

**TOWN OF NORTH EAST  
ZONING BOARD OF APPEALS  
MINUTES OF NOVEMBER 20, 2025**

The regularly scheduled monthly meeting of the Town of North East Zoning Board of Appeals, ("ZBA") took place on Thursday, November 20, 2025, at 7:00pm in the Town of North East Town Hall, 19N Maple Ave., Millerton, NY. ZBA members present were Chair Edith Greenwood, Julie Schroeder, Patti Lynch-VandeBogart, Jeffrey Stark and Judy Carlson, secretary to the Board. Karen Pitcher was absent. Present in the audience were Ed Covert, Aly Morrissey, Henry Smedley, and Tyler Graham.

**Robert and Nancy Kaplan  
Public Hearing for area variances  
Lot 17 Ridgecrest Lane  
Tax Parcel: 7070-00-723996**

Chair Greenwood entertained a motion to continue the public hearing on the Kaplan application. Stark so moved; Schroeder seconded; all voted in favor and the motion passed.

Chair Greenwood explained that at the last meeting on October 23, 2025, the Board took a straw vote and Greenwood, Stark, and Schroeder composed the decision document. The Board reviewed the draft document and made minor corrections.

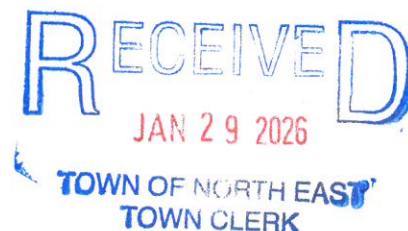
Chair Greenwood asked for a motion to close the public hearing. Schroeder so moved; Lynch-Vandebogart seconded; all voted in favor and the motion passed.

Chair Greenwood made a motion to call the regular meeting to order. Stark so moved; Lynch-VandeBogart seconded; all voted in favor and the motion passed.

Schroeder made a motion that we accept the written decision as amended and grant the variances as applied for. Schroeder so moved; Lynch-Vandebogart seconded; all voted in favor and the motion passed.

Chair Greenwood asked Carlson to conduct a roll-call final vote:

Patti Lynch-Vandebogart - Aye  
Jeff Stark - Aye  
Julie Schroeder - Aye  
Chair Edith Greenwood - Aye  
Karen Pitcher - Absent



Chair Greenwood made a motion to authorize the Chair to file the decision with the Town Clerk. Lynch-Vandebogart so moved; Stark seconded; all voted in favor and the motion passed.

**Minutes Reviewed:** Chair Greenwood asked for a motion to accept the minutes of October 16<sup>th</sup> and October 23<sup>rd</sup> as corrected. Lynch – VandeBogart so moved; Stark seconded; all voted in favor and the motion passed.

**Other Business:** The Board will be reviewing two upcoming applications – one for solar panels and one for two variances and a special permit which will be held December 11, 2025.

**Public Comments:**

Tyler Graham spoke and had questions on the 181-page draft zoning review document, the zoning overhaul and the Vitiello property claiming the Town is not enforcing the zoning ordinance with respect to the Vitiello property. Stark stated that the Town Board is the right place to address the zoning overhaul and the 181-page zoning review document.

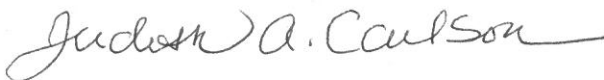
Stark explained that the Vitiello issue has nothing to do with the rezoning issue. Stark explained that Graham was correct that the Vitiello's have applied to the Zoning Board for reconsideration of the Board's 2005 decision. Chair Greenwood stated that we are consulting with council and as soon as the Board has direction from council, the application will be put on as an agenda item. Schroeder stated that the application was a request not a rehearing. A vote is required by the Zoning Board.

Stark explained that under the New York State law a reconsideration of a prior decision must be approved by all the members of the current Board. If all the members of the Board do not agree to have a rehearing, there will not be one. If all the members of the Board vote to have a rehearing, then there will be public notice announcing a public hearing, and all usual procedures will be followed.

Ed Covert asked if the approval to rehear had to be unanimous. Chair Greenwood replied yes and that is the statute. Schroeder stated that someone from the Board must make a motion to review the application.

**7:50 pm** - Chair Greenwood made a motion to close the meeting. Stark so moved; VandeBogart seconded; all voted in favor and the motion passed.

Respectfully submitted,



Judith A. Carlson

Secretary - Town of North East – Approved on: 1/15/26