

Town of North East
Town Hall, 19 N. Maple Avenue
Millerton, New York 12546
Town Board Regular Meeting
Meeting of October 9, 2025, 7:00 P.M.

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.

Acceptance of Agenda

Due to limited time available with our Attorney, the Agenda items will be rearranged slightly. Motion to accept the Agenda was made by Councilman Fedele and seconded by Councilman Mayville. Votes taken.

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

The Agenda was accepted.

Public Comment on Agenda Items Only-

Resident John King addressed the Board regarding his amendment to the zoning for Country Inns. He asked the Board to vote now and not delay approval of the amendments to the agricultural district, per his petition. He stated that the Comprehensive Town Plan aligns with his dream, (farm operation and vineyard with additional income streams), and that he sees no risk to the Town.

Resolution of approval of contract with PCA for computer and IT-related services for Town of North East

The Board needs to approve the signing of this contract before the approval of today's abstract. Our Attorney Warren Replansky created an addendum to our contract that enables us to terminate the contract with 90 days' notice.

RESOLUTION #552025
AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE THE MASTER SERVICE AGREEMENT WITH PROFESSIONAL COMPUTER ASSOCIATES ("PCA") FOR INFORMATION TECHNOLOGY (IT) SERVICES

WHEREAS, the Town of North East is in need of securing information technology (IT) systems services from an established IT provider; and

WHEREAS, the Town Board solicited for proposals for IT services in accordance with its procurement policies; and

WHEREAS, the Town Board received several proposals from IT providers and interviewed several IT companies; and

WHEREAS, the Town Board, with input from its IT Committee, identified Professional Computer Associates (PCA) with offices located at 7401 South Broadway, Red Hook, New York as IT provider with the necessary experience and personnel to provide professional IT services to the Town of North East; and

WHEREAS, PCA has submitted a contract proposal for the provision of these services on fixed fee basis which are set forth in the following documents: (i) Master Services Agreement; (ii) Addendum to Master Services Agreement; (iii) Quote Number 1003902, Version 1; (iv) Service Attachment for Managed Services; (v) Schedule of Services; (vi) Data Process; and (vii) Service Level Objectives, which have been fully reviewed and approved by the Town Board; and

WHEREAS, the Attorney to the Town has prepared an Addendum to the Master Services Agreement, which has been reviewed and approved by PCA; and

WHEREAS, the Town Board is of the opinion that the Agreement, as amended by the Addendum to the Contract, is in satisfactory form and content to be approved by the Town Board; and

WHEREAS, this is a Type II action under SEQRA which is not subject to environmental review.

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NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby authorizes the Town Supervisor to execute the Master Services Agreement and the Addendum to the Agreement on behalf of the Town Board in substantially the same form as presented to the Town Board.

This motion was offered by Town Board member Chris Mayville and was seconded by Town Boardmember Meg Winkler.

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 October 9, 2025.

Supervisor's Comments

Happy Halloween and welcome to fall.

Councilwoman Winkler and I attended Association of Towns (AoT) training in Kingston today. It covered planning and zoning regulations, "Agritourism", Foil & Open Meetings Law, home rule meets affordable housing, new fresh water regulations. It was very informative and helpful. The AoT has lots of webinars on different topics worth checking out.

There will be a Dutchess County Transportation Council listening session at the Library Annex on October 22 at 3pm. They are updating our Coordinated Public Transit-Human Services Transportation Plan which aims to improve transportation options for older adults, people with disabilities, low-income residents, and others who struggle to access reliable transportation. Please attend and share any transportation challenges you face and the changes you'd like to see. This is an opportunity to be heard. The Town will participate in a program for recycling clothing and shoes through use of Helpsy bins. The CSC Task Force and Councilwoman Winkler will be helping this effort along, figuring out where the bins should go, and looking for suggestions.

Amenia will be hosting the Dutchess County Department of Mental Health in their town hall at 5:30pm on October 15. All are welcome to hear information and resources available to help our residents with this very serious issue.

There will be a Repair café on October 25th at the Library Annex. This is an effort of volunteers offering to fix things.

We have received the resignation of Patti Lynch Van deBogart from the ZBA, effective 12/31/2025. We will post the vacancy for a position on the ZBA and welcome letters of interest.

Boston Corners Road is open. The culvert is fixed as of today.

A State Burn Ban is in effect throughout the County until October 15th.

Supervisor's Report

- Budget Adjustment

RESOLUTION #562025
Budget Adjustment #7 of 2025

A Fund had an expense increase of \$5,372 less an expense decrease of \$5,372 for a net change of \$00.

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

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

NAYS- 0

The Budget Adjustment was accepted.

- Monthly Bills: Special Abstracts & Abstract

RESOLUTION #572025
Special Abstract dated September 22, 2025 totaling \$14,067.61

Special Abstract dated September 22, 2025 totaling \$14,067.61 broken down as follows:

A Fund	\$ 3,626.61
B Fund	\$ 120.00

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Highway DB Fund \$10,321.00

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

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

The Special Abstract was accepted.

RESOLUTION #582025
Abstract dated October 9, 2025 totaling \$104,761.12

Abstract dated October 9, 2025 totaling \$104,761.12 broken down as follows:

A Fund	\$62,297.61
B Fund	\$ 3,700.80
DB Fund	\$29,705.98
Water Dist. SW1	\$ 7,539.75
T&A2 Escrow	\$ 1,240.00
Payroll T&A	\$ 276.98

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

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

The Abstract was accepted.

Voucher Committee for August: R. Fedele, M. Winkler

Noted that this will be the last round on the Voucher committee for Councilman Fedele, after years of public service.

PUBLIC HEARING on Water District Benefit Assessment Roll (7:30pm) and motion to Accept the Water District assessment Roll.

Motion to open the Public Hearing was made by Councilwoman Winkler and seconded by Councilman Fedele. Votes taken.

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

The Public Hearing opened at 7:30 pm.

Public Comments: none

Motion to close the Public Hearing was made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

The Public Hearing closed at 7:31.

RESOLUTION #592025
To Approve Water District Benefit Assessment Roll

Motion to accept the Benefit Assessment Roll was made by Councilwoman Winkler, and seconded by Councilman Mayville. Vote Taken.

SUPERVISOR KENNAN	AYE
COUNCILWOMAN MORRISON	AYE
COUNCILMAN FEDELE	AYE
COUNCILWOMAN WINKLER	AYE
COUNCILMAN MAYVILLE	AYE

The Water District Benefit Assessment Roll was accepted.

Department and Committee Reports

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- **Highway**— Bob Stevens, Highway Superintendent, reported on results of the Materials Bids. There were a couple extra bidders this year and we got bids on everything the Town needs. There were small increases in prices, but no big surprises.

RESOLUTION #612025
ACCEPTING HIGHWAY MATERIAL BIDS FOR 2026

A motion was made by Councilman Mayville and seconded by Councilwoman Morrison to accept the Material bids for 2026. Roll Call.

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

The Highway Material Bids recommended by the Highway Superintendent were accepted by a 5-0 vote at the October 9th Town Board meeting.

- **Assessor**— No report

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

The Town has received another complaint about shooting noise in the evening from the Gun Club from Dave Decker dated: Sunday afternoon October 5, 8:45pm, and a complaint about shooting midday Tuesday, October 7th.

On October 31, from 5-7 we are going to participate for the first time in the Village's "Trunk or Treat" celebration, handing out candy to kids, and pamphlets about dog ownership in the Town to their parents.

Town Board Committee Activity

- **Housing Committee**- Councilwoman Winkler reported that we have had a few resident inquire and one definitely applying for the Plus 1 ADU grant program.

- **Buildings and Grounds** – Councilwoman Winkler and Supervisor Kennan met with LAN Engineers to go through the new Town Hall. We wait for their proposal and hope to have something for the next Board meeting.

- **Personnel Committee**- no report

-**Cemetery Committee**- Councilman Fedele reported that on October 25th, weather permitting, volunteers will be raising a few small stones from 10 am to 2 pm.

Presentation of the Town of North East Tentative 2026 Budget, and set time for a Public Hearing on Nov. 13, 2025 at 7:30 pm.

Councilwoman Morrison, Supervisor Kennan, and Budget Officer Lorna Sherman met with the Boards and various Department heads to discuss finances. They worked to come in under the Tax cap. The EMS increase puts the Town budget over the cap. Supervisor Kennan said that we are looking to be very careful with Taxpayer funds. We hope to have conversations with Empress about the future. Right now EMS coverage is a 35% increase and a lot is up in the air. At the last Dutchess County Supervisors and Mayors Association meeting EMS was the only topic discussed. Everyone wants the County to play a larger role.

RESOLUTION # 622025
Accept Tentative Budget and set Public Hearing Date

RESOLVED, to accept the Tentative Budget and set the Public Hearing date on November 13, 2025 at 7:30 pm.

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

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

NAYS- 0

The Tentative Budget was accepted and a Public Hearing was set for the next Board meeting.

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Resolution regarding application for certain zoning changes for agriculture supporting country inns and wedding venue in zones A5A &R3A

The Supervisor introduced the resolution saying that based on consultants and discussions at the last Town Board Meeting, as well as information learned from the recent AOT meeting, there were several concerns. One was that Old Route 22 was not built to accommodate a great amount of traffic. Other concerns are in the relationship to Agriculture and Markets and the issue of seemingly undertaking spot zoning. Councilman Mayville asked if they could have access to the AOT PowerPoints. Councilwoman Winkler said this petition would be a zoning extension outside of what the Town Board has been working on for years. She acknowledged that we were aware of the goals of Comprehensive Plan that Mr. King made a reference to and are working towards meeting those goals. We have also had developers come forward regarding purchasing property along the boulevard district but decided against it due to not having waste water infrastructure in place and zoning not changed yet to allow for Multi Family residential. The application timing is unfortunate, but this is a process we are currently in. She looks forward to reviewing the proposal next year.

RESOLUTION #632025

DISCONTINUING THE APPLICATION OF JOHN KING AND KRISTEN KING FOR AN AMENDMENT TO §180-14 (AGRICULTURAL DISTRICT) AND §180-40 (COUNTRY INNS) AND THE ADDITION OF §180-41 (SPECIAL PERMIT FOR WEDDINGS AND EVENTS) OF THE TOWN CODE WITHOUT PREJUDICE TO THE TOWN BOARD'S FUTURE CONSIDERATION OF THE PROPOSED AMENDMENTS

WHEREAS, John King and Kristen King (the “Kings”) are owners of a 36 acre parcel of land located at Old Route 22 and Smithfield Rd CR 5 in the Town of North East, which property is located in the Town’s Agricultural District (A5A); and

WHEREAS, on or about March 26, 2025, the Kings submitted a Petition to the Town Board pursuant to §265(2) of the New York State Town Law seeking an amendment to §180-24 (Agricultural District) and §180-40 (Country Inns) and the addition of §180-41 (Special Use Permit for Weddings and Events) of the Town’s Zoning Code; and

WHEREAS, the Petition consisted, in part, of a cover letter dated March 26, 2025 from Mackey, Butts & Whelan, LLC, attorneys for the Petitioners, a Full Environmental Assessment Form, Part 1, and the text of the proposed zoning amendments; and

WHEREAS, the Town Board is in the process of considering adoption of certain amendments to the current Zoning Code as proposed by a study and report conducted by the Town’s Zoning Revision Committee, which, in the main, involved changes to the zoning provisions regulating uses in the Town’s Commercial Boulevard Districts, together with certain other amendments to the current Town Zoning Code; and

WHEREAS, these revisions will be followed by the Zoning Revision Committee’s study of possible further amendments to the Town’s Zoning Code which will have as their main focus amendments to the Code’s Regulations of Uses in the Town’s residential and agricultural zones; and

WHEREAS, the Town Board, by Resolution dated July 10, 2025 accepted the Petition of the Kings and commenced the consideration of the Petition by referring the same to the Attorney to the Town; the Town’s Consultant Planner; the Town of North East Planning Board; and Dutchess County Department of Planning and Development for their preliminary comments on the proposed zoning amendments; and

WHEREAS, the said Resolution stated, in relevant part, 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”; and

WHEREAS, the Town Board reviewed, and discussed, the application at several public meetings at which the Kings and/or their attorneys were present; and

WHEREAS, the Town’s Consulting Planner, Nan Stolzenburg, of Community Planning & Environmental Associates, reviewed the proposed zoning amendments, Part 1 of the Full EAF, a map showing parcels that would be affected by this zoning amendment, as well as the Town’s Comprehensive Plan, its existing Zoning Code, the Ten Mile Watershed Management Plan, the Dutchess County Agricultural Protection Plan, the Town of North East Agricultural and Farm Land Protection Plan, Dutchess

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County Natural Resource Inventory, New York State Ag District Map, and the New York State DEC Hudson Valley Resource Map, and raised several concerns about the proposed amendments in a memorandum dated August 16, 2025; and

WHEREAS, the said memorandum raised concerns regarding the impact of the proposed amendments on the possible resulting development on Old Route 22; the introduction of a commercial use into residential and agricultural neighborhoods; impacts on traffic volumes on Old Route 22; and the potential change in the type of traffic along Old Route 22 as a result of additional motor vehicle and truck traffic servicing the potential developments pursuant to said zoning amendments; and

WHEREAS, in response to these comments, the applicants, on August 15, 2025, prepared and submitted a revised proposed local law to establish a tie between the Country Inns and Special Event use and Agriculture proposed by the zoning amendments; and

WHEREAS, the revised plans were forwarded to the Town’s Consulting Planner, who reviewed the revised plans and submitted a memorandum dated September 5, 2025 to the Town Board, which concluded, in relevant part, that, in her opinion, the revisions to the law did not affect the potential impacts related to traffic, noise and change in the road/community neighborhood/community character; and

WHEREAS, the proposed amendment was referred to Dutchess County Department of Planning and Development (“County Planning”) for its preliminary review and Dutchess County Planning, in a response dated August 18, 2025, raised certain questions concerning the text of the zoning law and specifically noted that the amendment broadens the definition of “Country Inns” to allow new construction, as well as the use of existing structures, for event venues and country inns; and

WHEREAS, the Town’s Conservation Advisory Council, in a letter dated September 5, 2025, raised several concerns about the proposed amendments to the Code and opined that the rezoning to allow “event venues” is likely to result in environmental degradation locally and in the region and more appropriate zoning to accommodate the proposed uses should be created by the Town’s consultants through overlays or other avenues that enable the goals of the Town’s Comprehensive Plan; and

WHEREAS, although the Town has not, to date, held a public hearing on the proposed amendment, it has received comments from members of the Town’s Zoning Review Committee that the Town Board’s enactment of these standalone amendments to the Town’s Zoning Code would more appropriately be woven into the Town’s second phase of the rezoning process, which the Town Board intends to commence in early 2026; and

WHEREAS, the Town Board is mindful of the New York State decisional law prohibitions on “spot zoning” which prohibits zoning amendments to benefit an individual property owner rather than being part of a Comprehensive Plan designed to serve the general welfare of the community and further that to avoid a legislative act which constitutes spot zoning any zoning amendment should be: (i) consistent with the municipality’s Comprehensive Plan; (ii) compatible with the surrounding uses; (iii) avoid harm to surrounding properties; and (iv) take into account the availability and suitability of other parcels for the proposed use, as well as the recommendation of the Town’s professional planning staff. See, *Citizens for Responsible Zoning v. Common Council of the City of Albany*, 56 AD3d 1060 (3d Dept. 2008).

NOW, THEREFORE, in consideration of all of the above, the Town Board hereby determines to discontinue the review of the Kings’ proposed amendment to the Zoning Code without prejudice to future consideration of these amendments in conjunction with the Town’s second phase of its comprehensive amendments to the Code proposed and recommended by the Town’s Zoning Review Committee in 2026.

This motion was offered by Town Board member Meg Winkler and was seconded by Town Board member Ralph Fedele

MOTION: Councilwoman Winkler

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 October 9, 2025.

Motion to re-appoint Liz Barrett to Board of Assessment Review

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RESOLUTION #642025
To Re-Appoint Elizabeth Barrett to the BAR

RESOLVED, to reappoint Ms. Elizabeth Barrett to a 5 year term on the Board of Assessment Review that runs from October 1, 2025 to September 30, 2030. A motion was made by Councilman Mayville and seconded by Councilwoman Morrison to reappoint Elizabeth Barrett to the BAR for a term that will end September 30, 2030. Votes taken.

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

The Town Board voted unanimously to reappoint Elizabeth Barrett to the BAR for a 5-year term.

Approval of IMA with Village of Millerton for overnight storage of Police vehicles

RESOLUTION #602025
AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE AN INTERMUNICIPAL AGREEMENT WITH THE VILLAGE OF MILLERTON FOR THE OVERNIGHT PARKING OF TWO POLICE VEHICLES AT THE TOWN'S HIGHWAY GARAGE

WHEREAS, the Village of Millerton has requested permission from the Town to park two police vehicles at the Town Highway Garage, located at Route 22, Millerton, New York 12546; and

WHEREAS, the Village is in need of parking these vehicles at the Town Highway Garage as a result of a recent fire which destroyed the Village's Highway Garage facility where the police vehicles were previously parked; and

WHEREAS, the Town has determined there is sufficient parking space to allow to Village police vehicles to be parked overnight at the Town Highway Garage in locations to be assigned by the Town Highway Superintendent; and

WHEREAS, the Attorney to the Town has prepared an Intermunicipal Agreement providing for the parking of those police vehicles at the Town Highway Garage on the terms and conditions acceptable to the Town Board.

NOW, THEREFORE, be it

RESOLVED, that the Town Board authorizes the Town Supervisor to execute the proposed Intermunicipal Agreement between the Village and the Town in the same, or substantially similar, form as provided to the Town Board.

This motion was offered by Town Board member Ralph Fedele and was seconded by Town Board member Lana Morrison.

MOTION: Councilman Fedele

SECOND: Councilwoman Morrison

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 October 9, 2025.

Motion to authorize the list of properties in the Town of North East with unpaid water bills to be sent to Dutchess County

A motion to authorize and send the list of properties with unpaid water bills to Dutchess County was made by Councilwoman Morrison and seconded by Councilman Mayville. Votes taken.

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

The motion passed. The Town Clerk will send the list to Dutchess County for collection.

Resolution to approve contract with Municipal Solar Partners (MSP) for assessment of feasibility of solar panels on Town Highway garage at no cost to the Town of North East

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The Town's CSC Task Force highly recommends this feasibility study. Councilwoman Winkler asked about the time frame and was told by the Supervisor that MSP wanted to come tomorrow.

RESOLUTION #652025
ACCEPTING PROPOSAL FOR ENGINEERING STUDY FOR CREATING A COMMUNITY SOLAR ARRAY IN THE TOWN OF NORTH EAST HIGHWAY GARAGE SITE

WHEREAS, the Town of North East owns the 3.7 acre parcel located at 6097 Route 22 in the Town of North East used as a highway garage; and

WHEREAS, Municipal Solar Partners (MSP), a non-profit firm, has proposed performing an engineering study of creating a one-megawatt community solar array on this site at no cost to the Town of North East; and

WHEREAS, if the project is feasible, RPF's would then be issued to build the array which would be the property of the Town of North East.

NOW, THEREFORE, be it

RESOLVED, that the attached proposal from MSP is accepted.

This motion was offered by Town Board member Chris Mayville and was seconded by Town Boardmember 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 October 9, 2025.

Renewal of contract with North East Community Center

This is the same contract at the same cost as previous years.

RESOLUTION #662025
APPROVE RENEWAL OF NECC CONTRACT

RESOLVED, to approve the Town of North East and North East Community Council Recreation Hall and Social Services Contract in the amount of \$5500.00. A motion made by Councilwoman Winkler and seconded by Councilwoman Morrison. Votes taken.

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

NAYS- 0

The Resolution was adopted on October 9, 2025

Public Comment Period-

John King responded to the resolution to deny his petition, stating he thought it inappropriate to deny his application and wanted a public hearing.

Bill Kish responded to the topic of the King Petition, saying the request was not a minor tweak to the zoning and agreed with the Town Board's decision.

Jim Cole said he was concerned with the traffic conditions on State Line Road, and reported that the cautionary sign is missing.

Rachele Grieco-Cole added that on Saturday there were dozens of race cars driving at excessive speeds on State Line. She called Limerock Park, as well as the DC sheriff's office.

Rich Stalzer thanked the Board for considering Solar on the Town Highway Garage.

Approval of minutes of Town Board Meetings of September 11, 2025

The Town Clerk gave the September minutes to the Board and will ask for approval at the next meeting.

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Adjournment

Motion to adjourn was made by Councilwoman Morrison seconded by Councilwoman Winkler.

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

NAYS- 0

The Board adjourned at 8:16 pm.

Submitted by

/s/ Elizabeth Strauss, Town Clerk

APPROVED: 11/13/2025

DRAFT:10/15/2025