

**Town of North East**  
**Town Board**  
Millerton, New York  
December 11, 2025 at 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> |

Attorney Warren Replansky attended at the table.

**Acceptance of Agenda with amendments**

The Supervisor requested a removal of the Pine Plains Kennel contract from the agenda. He also asked to add a presentation by Dr. Timm of the Pine Plains School District, a discussion of our truck loan for Highway garage purchase, an amendment to the Employee manual regarding Comp Time, a matter concerning the water district, and the Suburban Propane claim. In addition, there will be an executive session at the end of the meeting to discuss both pending litigation and a Tax Certiorari settlement with the Town Assessor.

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.

**Supervisor Comments**

The Supervisor spoke about Thanksgiving being two separate words and reflected upon the season of thanks. As the last meeting of 2025, he called out the many charitable organizations in our community who work hard giving their time to make the community a better place. He thanked all the boards and committees that volunteer to make Town government work. He sees the Town Hall as a collaborative and harmonious place to work. He thanked the employees, noting that they were deeply appreciated for showing up. Overall, he cited the Town as being cozy, friendly, and good-spirited.

**Supervisor's Report**

**- Budget Adjustment**

**RESOLUTION #752025**  
**Budget Adjustment #9 of 2025**

**A Fund-** an expense increase of \$6,142, less an expense decrease of \$1,142 and less a revenue increase of \$5,000 for a net of \$00

**B Fund-** an expense increase of \$2,782 less a revenue increase of \$2,782 for a net of \$00.

Motion to accept the Budget Adjustment was made by Councilwoman Winkler 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 #762025**  
**Special Abstract dated November 20, 2025, totaling \$14,673.64**

Special Abstract dated November 20, 2025, totaling \$ 14,673.64 broken down as follows:

|                        |             |
|------------------------|-------------|
| <b>A Fund</b>          | \$ 3,575.38 |
| <b>Highway Fund DB</b> | \$11,098.26 |

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

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

The Special Abstract was accepted.

**RESOLUTION #772025  
Special Abstract dated December 1, 2025, totaling \$78,380.00**

Special Abstract dated December 1, 2025, totaling \$78,380.00 broken down as follows:

|                        |             |
|------------------------|-------------|
| <b>A Fund</b>          | \$36,838.60 |
| <b>B Fund</b>          | \$ 8,621.80 |
| <b>Highway Fund DB</b> | \$32,919.60 |

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

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

The Special Abstract was accepted.

**RESOLUTION #782025  
Abstract dated December 11, 2025 totaling \$84,540.70**

Abstract dated December 11, 2025, totaling \$84,540.70 broken down as follows:

|                        |             |
|------------------------|-------------|
| <b>A Fund</b>          | \$68,643.86 |
| <b>B Fund</b>          | \$ 1,283.25 |
| <b>DB Fund</b>         | \$14,126.61 |
| <b>T&amp;A2 Escrow</b> | \$ 210.00   |
| <b>Payroll T&amp;A</b> | \$ 276.98   |

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

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

The Abstract was accepted.

**- Voucher Committee for January 2026: M. Winkler and C. Mayville**

**Department and Committee Reports**

- **Highway-** Bob Stevens, Highway Superintendent, is excused from attending the meeting. He has been up all night with winter storm road work.

- **Assessor-** Katherine Johnson, Assessor, followed up with a report that corroborates the market report with her assessment rates that call for single digit rate increases across the parcels. Her office has been busy with exemption applicants. The County law requires that all residents are informed of the senior citizen exemption. For the last three years the County paid for printing and mailing the informational postcards. Now they want to charge us for the service, which is expected to be \$650.00. If we chose to send notifications, and use the county printing and mailing, the cards would have to be mailed out by February 1. The Board discussed the pros and cons and made a motion to approve the Assessor participating with the County for resident's senior exemption notifications.

**RESOLUTION #792025  
To approve the Assessor participating with the County for resident's  
senior exemption notifications**

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A motion was made by Councilman Mayville to approve the Assessor participating with the County for printing and mailing Town resident's senior exemption notifications. The motion was seconded by Councilwoman Morrison. Votes taken.

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

NAYS- 0

The Motion was approved.

**- Town Clerk: Planning, Zoning, Building and Dog Control-** Tilly Strauss, Town Clerk sent the department reports previously to the Town Board members.

**Town Board Committee Activity**

**-Personnel-** There is an item on the agenda for changes to Comp Plan in the employee handbook. There is a vacancy on the Zoning Board of Appeals and the Town will be conducting interviews soon.

**- Housing-** Supervisor Kennan met with NYS Assemblymember Barrett, the Supervisor of Stanfordville, and a Board member of the Town of Pine Plains to discuss land banking programs that build on the Plus 1 and ADU initiatives.

**-Buildings and Grounds-** item on the agenda to discuss later

**Approve the date for the Town Board Re-Organization meeting for January 2, 2026 and a snow date of January 5, 2026**

**RESOLUTION #802025  
DATE AND TIME FOR 2025 RE-ORGANIZATIONAL MEETING**

The Annual Re-Organizational Meeting of the North East Town Board for the year 2025 will be held on Friday, January 2, 2026 at 5:00 p.m. at the Town Hall, 19 N. Maple Ave, Millerton, New York.

**PLEASE TAKE FURTHER NOTICE** that, in case of cancellation due to inclement weather, the Annual Re-Organizational Meeting will be held on Monday, January 5th at 5:00 p.m. at the Town Hall, Millerton, New York.

**BY ORDER OF THE NORTH EAST TOWN BOARD**

On a motion by Councilwoman Winkler, seconded by Councilwoman Morrison the date for the 2026 Re-Organization meeting was set.

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

**Presentation by Pine Plains School District Superintendent, Dr. Timm**

Dr Timm is in his 4<sup>th</sup> year as Superintendent. He has been studying how Pine Plains has the highest per pupil cost in the county. The enrollment has been steadily decreasing over the last two decades. He discussed Foundational Aid and the changing role it has played with financing the school district since 2007. Currently he is meeting with all nine towns that the school represents and is holding community and staff forums. They are closely watching the loss of Foundational Aide and considering closing one of the three campus school buildings. The information of his presentation is available on the Pine Plains school website- under "District" and "Future Ready Organization Center.

**Motion to Update the Employee Handbook**

The proposed change to Section 702- Compensatory Time- affects the employees of the Highway Department. They have asked the Town Board to consider increasing the maximum time credit accumulation. The handbook shall read: "Section 702- Compensatory Time- With pre-authorization from the Department head, a non-exempt employee will have the option of receiving "compensatory time" in lieu of paid overtime. When a non-exempt employee chooses to receive compensatory time, the employee will be credited with the equivalent of one and one-half hours for each hour (or portion thereof) worked over forty hours in a given workweek. An employee may accumulate up to sixty (60) hours in compensatory time credits. In the event an employee accrues more than sixty (60) hours of compensatory time credits, the employee must either use the excess compensatory leave credits within the pay-period in which it is earned or take paid overtime. An employee must use all compensatory leave credits within the

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calendar year in which they are earned or receive cash payment at the end of the calendar year at the employee's then current rate of pay. Use of compensatory time off requires Department Head approval." The Supervisor asked for a motion to approve this language. The motion was made by Councilman Mayville and seconded by Councilwoman Winkler. Votes taken.

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

The Board approved the update to the Employee Handbook, section 702.

**Highway Department new Truck purchase**

The new truck has been ordered for \$168,000, and the Town conducts a regular process of taking out a loan and retiring a loan at the same time. Three different banks were asked for rates of interest. The Bank of Greene County offered 3.90%, NBT offered 3.60%, and the Bank of Millbrook offered 2.25%.

**RESOLUTION #812025**

**To approve a three-year \$168,000 Bank Loan for the purchase of a new Highway department vehicle at a rate of 2.25% interest with the Bank of Millbrook**

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

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

The loan from Bank of Millbrook is approved.

**Update on the new Town Hall planning**

Supervisor Kennan reported that we are moving forward with the interior renovation plans and he hopes to have a meeting in January devoted to updates and encouraging community input.

**Water District Business**

A year ago, we were approached by a property owner to negotiate an "out of district" water usage agreement. We approved their request months ago. The process needed to be coordinated with the Village. The resident put the request on hold for six months because they needed both to fund an escrow account with the Town and the Village and thought they were going to sell the property. That has changed. Our attorney will notify their attorney that we can accept the escrow and continue discussions next year. The Attorney needs authorization to contact their attorney and fund the escrow account. Motion was made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

**Suburban Propane Business**

A problem at the New Town hall has been about the buried propane tank. Suburban Propane thinks it is their tank and wants the Town to dig it out and return it or to buy it from them. Generally, a tank that is buried is owned by the property. They have not been able to prove, through a lease, that they own the tank. The tank has a sticker on it saying, "Suburban Propane Customer Owned Equipment". The supervisor handed out pictures of the sticker to the Board members. The Attorney was told by Suburban Propane that the sticker placed on the tank was a mistake. Regardless, we keep getting a bill from them every month, and they want \$2500. We believe the Town owns the tank. The Town Board asked Attorney Replansky to take care of it, sticking to our position that we own the tank.

**Resolution of appreciation for Councilman Fedele**

**Resolution #822025**

**Commendation to Ralph Fedele on completing 12 years of service on the Town Board of the Town of North East.**

**WHEREAS**, Ralph Fedele, a resident of the Town of North East has for many years been actively involved in the community of Millerton and North East; and

**WHEREAS**, Ralph Fedele conceived, organized, fund-raised and quarter-backed the relocation of the Irondale Schoolhouse to its current location of the Harlem Valley Rail Trail in the Village of Millerton, thereby providing our community with a visible reminder of the history of Irondale and of the greater Millerton community; and

**WHEREAS**, Ralph Fedele has been a principal advocate and organizer of the restoration of the memorials at the Spencer's Corner Burying Ground, thereby reminding the Town Board and the community of the historical roots of Millerton and North East; and

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**WHEREAS**, Ralph Fedele has served three four-year terms as Councilman on the Town Board of the Town of North East with good humor, kindness to all and deep concern for the community's senior citizens and those living on fixed incomes; now therefore

**BE IT RESOLVED**, that the Town Board of North East does hereby express our deepest appreciation to Ralph Fedele for his many years of dedicated service to our community.

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

Ayes- 4 (Kennan, Morrison, Winkler, Mayville)

Nays- 0

Abstain- 1 (Fedele)

The Resolution was accepted by a 4-0 vote on Thursday, December 11, 2025

**Public Comments**

Councilman Fedele addressed the crowd sharing his life's mantra: "When you leave, leave this place a little better than when you found it."

Kathy Fenn- thanked Fedele. She spoke about the long time they have worked together and her appreciation for the time he put into community.

Claire Goodman said Councilman Fedele was the first person she ran into when she moved here and he was welcoming and cheerful. His laughter and grace are one of the reasons she decided to stay here.

Rob Cooper brought up the school house project which only came about because of Fedele's hard work and leadership.

Cathy Chow spoke of his inspiring and hardworking character.

**Approval of Minutes from Meeting of November 13, 2025**

A motion was made to approve the minutes of November 11, 2025 by Councilwoman Winkler and seconded by Councilman Fedele. Votes taken.

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

NAYS- 0

The minutes were approved.

**Executive Session**

Motion to enter Executive session made by Councilwoman Winkler and seconded by Councilman Fedele. Votes taken.

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

NAYS- 0

The Town Board entered Executive Session at 8:02 pm

Motion to exit Executive session made by Councilwoman Morrison and seconded by Councilman Fedele. Votes taken.

AYES-

NAYS-

The Town exited Executive session at 8:28 pm

Return to the meeting.

**Motion to approve settlement of Estate**

Motion was made by Councilwoman Winkler and seconded by Councilman Mayville to approve the proposed settlement of NE Family Holdings LLC 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 Fedele and seconded by Councilwoman Winkler. Votes taken.

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

NAYS- 0

The Board adjourned at 8:30 pm.

Respectfully submitted,

/s/: Elizabeth Strauss, Town Clerk

APPROVED: 01/08/26