

**Town of North East**  
**Town Board**  
Millerton, New York  
Meeting of November 13, 2025 at 7:00 P.M. at Town Hall

**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>

**Attorney Warren Replansky attended via Zoom**

**Acceptance of Agenda with one change**

Amended the Agenda to read that there are 3 sets of minutes to be approved.

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

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

NAYS- 0

The Agenda was accepted.

**Public comment on Agenda Items only: none**

**Supervisor Comments**

Tonight, we have a proposed 2026 Budget hearing, probably the most consequential vote we take of the year.

Work is underway on the new Town Hall. At the last meeting we agreed to retain LAN Engineering. Hope to talk with them tomorrow. We have contacted Nick Lopane from across the road at---- to have him look at the landscape. We have invasive plants that need to be removed, and this is the perfect time of the year for that. We are still in discussion with Suburban Propane regarding the ownership of the propane tank.

The Highway garage lift is still not working. The good news is that the engineers from CPL and the manufacturer have been at the site, which is encouraging and gives hope for a solution to happen soon. There have been several complaints about the lights at night at the Highway garage. Bill Kish, planning board member, has spent a little bit of time at the garage and I have asked for his advice on adjusting the lights to be less obnoxious. Motion detectors have been discussed. We need lights on. I will come back to the board soon with more about this.

The recent Dutchess County Supervisors & Mayors Association meeting focused solely on the EMS issue. It is the main cost driving our 2026 Budget up. We are currently in contract with Empress, who bought out NDP. I visited the 911 center with Andrew Stayman and Commissioner Bill Beale where we discussed the challenges for our community.

The amendments to our zoning code, as referred to by our Zoning Review Committee and reviewed by the Town Board has been sent to the Planning Board and the County Department of Planning. The Planning board has already scheduled a special meeting on December 3 to review and make comments. We are forming a new Zoning Review Committee to continue working on the rest of the town code. Edie Greenwood has agreed to chair that new committee.

Climate Smart is hosting a composting event on Saturday November 15th at Eddie Collins Park from 2-5pm. Bring your old Halloween pumpkins to smash them.

**Supervisor's Report**

**- Budget Adjustment**

**RESOLUTION #702025**  
**Budget Adjustment #8 of 2025**

**A Fund** had an expense increase of \$10,739 less an expense decrease of \$10,739 for a net change of \$00.

**B Fund** had an expense increase of \$2,422 less an expense decrease of \$1,422 and less a revenue increase of \$1000 for a net change of \$00.

**DB Fund** had an expense increase of \$21,620 less an expense decrease of \$20,000 and less a revenue increase of \$1,620 for a net change of \$00.

Motion to accept the Budget Adjustment was made by Councilman Mayville and seconded by Councilwoman Winkler. 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 #712025**  
**Special Abstract dated October 21, 2025, totaling \$13,995.51**

Special Abstract dated October 21, 2025, totaling \$13,995.51 broken down as follows:

<b>A Fund</b>	\$ 3,674.51
<b>Highway Fund DB</b>	\$10,321.00

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

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

NAYS- 0

The Special Abstract was accepted.

**RESOLUTION #722025**  
**Abstract dated November 13, 2025 totaling \$111,624.53**

Abstract dated November 13, 2025, totaling \$111,624.53 broken down as follows:

<b>A Fund</b>	\$70,865.82
<b>B Fund</b>	\$11,374.59
<b>DB Fund</b>	\$21,754.64
<b>Water Dist. SW1</b>	\$ 6,772.50
<b>T&amp;A2 Escrow</b>	\$ 580.00
<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 October: L. Morrison and C. Mayville.** Councilman Fedele finished his last Voucher committee duty.

**Department and Committee Reports**

- **Highway-** Bob Stevens, Highway Superintendent, reported that they are busy grinding tree stumps. In November they plan on cutting brush and taking care of any ice and snow issues. We are well stocked.

- **Assessor-** Katherine Johnson, Assessor- Exemption season has begun and notification has been sent to the Seniors and non-profits, as required by law. The law does not require us to send notices of Agricultural exemptions, but we do those as well and expect to be sending those out soon. The office expects to be very busy helping residents file.

NYS Office of Real Property Tax Services (ORPTS) sent their initial analysis on last year's roll and the Assessor was able to point out several flaws and had them revise their initial computations.

We have two Certiorari and two small claims cases. The Assessor requested an executive session to discuss pending or current litigation. The Supervisor asked for a motion to amend the Agenda to allow for an executive session at the end of the meeting. Councilman Mayville made the motion and Councilwoman Morrison seconded it. Votes taken.

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

NAYS- 0

The Agenda was amended by a 5-0 vote of Town Board members.

- **Town Clerk: Planning, Zoning, Building and Dog Control-** Tilly Strauss, Town Clerk sent the department reports previously to the Town Board members. Her office has received a complaint from David Decker, dated after 2pm Sunday, November 2<sup>nd</sup> regarding after-hour noise from the Gun Club.

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**Town Board Committee Activity**

- **Housing**- Councilwoman Winkler reported that one resident is moving forward in the ADU grant process. There will be a gathering on Nov 18<sup>th</sup> called Growing Homes created by the Hudson Valley's Farmer Housing Working Group whose goal is to discuss housing and agriculture, and increase the development of dignified, affordable housing for generations of farmers and farmworkers. The Tri-Town Coalition meeting will take place next week as well.

-**Buildings and Grounds**- refer to Supervisor comments.

-**Personnel**- no report

- **Cemetery**- Councilman Fedele reported that on October 22, under the leadership of Jim Campbell, Dave Shapiro, and George Beneke, volunteers cleaned or raised thirty small monuments in four hours. It was a wonderful day and proves that Volunteerism still works.

**Public Hearing on Town of North East 2026 Preliminary Budget (7:30pm)**

Supervisor Kennan spoke about the 36.1% increase in the ambulance cost as devastating for the Town. There was no other offer. Thus, the Budget committee could not propose a budget under the 2% increase tax cap. Other large items to take into consideration are the library ballot item where voters approved an increase in their income and changes in our Town Hall IT providers and cleaning service.

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

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

NAYS 0

The Public Hearing was opened at 7:33pm.

Public Comment: none.

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 7:35pm.

The Supervisor proposed adding a line item in the B Fund for \$5000 towards the Village's plans to celebrate their 175<sup>th</sup> Anniversary next year. The Village is a major part of our Town and they are planning several events towards the celebration.

To take advantage of grant opportunities, such as the NY Forward Grant for our wastewater project, the Supervisor proposed retaining a grant writer with the understanding that the Village will share the costs next year. He asked for \$15000 to be added to the B Fund for a grant writer.

A motion to approve these two changes to the budget was made by Councilwoman Winkler and Councilman Mayville seconded. Votes taken.

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

NAYS 0

The two proposed changes were made to the preliminary Budget.

**Resolution to approve Local Law zoning amendments and to send to Dutchess County Department of Planning & Development**

**RESOLUTION #732025**  
**COMMENCING THE LOCAL LAW ADOPTION PROCESS**  
**FOR LOCAL LAW NO. B OF THE TOWN OF NORTH EAST WHICH**  
**ENACTS CERTAIN AMENDMENTS TO THE NORTH EAST ZONING CODE**  
**AND MAP**

**WHEREAS**, the Town and the Zoning Review Committee of the Town of North East have been working for over four years on certain amendments to the Town of North East Zoning Code which primarily focus on provisions relating to the Town's non-residential zoning districts and uses with several additional amendments affecting general standards, definition of terms, supplemental use, specific standards, site plan requirements, procedural components, as well as aspects specific to residential districts and uses for continuity; and

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**WHEREAS**, their recommendations for these amendments to the Town Code were forwarded to the Town Board by the Zoning Review Committee on or about November 14, 2024 for the Town Board's review and consideration; and

**WHEREAS**, the proposed zoning text and map amendments address many goals and recommendations of the Town of North East/ Village of Millerton Comprehensive Plan adopted in November 2019; and

**WHEREAS**, the Town Board has reviewed and considered the proposed amendments in multiple workshop Town Board meetings; and

**WHEREAS**, the work of the Town Board has been completed to the extent of the preparation of a Full Environmental Assessment Form (FEAF) dated October 30, 2025; a proposed Local Law in draft form dated November 4, 2025, and a proposed Amended Zoning Map; and

**WHEREAS**, due to the volume of the changes to the proposed amendments to the Zoning Code, the Town Board determined at a special meeting held on November 4, 2025 that the review and adoption process would be expedited by forwarding copies of these documents in draft form to the Dutchess County Department of Planning and Development for its preliminary review and to the Town of North East Planning Board for its preliminary review; and

**NOW, THEREFORE**, be it

**RESOLVED**, that the Town Board hereby schedules a public hearing on said Local Law for January 8, 2026 at the Town of North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:05 p.m.; and be it further

**RESOLVED**, that the Town Board hereby authorizes the Town Supervisor and/or the Town Clerk to re-forward copies of the FEAF and draft of the proposed zoning amendments, together with a copy of the recommended draft zoning amendments originally dated November 4, 2025, as amended by the Town Board (to facilitate review), to the Dutchess County Department of Planning and Development and to the North East Planning Board for its review of the proposed Local Law; and be it further

**RESOLVED**, that the Town Clerk is hereby directed to provide notice of said public hearing to all municipalities adjoining the Town of North East and to make copies of the said amendments to the Local Law and the FEAF available to the public for its review by posting a copy of this Resolution on the Town's notice board and on the Town's official website and to publish notice of the said public hearing in the Town's official paper; and be it further

**RESOLVED**, that the Town Clerk is hereby directed to make copies of the proposed amendments to the Zoning Code and Part 1 of the FEAF available for inspection by the public at the Town Hall during regular business hours and to provide a copy of the said documents to the Town of North East Public Library for additional inspection by the public during the library's regular hours and to take such other and further steps as may be required by the law to duly notice, and provide for, the said public hearing.

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

MOTION: Councilman Mayville	SECOND: Councilwoman 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 November 13, 2025.

**Further discussion of re-zoning of Town commercial districts- none  
Resolution of Adoption of 2026 Town of North East Budget**

**RESOLUTION #742025**

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**To Adopt the 2026 Budget with two (2) Changes to Summary of Fiscal Budgets**

A Motion to adopt the 2026 Town of North East Budget with two changes was made by Councilwoman Winkler and seconded by Councilwoman Morrison. Votes taken by roll call.

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

The 2026 Budget was adopted on November 13, 2025 by a vote of 5-0.

**Public Comments**

Tyler Graham, resident of Cooper Road, spoke about zoning not being enforced on his road, the “drug house”, and security levels rising.

**Approval of Minutes from Meeting of October 9, 2025, September 11, and November 4**

A motion was made to approve the minutes of October 9, September 11, and November 4, 2025 by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

The minutes were approved.

**Executive Session**

Motion to enter Executive Session was made by Councilwoman Winkler and seconded by Councilman Mayville. Votes taken.

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

Executive session commences at 8:04pm

Motion to exit the Executive Session was made by Councilwoman Winkler and seconded by Councilwoman Morrison. Votes Taken.

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

Exited the Executive session at 8:21pm.  
Return to the meeting.

Motion was made by Councilwoman Winkler and seconded by Councilman Mayville to approve the proposed settlement of Estate of Coleman v. Town of North East presented by Assessor Katherine Johnson and to authorize Ian MacDonald, Assessor’s Counsel, to sign the Consent Judgement on behalf of the Town once it is prepared and approved by the Assessor.

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

All Board members agreed.

**Adjournment**

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

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

The Board adjourned at 8:25pm.

Respectfully submitted,

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 12/13/2025