

**Town of North East**  
Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546  
**Town Board Regular Meeting**  
**Meeting of June 12, 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>HERE</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 amended the Agenda to add a request from a filming company, approval needed for renewal of Trailer park permit, and time for Town Board member questions and comments at the end. In addition the Supervisor is requesting an Executive Session to discuss the employment history of a particular person or persons.

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

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

NAYS- 0

The agenda, as amended, was accepted.

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

**Supervisor's Report**

Welcome back and we are especially pleased to see Councilwoman Morrison more mobile and recovering well.

The Town and Village had a good Memorial Day event. A number of the Board members were there marching in the parade as well as attending the ceremony in the cemetery and in the park. As Treasurer for the Dutchess County Supervisors and Mayors, we meet once a month to talk about issues that may be common to each other. Discussions are limited to nonpartisan issues. At the last meeting, Battery Energy Storage Systems (BESS) were discussed with Fire Chiefs, Planning Board chairs, and ZBA chairs. The BESS can regulate power usage to bring down consumer cost by variable storage and output according to demand. But the challenge is that there is hazard of fires that can be hard to extinguish. The composition of newer batteries has changed a lot to improve that issue.

Dutchess County is pushing Towns to do work on Hazard Mitigation and update Town protocols. It has been a lot of work, done by volunteers- Councilman Mayville, Councilman Fedele, Kathleen Spahn and Andrew Stayman. The County recently resent the request for an in person meeting to go over the plans, except for our Town and two others. Apparently we were the only three Towns to meet the original request. Thank you to the work done!

Welcome new reporter Aly Morrissey for the Millerton news.

We were just out inspecting our long closed Landfill today and appreciate the Highway Department mowing for easy access. The landfill has been a topic in our Town Board discussions. We have investigated a lot of things that could happen. One idea was to put a Solar Array on the landfill and to sell the power to benefit the Town. Though we will continue to look at that, the property is far from the high-powered wires needed to connect to the power grid. The cost of connecting would significantly lower the economic benefit to the community. But another thing we looked into, and the Town became a leader in this, is the opportunity to mitigate the methane emissions coming from the landfill. As material decomposes over the years, the amount of methane will decline. The largest source of our Town's municipal greenhouse gas emissions is the landfill.

We have been working with Hudson Valley Regional Council on a proposal to help us reduce emissions with bio filters. They are working with 13-14 landfills across the county. They will install simple bio filters to the "candy cane" pipes that will force the gasses that comes out of the landfill to go through a charcoal filter. It's a very cheap and simple technology and it works to reduce the methane emissions considerably. The Town of North East has been a pioneer in this. It was covered last year on TV and at a meeting in Poughkeepsie with the Ulster County Executive and a number of other Towns. HVRC will be coming to investigate and measure the methane levels at the landfill this summer.

Economic activity on the Commercial Boulevard is notable. Since we last met, a new restaurant in Town, Tallow, has opened. There has been lots of work at the new branch of the Bank of Millbrook next to CVS. They hope to be open at the end of June.

**Town of North East**  
Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546  
**Town Board Regular Meeting**  
**Meeting of June 12, 2025, 7:00 P.M.**

Bulk Trash Day was a success. We gave it a lot of publicity. We had good response. There was quite a bit of bulk collected. We paid Welsh \$1958. To take trash away. We collected \$1655 and sold the metal for \$173. Almost broke even. It was a good day and a service for the Town.

**Supervisors Report**  
**- Budget Adjustment**

**RESOLUTION #332025**  
**Budget Adjustment #3 of the year 2025**

A Fund had an expense increase of \$ 77,772 less an expense decrease of \$ 258, less a revenue increase of \$77,514 for a net change of \$00.

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

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

NAYS- 0

The Budget Adjustment was accepted.

**- Monthly Bills: Abstract/Special Abstracts**

**RESOLUTION #342025**  
**Special Abstract dated May 20, 2025 totaling \$13,854.73**

Special Abstract dated May 20 totaling \$13,854.73 broken down as follows:

<b>A Fund</b>	\$ 3,523.73
<b>Highway Fund DB</b>	\$10,331.00

Motion to accept the Special Abstract was made by Councilwoman Morrison and seconded by Councilman Mayville. Votes taken.

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

NAYS- 0

The Special Abstract was accepted.

**RESOLUTION #352025**  
**Abstract dated June 12, 2025 totaling \$220,003.82**

Abstract dated June 12, 2025 totaling \$220,003.82 broken down as follows:

<b>A FUND-</b>	\$135,873.05
<b>B FUND</b>	\$ 6,483.06
<b>DB Fund</b>	\$ 77,278.23
<b>T&amp; A2 Escrow</b>	\$ 92.50
<b>Payroll T&amp;A</b>	\$ 276.98

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

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

NAYS- 0

The Abstract was accepted.

**Voucher Committee for June 2025: M. Winkler & R. Fedele**

**Department Reports**

**Highway-** Bob Stevens, Highway Superintendent, reported that the crew is working on drainage and catch basins. One tractor needs a transmission clutch. Councilwoman Winkler inquired about clearing road signs from plant growth. Stevens told her to send him pictures and location and the crew would take care of it.

**Assessor-** Katherine Johnson, the Assessor, was unable to attend. She printed report that the Supervisor read into the minutes.

**Town of North East**  
Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546  
**Town Board Regular Meeting**  
**Meeting of June 12, 2025, 7:00 P.M.**

Grievance Day:

The BAR held the 2025 Grievance Day on Wednesday May 28<sup>th</sup>. Appearing before the Board were 10 property owners or their representatives speaking on 14 parcels. Additionally, there were 7 owners or their representatives that mailed in complaints for review on 15 parcels. There were 5 owners that chose to be represented by a tax consultant company. And finally, 14 that settled with the assessor by stipulation before Grievance Day. There was a total of 48 complaints from 37 owners, which is above average. Assessment reductions were granted on 5 of the applications and approved on the 14 stipulations. The Board's determination letters are being prepared and will be sent to the complainants, filed with the Town Clerk and updated for the Final 2025 Assessment Roll.

Final Roll:

The 2025 Assessment Roll will be finalized and filed on July 1<sup>st</sup>. It will be available to the public in the Assessor's office, in the Town Clerk's office, and online with a link on the Town's website. Also, Parcel Access site will be updated with the finalized 2025 assessments. On May 20, 2025, we received our Equalization rate of 100%. This indicates that the analysis done by the NYS Office of Real Property Tax Services verified our new assessments at 100% of market value. This represents an estimated full value change assessment roll of 8.44%

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

**Town Clerk-** Reports sent to the Board.

**Tax Collector-** The 2025 Tax book is closed, the Warrant expired, the Settlement calculated and final checks written to the Town and County. Eighty seven properties make up the Unpaid Roll. Early next week, the final Paid Roll will be printed, verified, and submitted to the County as well. We collected over 95% which is very good.

**Board Committee Activity**

**Housing Committee-** Councilwoman Winkler heard from Hudson River Housing that we are about to go through training in Plus One ADU outreach. Hopes to report back at the next meeting. They listened to a presentation on short term rentals, but it was very broad.

**Recreation Committee-** Councilman Mayville reported that they would be having a meeting the next week with the Village and plans to report back to the Town Board at the July meeting.

**Buildings & Grounds-** Maple trees out front have been suffering from mites and fungi, but they will be okay. It's cosmetic and aesthetic.

**Highway Committee-** no report

**Approval of Mobile Home Permit**

Housatonic Acquisitions Trailer Park, (aka Scenic View), submitted applications for the renewal of their permit. The Building Department made site inspections. They had a violation they had to address. It has been addressed. Our Building Department has inspected it.

A motion was made by Councilman Fedele and seconded by Councilwoman Winkler to approve the annual permit for Housatonic Acquisitions. Vote taken.

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

NAYS- 0

The permit was approved.

**Presentation by Dutchess Land Conservancy (DLC) re: Farmland Protection for Indian Pond Farm**

Erin Hoagland and Emily Kelderhouse of the DLC made a presentation to the Board about the project. The DLC is applying to the State for purchase of development rights on Barrett property, which has been farmed since 1823. Lyn Barrett is here with her daughters. They ask for a letter of endorsement from the Town Board to provide for their application. Several years ago they were here asking for similar letters of support for Duncandale Farm and Kaora Farms. They asked, and the Supervisor echoed the request, that anyone who has a conflict of interest with the Barretts or with the DLC, to please leave the room.

Indian Pond Farm is 143.7 acres on Indian Lake Road, in proximity to other DLC protected farms. Right now it is leased to Lo-Nan Farm from Gallatin, NY and the fields are planted with corn and soybeans for dairy farmer feed. Over half the farm is open and in active operation. A document summary of the history and diversity of the land, a sample letter of support, an aerial photo and several parcel maps were shared with Board members. They feel that the protection of

**Town of North East**  
Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546  
**Town Board Regular Meeting**  
**Meeting of June 12, 2025, 7:00 P.M.**

this property will benefit North East and that the proposed change aligns with the goals of the Town's Comprehensive Plan.

Councilwoman Winkler asked if there was opportunity to align with housing organizations. She feels that North East has lots of land, but sentiment needs to move in the direction of affordable housing. Hoagland responded that the site plan and permissions are flexible for tenant and farm workers housing. There is area where residential rights and agricultural buildings can be clustered.

This is just the early stages in the application process. Until the conservation easement is closed, they are keeping the landowner negotiations private. Once the application is filed with the County, they can be more public about it.

The Supervisor said he thought it wonderful, especially for the Rail Trail view-shed, and felt it was respectful of the Barrett Family to make such plans for farmland viability into the future. He asked for a motion to authorize the Supervisor to sign a letter of support. Councilwoman Winkler made a motion and Councilman Mayville seconded the motion.

**RESOLUTION #362025**  
**Authorize the Supervisor to sign letter of support for DLC and**  
**Barrett Family's Indian Pond Farm**

RESOLVED, to authorize the Town Supervisor to sign a letter in support of the DLC application regarding Farmland Protection Implementation Grants Program for Indian Pond Farm. A motion was made by Councilwoman Winkler and seconded by Councilman Mayville. Votes taken.

**Roll call**

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

The Supervisor will sign and send a letter of support.

**Appointments to fill vacancies on Town Board of Ethics**

We have received two resignations from the Ethics Committee. Special thanks to the time served by John Merwin and Dave Shufelt. We had three applicants for the two open positions. Councilman Fedele and Councilman Mayville, of the Personnel Committee, propose Mary Hermes and Karen Pitcher to replace the resigning members. This is an opportunity to revitalize the committee. Supervisor Kennan stated that the Ethics Committee hopes to hold a meeting soon to look at the ethics code. Warren Replansky will also attend the meeting.

A motion was made by Councilwoman Morrison and seconded by Councilman Mayville to approve the appointments of Karen Pitcher and Mary Hermes to the Town Ethics Committee. Vote taken.

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

The new members will have 5 year terms fitting into the terms of the resigning members.

**Approval of TLC Cleaning for housekeeping services**

We have been looking for housekeeping service for almost two months. Everyone at the Town Hall has been pitching in to keep the place clean. We had many people interested but only one applicant- Stephanie Dance-Viletto of TLC Cleaning who would be hired on a contractual (not hourly) basis. Her proposal is \$250/week, which is a significant increase on our budget. She has met with the Personnel Committee who reviewed her resume and referrals.

A motion was made by Councilwoman Winkler and seconded by Councilman Fedele to approve the hiring of TLC Cleaning for the Town Hall and Town Highway Garage. Vote taken.

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

**Discussion of proposed contracts with the Village of Millerton for Recreation and Court Officer**

The Recreation contract will be discussed at the July meeting.

The Village of Millerton provides a police officer for the Court. The proposed contract is the same as previous years, but with an increase in the set fee from \$120 to \$123.60 for a 3 hour session. The Supervisor asked for a motion to approve his signing the contract. Councilman Fedele and Councilman Mayville made motions. Votes taken.

## **Town of North East**

Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546

### **Town Board Regular Meeting**

**Meeting of June 12, 2025, 7:00 P.M.**

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

NAYS- 0

#### **Filming Permit**

The Supervisor would like to be authorized by the Board to sign a filming agreement with Rain Reign. He reminded the Board of the history of a longer film done years ago in the Town. This film activity will take place on June 18<sup>th</sup> for 1-2 hours. The traffic on Winchell Mountain Road will be able to get through, but will be controlled by sheriffs. The fee for the permit asked by the Town is \$150. Replansky has looked over the agreement. The Supervisor needs authorization from the Town Board to sign the location agreement so the Town Clerk can issue a permit. A motion was made by Councilman Fedele and seconded by Councilwoman Morrison to authorize the Supervisor to sign the location agreement with "Rain Reign" Vote taken.

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

NAYS- 0

#### **Approval of renewal of Workers Comp**

The Supervisor reported that the Town's insurance coverage cost has gone up 3% with an option to sign for a 2 or 3 year term. Starting July 1, 2025 the cost will be \$24,376.00. It is coverage we need to have.

A motion was made by Councilwoman Winkler and seconded by Councilman Mayville to approve the renewal of coverage of our Workers Comp for a three year term. Vote taken.

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

NAYS- 0

#### **Public Comment Period- none**

#### **Approval of Minutes from Meetings of May 8, 2025 and May 13, 2025**

A motion was made to approve the minutes of May 8 and May 13 by Councilman Mayville and seconded by Councilwoman Winkler. Votes taken.

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

NAYS- 0

The minutes were approved.

#### **Board Discussion**

The Supervisor introduced a new feature to the monthly regular Board meetings where the Board members had opportunity to ask questions and comment on topics of choice.

Councilman Mayville recalled an earlier special meeting to review the Comprehensive Plan. He asked that the Board keep the Comprehensive Plan on the radar to periodically review, suggesting again at the end of this summer.

Councilwoman Winkler said a resident had asked her when we could do a combined Town of North East and Village of Millerton Town Hall. She suggested the fall. Discussion followed whether it would be a formal Board and Village Trustee meeting. The agenda could be about public comment period or a presentation of some sorts with answers in an open dialogue setting. Both municipalities would need to post the meeting and create an agenda.

Councilman Mayville liked the idea and said we could do the Town Hall and round back to the Comprehensive Plan later.

Supervisor Kennan noted that the Comprehensive Plan is 6 years old and needs to be looked at again, especially the Town goals.

Councilman Fedele wants an update on Stateline road. Did marking the roadway help slow down traffic? Superintendent Stevens said it had. The issue is also with GPS Google rerouting trucks and cars on that road. Councilwoman Winkler said she would look into addressing Google's re-routing.

Supervisor Kennan shared that he thought traffic on the Rail Trail has become congested and terrifying. Bikes are going very fast and, combined with dogs and children, create a hazardous situation. The County manages the Rail Trail but warning signs need to be posted.

Next Tuesday there will be a Special meeting for the Town Board to continue reviewing the ZRC's work. It is open to the public and will start at 4pm.

#### **Executive Session**

A motion was made by Councilwoman Winkler and seconded by Councilman Fedele to enter into Executive Session to discuss the employment history of a particular person. Votes taken.

**Town of North East**

Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546

**Town Board Regular Meeting**

**Meeting of June 12, 2025, 7:00 P.M.**

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

NAYS- 0

Executive Session started at 8:12 pm.

A motion was made by Councilman Fedele and seconded by Councilwoman Winkler to exit out of Executive Session. Votes taken.

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

NAYS- 0

**Adjournment**

Motion to adjourn was made by Councilman Mayville and seconded by Councilwoman Morrison.

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

NAYS- 0

The meeting was adjourned at 8:35 pm.

Submitted by

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 7/10/25