

Town of North East
Town Board
Millerton, New York
Meeting of September 11, 2025 at 6:00 P.M. at Town Hall

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 sat at the table. Edie Greenwood attended and took notes.

Acceptance of Agenda

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

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

NAYS- 0

The Agenda was accepted.

Zoning review with Town Attorney (until 7:00pm)

Warren Replansky led the Board members for an hour and 10 minutes, through the review of ZRC zoning revision recommendations pertaining to the Commercial District of the Town Code. Following up on a special meeting held last month, on August 26, Replansky began his review on page 68. The Board agreed on several small text clarifications. Replansky will incorporate all the changes that the Board agreed to into a local law, much of which has already been drafted by Will Agresta. Then the Town can start the amendment to the Town Code process.

Supervisor Comments

Following up on the Altice Agreement, it is hopeful that the Board members at the October meeting can review the Town Attorney's review of the document.

Today is the 24th anniversary of 9/11, a day we will never forget.

The Town Hall flag has been lowered to half-staff for 9/11 and the political assassination of Charlie Kirk as requested by the government.

There have been conversations with Northern Dutchess Paramedics and Empress EMS. Empress EMS is committed to honor our contract with NDP. It still doesn't solve the problem of the rising cost of our emergency medical services. The cost is rising from \$511,558 this year to \$696,345, (a 36% increase in that item) in our 2026 Budget, which explains why we cannot come in under the 2% Tax cap with our the Budget. The Budget process has started and Deputy Supervisor Morrison and Budget Officer Lorna Sherman are working with the Supervisor to craft a budget that is both responsible and sensitive.

We have wonderful news from NYS regarding Pro-Housing, and will ask Councilwoman Winkler to speak about that when we get to the Committee reports.

NY State has additional \$4.5 million in funding possible for the Villages and Towns through the NY Forward Grant application (for small towns). Our Village and Town can apply for the Wastewater project. It's a pure grant, with no matching challenge. There is not a lot of time to apply. The Town plans to submit a compelling request.

The Mayor phoned and asked if the Village Police cars could be parked inside the fence at the Town Highway Garage. They already have access to the gate entry because of the shared fuel pumps. Bob Stevens said it was not a problem at all. The Board agreed to have Replansky write a simple IMA (Intermunicipal Agreement).

Supervisor's Report

- Budget Adjustment

RESOLUTION #482025
Budget Adjustment #6 of 2025

A Fund had an expense increase of \$43.00 less a revenue increase of \$43.00 for a net change of \$00.
B Fund had an expense increase of \$5000.00 less a revenue increase of \$5000.00 for a net change of \$00.

Water District SW1 had an expense increase of \$300.00 less an expense decrease of \$300.00 for a net change of \$00.

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

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

NAYS- 0

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The Budget Adjustment was accepted.

- Monthly Bills: Special Abstracts & Abstract

RESOLUTION #492025
Special Abstract dated August 19, 2025 totaling \$1,377.76

Special Abstract dated August 19, 2025 totaling \$1,377.76 broken down as follows:

| | |
|---------------|------------|
| A Fund | \$1,377.76 |
|---------------|------------|

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

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

NAYS- 0

The Special Abstract was accepted.

RESOLUTION #502025
Abstract dated September 11, 2025 totaling \$245,311.40

Abstract dated September 11, 2025 totaling \$245,311.40 broken down as follows:

| | |
|------------------------|--------------|
| A Fund | \$ 60,407.70 |
| B Fund | \$ 4,894.44 |
| DB Fund | \$178,551.87 |
| T&A2 Escrow | \$ 1,180.41 |
| Payroll T&A | \$ 276.98 |

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

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

NAYS- 0

The Abstract was accepted.

- Voucher Committee for October: Morrison and Mayville

Department and Committee Reports

- **Highway**- Bob Stevens, Highway Superintendent, reported that the crew is mowing and anticipates having the shared bucket truck in October to do lots of tree work. The sand and salt shed is full.

- **Assessor**- Katherine Johnson, Assessor- no report

- **Town Clerk: Planning, Zoning, Building and Dog Control**- Tilly Strauss, Town Clerk sent reports previously to the Town Board members. Her office has received several complaints from David Decker dated after 6pm Tuesday August 19, 7 pm Saturday September 6th, and after 6pm Sunday, September 7th regarding evening noise from the Gun Club.

Public Hearing on Local Law #1 of 2025, permitting the Town to exceed the NY State Tax Cap (7:30)

Motion to Open the Public Hearing was made by Councilwoman Morrison and seconded by Councilwoman Winkler. Votes taken.

Ayes 5 (Kennan, Morrison, Fedele, Winkler, Mayville)

Nays 0

The Public Hearing was opened at 7:30 pm.

Bill Kish spoke up that he thought it a shame that we have to override the Tax levy Limit, but understands why it is necessary. He hopes the Board members talk to State officials to push for State help with EMS costs.

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A motion to close the Public Hearing was made by Councilman Mayville and seconded by Councilwoman Winkler. Votes Taken.

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

The Public Hearing was closed at 7:32pm.

Resolution to approve Local Law # 1, permitting the Town to exceed the NY State tax cap

RESOLUTION #512025
ADOPTING A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT FOR
FISCAL YEAR 2026 PURSUANT TO GENERAL MUNICIPAL LAW §3-c AS
LOCAL LAW NO. 1 OF THE YEAR 2025

WHEREAS, the Town Board determined that it may be necessary for the Town of North East to exceed the limit on the amount of real property taxes that may be levied by the Town of North East pursuant to General Municipal Law §3-c for fiscal year 2026; and

WHEREAS, the Town Board by Resolution dated August 14, 2025 accepted a proposed Local Law to override the tax levy limits for fiscal year 2026 pursuant to General Municipal Law §3-c for commencement of the Local Law adoption process; and

WHEREAS, the Town Board scheduled and duly noticed a public hearing on said Local Law to be held on September 11, 2025 at the Town of North East Town Hall; and

WHEREAS, the Town Board opened the public hearing and heard comments on said Local Law and closed the public hearing on September 11, 2025; and

WHEREAS, the Town Board has determined that this action is a Type II action under SEQRA and does not require environmental reviews; and

WHEREAS, the Town Board has determined that it is in the best interests of the Town of North East to adopt this Local Law.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby adopts Local Law No. 1 of 2025 entitled “A Local Law to Override the Tax Levy Limit for the Fiscal Year 2026 Pursuant to General Municipal Law §3-c”; and it is further

RESOLVED, that the Town Clerk is hereby directed to file said Local Law in the Office of the Department of State, as required by law.

WHEREUPON, the above Resolution was offered by Town Board member Winkler, and was seconded by Town Board member Morrison and the vote was as follows:

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|-----------------------|-----------|
| SUPERVISOR KENNAN | VOTED Aye |
| COUNCILWOMAN MORRISON | VOTED Aye |
| COUNCILMAN FEDELE | VOTED Aye |
| COUNCILMAN MAYVILLE | VOTED Aye |
| COUNCILWOMAN WINKLER | VOTED Aye |

This Resolution was declared duly adopted on September 11, 2025.

Town Board Committee Activity

- **Housing**- Councilwoman Winkler was happy to share that our Town has been officially awarded the title of a “Certified Pro-Housing Community.” This sends a signal to developers and increases opportunities to access more grants. Winkler is now helping the Village also be certified. Supervisor Kennan said they should let the Governor, Michelle Hinchey and Didi Barrett know. He reiterated thanks to Councilwoman Winkler and Ann Deneen (Building Department Secretary), the Assessor, and Edie Greenwood for working on the certification.

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Councilwoman Winkler also mentioned that the Plus 1 ADU application is still open.

- **Communications**- The committee has been updating the website.

- **Public Safety**- Councilman Mayville said the committee had met last week to divide the Emergency Plan project task, which seems two-fold. We need both an easy accessible plan, as well as one that is more extensive and meets the County requirements. He hopes to present something to the Town Board in the next couple months. Supervisor Kennan interjected that it was important to do and that the Plan will be a workable resource for the Town. Councilman Mayville is working with the Fire Department and the Community 911 Center. Councilwoman Winkler brought up the recent violent weather, Tornado warnings, and lack of information available.

Proposed zoning for Country Inns and Wedding Venues

The King petition is looking at re-zoning portions of the Town under certain circumstances in certain agricultural areas. The Town Board has reached out for input to the Planning Board, the Conservation Advisory Council (CAC), Dutchess County Department of Planning and Development, and to our planner, consultant Nan Stolzenburg. After the last meeting the applicant provided additional language that further restricts parcels and keeps the focus on agriculture. Nan Stolzenburg and the NYS Department of Ag and Markets reminds us to be careful about language. The CAC suggested that noise constraints need to be weighed, in regards to outdoor speakers and environmental degradation. The Supervisor said he felt this change would be a significant step, requiring more work to review. And as this district will be in the next phase of our zoning code review, he feels it would be better served by taking this up later, when we get to the re-zoning of the Agricultural and Residential sections of the code. Councilman Mayville concurred and added that the Town Board has learned a lot in terms of the nuances of zoning through their last few months of review of the zoning change recommendations for the Commercial district.

Councilwoman Winkler agreed that we need to look at it carefully and not put the cart before the horse.

The Supervisor said because of the process of review that the Board had been doing, he felt much more mindful of the extent of details and ramifications possible down the road that are generally not anticipated. This proposal applies to a lot of additional parcels.

Councilwoman Morrison said she agreed to put the petition on hold.

Attorney Replansky said perhaps it was too ambitious to include this portion with the Commercial District zoning changes. The Board could chose to delay considering it.

Joshua Mackey, of Mackey Butts & Whalen LLP, the attorney representing the petitioner, addressed the Board by asking about an anticipated time frame. The Supervisor responded that we could start by the end of the year with the goal to get a committee appointed and hiring professional resources.

Resolution requesting approval of new street names on McGhee Hill

RESOLUTION #522025

**ACCEPTING THE PROPOSED ROAD NAMES FOR MCGHEE HILL ROAD
SUBDIVISION**

WHEREAS, the Town of North East has received a request for the official naming of roads, located at the McGhee Hill Road Subdivision; and

WHEREAS, the request, submitted by MGHR LLC, proposes the names "McGhee Meadows Lane", "McGhee Vista Drive", and "McGhee Hollow Drive" for three private roads within the subdivision; and

WHEREAS, the proposed road names have been reviewed by the Town Clerk and the Dutchess County Department of Emergency Services, who have determined that the names are unique and do not conflict with or sound similar to any other existing street names within the county, in accordance with public safety and 911 addressing requirements; and

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WHEREAS, the Town Board has deemed it to be in the public interest to formally adopt and name the said roads for municipal records, addressing, and emergency response purposes, pursuant to New York Town Law § 64(9); and

WHEREAS, all required documentation, including map, parcel list, and confirmation from DC Emergency Services of the names approval, has been received and reviewed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of North East does hereby officially accept and adopt the names “McGhee Meadows Lane,”

“McGhee Vista Drive”, and “McGhee Hollow Drive” for the roads described as follows:

McGhee Meadows Lane, off of McGhee Hill Road serves parcels # 7170-00-605480-0000, 7170-00-572518-0000, and 7170-00-541547-0000

McGhee Vista Drive, off of McGhee Hill Road serves parcels #7170-00-494485-0000, #7170-00-435515-0000, #7170-00-393519-0000, #7170-00-359517-0000

McGhee Hollow Drive, off of McGhee Hill Road serves parcels #7170-00-321520-0000, #7170-00-284540-0000, #7170-00-242516-0000 and #7170-00-340385-0000

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to notify the County 911 Coordinator of this official name adoption and provide a copy of this resolution to the Town Highway Superintendent, Town Assessor, Planning Board, and Postmaster.

MOTION: Councilwoman Morrison

MOTION: Councilman Mayville

VOTE:

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|----------------------------|-----|
| SUPERVISOR KENNAN | AYE |
| DEPUTY SUPERVISOR MORRISON | AYE |
| COUNCILMAN FEDELE | AYE |
| COUNCILWOMAN WINKLER | AYE |
| COUNCILMAN MAYVILLE | AYE |

Acceptance of Water District Benefit Assessment Roll and set date for Public Hearing

RESOLUTION #532025

ACCEPTANCE OF WATER DISTRICT BENEFIT ASSESSMENT ROLL AND SET DATE FOR PUBLIC HEARING

RESOLVED, to accept the Water District Benefit Assessment Roll of 2025-2026 and set a public hearing on October 9 at 7:30 pm at the North East Town Hall in order to approve the Water District Benefit Assessment Roll.

Motion made by Councilwoman Winkler and seconded by Councilman Fedele. Votes taken.

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

The Resolution was adopted on September 11th, with a Public Hearing set for October 9, 2025.

Resolution to approve contract with Dutchess County for removal of snow and ice on certain County roads

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The Supervisor asked the Highway Superintendent to clarify the roads in question. Bob Stevens said they were the county roads located on the east side of Route 22, which would include Indian Lake Road, Sharon Road, Rudd Pond Road, and Boston Corners Road.

RESOLUTION #542025

AUTHORIZING TOWN SUPERVISOR TO RENEW CONTRACT WITH DUTCHESS COUNTY FOR PARTICIPATION IN THE COUNTY SNOW AND ICE CONTROL PROGRAM

At a monthly meeting of the Town Board of **NORTH EAST** held on September 11, 2025, Councilman Fedele offered the following Resolution and moved its adoption, seconded by Councilwoman Morrison.

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

WHEREAS, the Town Superintendent of Highways has been requested by the County of Dutchess to participate in the regional County Highway Snow and Ice Control Program within the boundaries of the Town, and

WHEREAS, the County of Dutchess is requesting that the Town renew its contract with the County for participation in the County Snow and Ice Control Program, and

WHEREAS, and logically, an earlier or sooner response factor can be provided by Town units and personnel within the locale thereby benefiting the overall safety and welfare of town residents and local community interest, and

WHEREAS, such participation by the Town in removing snow from designated County Highways, and by sanding and salting or otherwise treating them for the purpose of maintaining highway safety and accessibility for emergency services, is specifically authorized by Article 6, Section 135-a of the New York State Highway Law, now, therefore, be it

RESOLVED, that the Town Supervisor is authorized to execute a change order for the Town's participation in the County Snow and Ice Control Programs, and the Town Superintendent of Highways is herein authorized to perform such work in accordance with, and to receive payment as outlined in the Town and County contract for the County Snow and Ice Control Program for the Winter season 2025-26.

The Resolution was carried by a 5-0 vote of the Town Board members on September 11, 2025.

Resolution of approval of IT provider for North East

Supervisor Kennan shared how the Town had outgrown the ability of the current sole provider company to provide IT services. A committee that consisted of the Town Clerk, Councilwoman Winkler and Councilman Mayville interviewed several candidates and recommended PCA IT Services to the Town Board by inviting PCA to do a presentation to the Board at the July regular meeting.

Councilwoman Winkler broke down the large addendum-heavy contract from PCA. Since receiving the contract from PCA, the Supervisor reached out to other Town Supervisors. He spoke with Rhinebeck, Woodstock, and LaGrange Supervisors and concluded that Northeast Computer Services should be asked for input. There is a time pressure, because the Town Hall needs to migrate to Windows 11 and Microsoft 365 before the next Town Board meeting. He asked Attorney Replansky how to approve a service contract with Northeast Computer Services, which is based in Milan and serves the Village of Millerton.

Councilwoman Morrison said she was in support of that and that she felt they have to make a decision.

Councilwoman Winkler opposed the decision to go with Northeast Computer Services, saying that the committee had started the project in March, contacted Northeast twice, held interviews of two other companies in April, and invited PCA to do a presentation to the Town Board in July. The price difference between Northeast and PCA she felt reflected staff training and cybersecurity, and she feels that we are better served by a bigger company than Northeast. She supports going with PCA.

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Councilman Mayville said that PCA was originally brought forward to the Board by the committee, but because of the time restraints he would go with Northeast if they added language to the contract regarding cybersecurity and training.

The Supervisor said he had been assured there would be on-site training at no cost.

Councilwoman Winkler reiterated that there had been a 5 month delay in their responding to our interests and she thought that was irresponsible.

Supervisor said that he thought Northeast would serve us well and he would ask to have their contract amended to include no cost cyber training. He asked the Town attorney to see if Northeast could meet those requirements.

Replansky said we could go ahead and approve the Supervisor signing a contract once it is vetted by him. He will prepare a rider and asked Board members to send him their concerns.

Councilwoman Winkler wants to know how the conversation goes before allowing the signature of the Supervisor.

At this point, Bill Kish in the public audience, asked to interject. He said it is possible to buy extended coverage of the expiring systems at \$61/ per computer. The rush to contract with an IT provider is not necessary. The Supervisor said he would love to schedule a meeting with Kish to go over that.

Public Comments

Jim Cole echoed what Bill Kish said and added that he was concerned about the process of committee recommendations and decision making.

Ed Downey, Town Historian, had three points to make. First, he was pleased with the Board's decision to pause the rezoning petition. He shared with the Board members a document with his concerns, citing "serious problems with the application." Second, he urged the Board to think seriously about the function and risks of digital signs and left printed materials, "Shedding Light on Digital Signs" from Dutchess County Planning Federation. And third, he brought up that the Town's Comprehensive Plan was now 6 years old and would need review.

Bill Kish, said he was happy that he did not have to comment on the rezoning application or share the letter he had from Julie Schroeder. He agrees with Ed Downey that LED signage parameters, as written in the Code, does not resolve all potential issues. He is waiting for a full discussion and vote.

Approval of Minutes from Meetings of 8/14/25 and 8/26/25

A motion was made to approve the minutes of August 14th and August 26th, 2025 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 Counsel, if needed- Not needed

Adjournment

Motion to adjourn was made by Councilwoman Morrison, seconded by Councilwoman Winkler at 8:40 pm.

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

NAYS- 0

The Board adjourned at 8:40 pm.

Respectfully submitted,

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 11/13/2025

DRAFT: 9/23/2025