

**Town of North East**  
Town Hall, 19 N. Maple Avenue  
Millerton, New York 12546  
**Town Board Regular Meeting**  
**Meeting of July 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>HERE</b>
<b>COUNCILMAN FEDELE</b>	<b>HERE</b>
<b>COUNCILWOMAN WINKLER</b>	<b>HERE</b>
<b>COUNCILMAN MAYVILLE</b>	<b>HERE</b>

Town Attorney, Warren Replansky arrived at 7:15pm and sat at the table.

**Acceptance of Agenda**

The Supervisor moved to amend the Agenda to add a presentation by PCA IT Services and an executive session at the end of the meeting to discuss pending litigation against the Town.

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 on Agenda Items Only**

Bill Kish shared with Board members a document regarding pending zoning revisions and with particular emphasis on allowing LED signs. He asked the Board members to refer to the purpose statement for the Boulevard. He pointed out that planners had recommended against allowing LED or electronic messaging display (EMD) signage. He also noted that the specific language used about signs is not clear about allowed sizes, location and subjective technological language. The technical failsafe stipulation and the measuring of light levels at different times of day would also lead to ambiguity in the code. Of paramount importance he asked the Board members to give reasons for why they would want LED/EMD signage in the Town.

**Supervisor's Comments**

A Committee of Board members and volunteers have been reviewing our Emergency Services plan. It's an ongoing process and we hope to have a manual for emergencies and information to share with our residents soon.

The Climate Smart Taskforce has been working with Hudson Valley Regional Council (HVRC) on a program to put bio-filters on the old Town landfill vents. This is an effort to address the most significant source of municipal greenhouse gas in our Town. Our CSC Taskforce has been ahead of this issue with their research. HVRC has assembled a group of 10 municipalities on both sides of the Hudson river to apply for grant funding to mitigate the emissions from the landfills with simple bio-filters. The US EPA gave a grant to HVRC so that work could be done. Steve Fahmie of CSC is working on that.

In the Millerton News today is an article about the Climate Smart work that has been helping the Village. There is going to be a GPS-directed, autonomous electronic mower for the Town soccer field.

The Town recently appointed two new members to our Board of Ethics. The Town plans to convene an organizational meeting of the re-vamped Board of Ethics later this summer in coordination with Town Attorney Warren Replansky (who also serves as Attorney to the Ethics Board). The first chore will be to review the materials on our website to help people understand the ethics law, find information if there is an issue that needs to be brought to the Town's attention, and create a simple way for anyone to file a complaint.

**Supervisor's Report**

**- Budget Adjustment**

**RESOLUTION #372025**  
**Budget Adjustment #4 of 2025**

A Fund had an expense increase of \$ 25,000 less a revenue increase of \$25,000 for a net change of \$00.

B Fund had an expense increase of \$2,000 less a revenue increase of \$2,000 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

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

The Budget Adjustment was accepted.

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

**RESOLUTION #382025**  
**Special Abstract dated June 24, 2025 totaling \$1,451.49**

Special Abstract dated June 24, 2025 totaling \$1,451.49 broken down as follows:

<b>A Fund</b>	\$1,451.49
---------------	------------

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

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

NAYS- 0

The Special Abstract was accepted.

**RESOLUTION #392025**  
**Abstract dated July 10, 2025 totaling \$158,074.99**

Abstract dated July 10, 2025 totaling \$158,074.99 broken down as follows:

<b>A Fund</b>	\$84,501.57
<b>B Fund</b>	\$22,506.01
<b>DB Fund</b>	\$50,490.43
<b>T&amp; A2 Escrow</b>	\$ 300.00
<b>Payroll T&amp;A</b>	\$ 276.98

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

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

NAYS- 0

The Abstract was accepted.

**- Voucher Committee for August: C. Mayville, L. Morrison**

**Department and Committee Reports**

- **Highway**-- Bob Stevens, Highway Superintendent, reported that the crews are working with the shared paver/roller and are busy mowing. They have been using a rented mower due to the Town mower being broken for the last 5 weeks. Now, with it fixed, the crew's two mowers are making headway improving sight distance lines on all the Town roads.

- **Assessor**—no report

- **Town Clerk -- Planning, Zoning, & Building Department**- Reports previously sent to the Board members. There was no ZBA report because they did not hold a meeting last month. Copies of Dog Warden report given to Board members.

The Town has received complaints about shooting noises from the Gun Club from Dave Decker dated: Friday eve June 27 8pm, Sunday afternoon June 29 4pm, Saturday July 5 early evening, Sunday July 6 4pm and two complaints from July 9<sup>th</sup> in the early evening.

NBT is hosting a Shred day Saturday 19<sup>th</sup>, 9-12 and we need three drivers (5 box limit) for 13 boxes.

The Clerk's office has been presented with a petition by the Board of the NE Millerton Library to place the question "Shall the annual contribution of the Town of North East for the operating budget of the North East Millerton Library be increased by \$50K to the sum of \$225K annually?" Once the signatures are verified as registered voting residents of the Town, this will be put on the November 4 ballot to be voted upon.

- **Tax Collector**- The 2025 Tax unpaid Roll has been returned to the County.

**Town Board Committee Activity**

- **Recreation Committee**- pushed to later.

- **Housing Committee**- Councilwoman Winkler announced that the NYS ADU Plus 1 Program (which is in its 3<sup>rd</sup> year) is in the first year where Hudson River Housing is approved as the administrator in Dutchess County for 10 Towns. North East is one of those ten. There are grants available

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

to expand housing within existing neighborhoods. The program is meant to support aging in place, increase housing workforce options, and generate income. There will be a public information session scheduled sometime between now and September. Awards will be made up to \$125,000 per household. The application process opens next Monday and it's a quick turn-around. The goal is 48 ADUs, ranging from new building to conversions to tiny homes to making an existing ADU compliant. Our Building Department already has had a couple people express interest. Information will be placed on the Town website.

- **Public Safety Committee**- Recent focus was mentioned in the Supervisor's comments. Councilman Mayville and Councilman Fedele have been meeting with more follow up to come.

- **Communications Committee**- Councilwoman Winkler and Councilman Mayville have invited Robert Shoemaker of PCA IT Services to present to the Board later in this meeting.

**Review of Proposed Altice Franchise Agreement**

The Town Board and Town Attorney had an informal public informational meeting a month ago to review the proposed Altice Franchise agreement renewal. Town Attorney Replansky stated that there is nothing unusual or concerning about the agreement, but has a few suggestions, including definition of computation of 5% franchise fee. Roger Connor, from Altice explained that the contract permits Altice to function and provide cable service throughout the Town. This is about Cable, not internet. It is non-exclusive. The Supervisor stated that another company could come into Town- but they would have to string miles and miles of cable. A Public hearing will be held at the next Town Board meeting to answer questions and concerns. A second Public Hearing will be held later in the fall to address and adopt a contract. Then the NYS Public Service Commission will need to approve it.

**Motion to approve Supervisor to sign Recreation Contract with Village of Millerton**

The Board reviewed a copy of last year's contract with a notation about a 3% increase. Councilman Mayville and Councilwoman Morrison have had discussions with the Mayor. Though there will be no recreation program this year due to planned construction at the Park, the money will go for upkeep and maintenance of the park. None of the contract money will go towards construction costs. Councilwoman Winkler said there is a discrepancy in the numbers and confusion as to where the contract is for this year or next year. The Village's fiscal year runs midyear to midyear and the Town runs from January to December. The hand notated drafted contract, as is, itemizes items that are not being provided, such as a Rec Director and a Summer Camp program. Councilwoman Morrison said the soccer fields require maintenance and that the Park expenses are huge. She feels it's important to support the Village. Councilman Fedele does not like that there is no DSirector, but a charge for it. After much discussion, a motion was made to authorize the Supervisor to sign a contract without the 3% increase.

**RESOLUTION #402025**  
**To Authorize the Supervisor to sign a Recreation Contract with the**  
**Village of Millerton without the 3% increase.**

Councilman Fedele made the motion, and Councilwoman Morrison seconded it.

Roll Call:

SUPERVISOR KENNAN	Aye
COUNCILWOMAN MORRISON	Aye
COUNCILMAN FEDELE	Aye
COUNCILWOMAN WINKLER	Nay
COUNCILMAN MAYVILLE	Aye

The Resolution passed 4-1.

**Petition to Amend Town of North East Zoning Code for Country Inn and Venue**

Resident Mr. John King and Planner Peter Sander, of Rennia Engineering came before the Board to continue discussions involving their zoning revision request. They are looking to existing Country Inn code in limited A5A and R3A parcels to allow building a new structure vs. only re-purposing existing structures, staying consistent with the agricultural nature and aesthetic of the land. They want to introduce an amendment to have an event venue on the property. Their proposed changes would effect A5A and R3A parcels that are 20+acres along major routes. Sander shared a map of potentially affected properties in the Town with Board members. Special permit approval would be required. Mr. King said that the language from the 2019 Comprehensive Plan was used for the re-writing. King states that this would enhance agricultural value in North East by increasing allowable opportunities for those owning larger lots that comply with the North East code.

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

Supervisor Kennan said he was interested in seeing this move forward and would like consultant Nan Stolzenberg, who has been helping with rezoning the business district, give her suggestions. He asked the Town Attorney how to proceed from here.

Attorney Replansky said the first step is to amend the zoning code. He thought it reasonable and a benefit to the community, with allowable use consistent with the rural nature of the land. There needs to be a legislative act adopting a local law to amend the code. King submitted a draft law. First Town consultants should look at this and the Board should refer it to the Planning Board and CAC for preliminary review as well as to County Planning to review with Part 1 of the EAF. Once the Town gets a law drafted and is happy with the environmental review, then we hold a Public Hearing. Once the law is passed, Mr. King submits an application for his project and does another Environmental review. We will need a resolution accepting the application. All this has to be funded by Escrow to account for legal and consulting costs to the Town.

Supervisor Kennan said he would get this to consultants tomorrow, so as to get feedback by the August regular town Board meeting. He also will send proposed draft of law, original letter of petition written by Mackey, Butts & Whalen LLP on March 26<sup>th</sup>, Part 1 of full EAF, the map, and a Resolution accepting the application of Kristen King to the Planning Board.

**RESOLUTION #412025**  
**ACCEPTING THE APPLICATION OF KRISTEN KING FOR CERTAIN**  
**AMENDMENTS TO §180-40 OF THE TOWN CODE AND THE ADDITION OF A NEW**  
**§180-40.1 OF THE TOWN CODE PROVIDING FOR APPROVAL OF EVENT VENUES**  
**IN THE A5A AND R3A ZONING DISTRICTS**

**WHEREAS**, John King, the owner of a 36 acre parcel of land located at Route 44/Route 22 and Smithfield Road, in the Town of North East, located in the A5A zoning district has submitted an application to the Town Board for an amendment to the Town Code to amend the provisions of §180-40 “Country Inns” and to add a new section to the Town Code, §180-40.1 “Event Venue” so as to add additional hospitality uses by special use permit and site plan approval in the said zoning districts; and

**WHEREAS**, the Town Board has reviewed the petition set forth in a letter dated March 26, 2025 by the law firm of Mackey Butts & Whalen LLP, together with the proposed Code amendments, a Full Environmental Assessment Form Part 1 and a Zoning Map in support of the Petition; and

**WHEREAS**, the Town Board has determined that the said amendments to the Code may result in the preservation of agricultural land while supporting compatible economic development in those zoning districts; and

**WHEREAS**, the Town Board has determined that the proposed zoning amendments provide a benefit to the Town and its property owners in the A5A and R3A zoning districts and do not constitute spot zoning; and

**WHEREAS**, the Applicant has funded an escrow account in the amount of \$4,000.00 to defray the expenses incurred by the Town for its attorney, engineer and planner to assist the Town Board in the rezoning process, which account will be supplemented as the zoning amendment process continues; and

**WHEREAS**, the Town Board has determined that this is a Type I action under SEQRA, which requires environmental review and that the Town Board is the only involved agency with regard to the rezoning application process and, therefore, the Town Board designates itself as lead agency for purposes of the environmental review of this action; and

**WHEREAS**, the Town Zoning Code presently does not provide specific procedures for the amendment to the Town Code other than §180-104 of the Code requiring referral of proposed amendments to the County Planning Department; and

**WHEREAS**, the Town Board has determined that it will require the assistance of its attorney, its engineer and a planner with regard to the environmental review of this application and the local law adoption and process for amendment of the Town Code; and

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

**NOW, THEREFORE**, be it

**RESOLVED**, that the Town Board hereby accepts the petition of John King and commences the consideration of the Petition by referring this matter to the Attorney to the Town and to the Town Engineer for their initial comments on the proposed zoning amendments; and be it further

**RESOLVED**, that the Town Board hereby determines to retain the services of Nan Stolzenburg of Community Planning & Environmental Associates to act as Consulting Planner for the local law adoption process and refers the petition to her for her initial comments on the proposed zoning amendments; and be it further

**RESOLVED**, that the Town Board hereby refers this application, together with Part 1 of the Environmental Assessment Form, which the Town hereby adopts, to Dutchess County Department of Planning and Development for its preliminary comments and input on the application and to the Town of North East Planning Board for its preliminary review and comments on the proposed zoning amendments; and be it further

**RESOLVED**, that the Town Board accepts this application with the understanding that the rezoning constitutes a legislative action and the Town Board reserves its right to reject the rezoning proposal at any time during the rezoning process in its sound discretion.

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

MOTION: Councilman Mayville

SECOND: Councilman Fedele

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

**The Resolution was carried by a 5-0 vote of the Town Board members on July 10, 2025.**

**Presentation by PCA**

Robert Shoemaker, President and CEO of PCA IT Services, was invited by the Communications Committee to speak to the Board about what they could provide. PCA is the largest IT support company in the Hudson Valley, providing full service: computers, servers, internet, firewall, software, backup, training and day to day support. Initially they do a review of the system to do a system analysis and get everything ready to be protected, installing an endpoint protection on each machine. They offer Emergency Plan help and are up to date in legal obligations and FOIL responsibilities. They would like to be part of the discussion early when plans are made to move to the New Town Hall. They work with a lot of the Towns. They are offering a 3-year Agreement based on the number of work stations- and we are similar to other Towns they work with, such as Stanford and Rhinebeck. They have quick response time- doing immediate triage and using a ticket system. Councilman Mayville stressed that he thought it important for the Town to look at our current IT practices and address them. This company is located in Red Hook NY.

**Review of Proposed Code Changes in Business Districts**

The Supervisor recapped that the Town Board has held 6 special meetings this year to discuss the ZRC recommendations to changes in our zoning code of the Commercial districts. Still needing to be addressed are two things- the Purpose statement and the language regarding EMD signage.

- Purpose Statement: A document was shared with the Town Board with the following Purpose Statement:

Section 180-1. Purposes.

The zoning regulations and districts herein set forth and as outlined upon the map, made a part of this chapter by Section 180-7, are made in accordance with the Town's Comprehensive Plan, for the purpose of

**Town of North East**

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

**Town Board Regular Meeting**

**Meeting of July 10, 2025, 7:00 P.M.**

promoting the public's health, safety, order, prosperity and general welfare.. They have been designed to lessen congestion in the streets, to secure safety from fire, floods and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to provide for a variety of housing types; and to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, as to the character of the Town, of each district and its suitability for particular uses, and with a view to conserving the environment, value of buildings and encouraging the most appropriate use of land throughout the Town.

A motion to approve the statement was made by Councilwoman Winkler and seconded by Councilman Fedele. Votes taken.

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

NAYS- 0

The Supervisor would like to look at the EMD language later with Bill Kish. The Board will send what they have to Will Agresta, the Planning Board, the CAC, as is, understanding that it can be changed later.

**Town Board Comments**

Councilwoman Winkler asked about if there were any updated quotes from the engineers on the new Town hall. The Supervisor said no, and he would let them know.

**Public Comment Period**

Nera Cruz, resident on Stateline Road, asked about the King Petition and if it would affect "us". She also asked if the Building Inspector made random rounds because she is worried about a neighbor with no number or permit.

Bill Kish decried the lack of zoning enforcement and asked if the Board was getting anywhere with hiring a Zoning Enforcement Officer. The proposed Country Inn zoning changes make him sad, saying the original zoning was written to preserve old houses and he urges the Town Board to slow down.

**Approval of minutes of Town Board Meetings of June 12<sup>th</sup>, 2025 and June 17<sup>th</sup> 2025**

A motion was made to approve the minutes of June 12th and June 17th by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

NAYS- 0

The minutes were approved.

**Meeting with Attorney**

Motion made to enter into Executive Session made by Councilman Fedele and seconded by Councilman Mayville. Votes taken.

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

NAYS- 0

The Town Board entered into Executive Session at 9:06 PM

Motion to exit from Executive Session made by Councilwoman Winkler, seconded by Councilman Mayville, at 9:22pm

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

NAYS- 0

Motion to adjourn was made by Councilman Mayville, seconded by Councilwoman Morrison at 9:23pm

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

NAYS- 0

**Adjournment: 9:23 PM**

Submitted by

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 8/14/25