Sam Busselle, Town resident, pointed out that local agriculture has changed and there is evidence of dead farms around us. The presentation this evening could be a great new iteration of agricultural potential in the area.

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 5:56PM

Submitted by
/s/: Elizabeth Strauss, Town Clerk

DRAFT: 4/17/2025 revised 5/7/2025 APPROVED: 5/8/2025