

Town of North East
Millerton, New York 12546
Town Board Special Meeting
Meeting of August 26, 2025, 4:00 P.M.
At the NE Millerton Library Annex

Call to Order, Pledge of Allegiance

Roll Call:

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

Town Attorney, Warren Replansky and ZRC chair, Edie Greenwood faced them at a table.

Supervisor's Comments

Welcome.

ZRC This special meeting is a chance to receive the Town Attorney's review of the ZRC zoning revision recommendations pertaining to the Commercial District of the Town.

There are three other items to mention.

1. PCA The Town has been given a proposed contract with PCA (Professional Computer Associates) who we are considering hiring for IT work for the Town. They work with other Towns and villages, such as Rhinebeck, Red Hook, and Woodstock. They offer a three year contract which contains a large stack of addendums. I have conversed with Anthony Schmiderer today. The Attorney was asked to look into termination clauses. If we get assurance that we can terminate the contract if we are not happy, we are prepared to move forward, and we would like to move ahead very soon.

2. NDP We have just heard the Northern Dutchess Paramedics (NDP) is being sold to Empress (who serves the rest of the County). Empress has indicated that they will honor the contract with us, Amenia, and Dover. Empress is a Union company and fees are more expensive.

3. King Application for rezoning to accommodate country inns and wedding venues. The applicant appeared before the Town Board at the last meeting and said he felt the zoning as written by his lawyers might be too open and wide beyond his intent- which is to create a venue directly related to agriculture. He wants to narrow the zoning to make sure it is related to an agricultural project. The attorney has the paragraph. We have received input from the County, the Planning Board, and consultant, Nan Stolzenberg. Replansky said that Stolzenberg was the most critical of the inputs, the other concerns were very minor in comparison, and he asked the Supervisor to send the revised paragraph to Stolzenberg. At the next meeting, September 11, we could go over her input and the Supervisor wants the Town Board to make a decision whether we move forward with a Public Hearing or not. We can stop the process at any time. Councilwoman Winkler said the decision to move forward or not on the 11th seemed rushed in light of A5A being our Town's biggest district and she wants to look at how it would affect both residential and agriculture. Attorney Replansky commented that there is an option to fold the applicant's changes into the bigger zoning changes the Town wants to make, so it is not a stand-alone change.

Review of Zoning Proposed zoning amendments for non-residential parcels

The Supervisor reminded the Board and audience that the 6 member ZRC has spent the better part of 4 years, and over a hundred meetings reviewing our code. He expressed the Town's appreciation and respect. The Board has been waiting for Attorney Replansky to review the changes and give his feedback. Replansky said the document was quite complex and yet looked like the amendments would work. He proceeded to go through the document page by page, beginning with the Purpose Clause and stopping, two hours later, on page 69.

Public Comment-

Ed Downey, resident and Town Historian, had three points to make. 1. Liked the word "Affordable" vs. "Workforce" housing because he thinks it better reflects our community residents who have broader issues, such as retirement and disability. 2. The Purpose Statement should not be edited too quickly. It was written to be carefully considered conceptually with intent to broadly discuss the goal of legislation. 3. He was appreciative of this being the 40th year Warren Replansky has advised the Town- which adds up to significant understanding of this community as well as solid expertise in litigation.

Bill Kish, resident and Planning Board member, commented that the (EMD) Electronic Monitoring Display was to be admitted for municipal uses. He wants the Board to look at the definition of "Municipal."

Rich Stalzer, resident and chair of the CAC, had questions about the restrictions on motels, allowances for hotels, and possible overlooking of cottages and cabins. This was followed by comments from both Greenwood and Replansky keeping the focus on the Commercial District.

Adjournment

Motion to adjourn was made by Councilman Mayville, seconded by Councilwoman Winkler

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

The Board adjourned at 6:07pm.
Submitted by

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 9/11/25