

Town of North East
Town Board
Millerton, New York
January 8, 2026, at 7:00 P.M.

Call to Order, Pledge of Allegiance

Roll call

SUPERVISOR KENNAN	HERE
COUNCILMAN MAYVILLE	HERE
COUNCILWOMAN MORRISON	HERE
COUNCILWOMAN WINKLER	HERE
COUNCILWOMAN COLE	HERE

Attorney Warren Replansky was present at the table and Edith Greenwood at the podium.

Acceptance of Agenda

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

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

The Agenda was accepted.

Supervisor's Report

- Budget Adjustment

RESOLUTION # 52026
Budget Adjustment #10 of 2025

A Fund- an expense increase of \$7,487 less an expense decrease of \$7,487 for a net of \$00

B Fund- an expense increase of \$1,063 less an expense decrease of \$510 and less a revenue increase of \$553 for a net of \$00.

DB Fund (Highway Town Outside)- an expense increase of \$10,000 less an expense decrease of \$10,000 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, Mayville, Morrison, Winkler, Cole)
NAYS- 0

The Budget Adjustment was accepted.

- Monthly Bills: Special Abstracts & Abstract

RESOLUTION # 62026
Special Abstract dated December 23, 2025, totaling \$14,868.52

Special Abstract dated December 23, 2025, totaling \$14,868.52 broken down as follows:

A Fund	\$ 3,770.26
Highway Fund DB	\$ 11,098.26

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

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

The Special Abstract was accepted.

RESOLUTION # 72026
Abstract dated December 31, 2025, totaling \$ 72,464.38

Special Abstract dated December 31, 2025, totaling \$ 72,464.38 broken down as follows:

A Fund	\$ 16,643.98
B Fund	\$ 2,323.89
DB Fund	\$ 53,376.51
T&A2 Escrow	\$ 120.00

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

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

The Abstract was accepted.

**RESOLUTION # 82026
Abstract dated January 8, 2026, totaling \$68,466.44**

Abstract dated January 8, 2026, totaling \$68,466.44 broken down as follows:

A Fund	\$ 67,789.05
B Fund	\$ 387.62
Payroll T&A	\$ 289.77

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

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

The Abstract was accepted.

- Voucher Committee for February 2026: L Morrison and R. Cole

Public Hearing Regarding Proposed Amendments to Town of North East Zoning Code

The Supervisor summarized the steps that the Town has undertaken to review the current North East Zoning Code. The current North East Zoning Code was adopted in the mid-1970's and has been updated occasionally by way of local laws to address specific issues. The overhaul of the zoning code is a huge undertaking and has been broken up into two parts. Part one began in the fall of 2020 with the creation of a Zoning Review Committee and the help of our planning consultant Will Agresta. The committee included several former Town Supervisors, the chair of the Town's Planning board, and the chair of the ZBA. They held over 90 meetings over the course of 4 years and completed their work on November 14, 2024. The process then moved to the Town Board, who went over the revisions in public working sessions with Edith Greenwood and the Town Attorney. The Town Board completed its review on November 4, 2025, at which point the revised Town Code was posted on the Town website, with copies available to the Public in the Town Clerk's Office and at the North East Millerton Public Library. Comments have been received from Dutchess County Department of Planning and Development and the Town's Planning Board. The next step is to hold one or more public meetings to receive and consider comments from the public.

The Supervisor then went on to list 10 significant recommendations in the draft regulation. Next steps in the approval process of the draft code include the Town Board completing a SEQR review, closing the Public Hearing, and, if approved, the Town Clerk will file the adopted amendments with the New York Secretary of State and send the amendments to General Code for e-publishing.

The Supervisor then said that at the January 2nd Re-Organizational Meeting, the time limit for Public comments had been reduced to 3 minutes. He wanted a motion to increase to a 5-minute limit for the Public Hearing. Councilman Mayville motioned to provide 5 minutes for the Public to make comments. Votes taken.

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

The motion was accepted.

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

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

The Public Hearing opened.

Tyler Graham questioned the Town Board procedure of holding Public Hearings for comments only and not allowing for question and answer.

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Kathy Chow spoke about two subjects concerning agricultural and economic development. She thinks the definition of Caged Poultry and Pig farms seem arbitrary. Promised to email the Town Clerk her comments.

Ed Covert, of Cooper Road, thanked the folks on the ZRC but questioned the lack of manpower to enforce new zoning codes. He asked if the Town had budgeted for additional manpower hours or personnel assigned to zoning enforcement. He then spoke about his issues on Cooper road with Vitiello lawsuit and complaints filed. He urged the Board to fix problems before changing things.

Rich Stalzer thanked the ZRC for running an open and inclusive process. He asked that Accessory Dwelling units not be allowed in LC area.

Kevin Webb, of Skunks Misery Road said that he thought the spirit of the process was very good and the recommendations were the product of hard work. He hopes the zoning changes encourage development and draw some lines.

Kathleen Spahn is concerned about housing in the commercial area and conversion of properties to B&B use.

Rob Cooper said he would submit comments. He commended Edith Greenwood for the tremendous amount of work. He spoke about setbacks on Route 22 north and spoke of deed restrictions on his gas station. He promised to submit written comments to the Town Clerk.

Tyler Graham, of savemillerton.org and Cooper Road resident, spoke of a lack of transparency and a flawed review process. He maintains that the changes are primarily residential. Then he continued about lack of zoning enforcement, lighting standards, and characterization of the Supervisor and the Town Attorney, until he ran out of time.

Attorney Replansky then advised the Town Board to receive and review comments submitted at a Town Board workshop held for that purpose. The Town Board then set a date for the public hearing to continue to Tuesday February 3rd at 5pm.

A motion to continue the Public Hearing until February 3, 2026, at 5pm was made by Councilwoman Cole and seconded by Councilwoman Winkler. Votes taken.

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

The motion was accepted.

Department and Committee Reports

- **Highway**- no report

- **Assessor**- no report

-**Planning Zoning, Building Department**- Reports previously sent to the Board

- **Town Clerk: Planning, Zoning, Building and Dog Control**- Tilly Strauss, Town Clerk previously sent the department reports previously to the Town Board members She has received and filed a complaint regarding the Gun Club noise, from Mr. Dave Decker written late afternoon Sunday December 21st, 2025. She also stated that she had received the Tax warrant and was planning to mail out all the property tax bills on the 15th of January.

Town Board Committee Activity

-**Personnel**- no report

- **Housing**- Councilwoman Winkler reported that there are two updates from Hudson River Housing regarding agricultural gathering for farmers and work force housing. There are fellowships for growing homes that will be posted soon. Winkler also brought up warming shelter for those in need in the winter. There was one in Millbrook, but the need is for more in our corner of the County. The Supervisor mentioned that the American Legion has provided space in the event of extreme weather. They may need money to help support and manpower as needed. Something maybe HRH can help with.

-**Buildings and Grounds**- no report

Resolution of approval of contract with Pine Plains for dog shelter

RESOLUTION #092026 **Resolution of approval of contract with Pine Plains for dog shelter**

Motion made by Councilman Mayville and seconded by Councilwoman Morrison. Roll Call.

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SUPERVISOR KENNAN	AYE
COUNCILMAN MAYVILLE	AYE
COUNCIWOMAN MORRISON	AYE
COUNCILWOMAN WINKLER	AYE
COUNCILWOMAN COLE	AYE

The contract was approved.

Approval of Minutes from Meeting of December 11, 2025

A motion was made to approve the minutes of December 11, 2025, by Councilwoman Cole and seconded by Councilman Mayville. Votes taken.

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

NAYS- 0

The minutes were approved.

Adjournment

Motion to adjourn was made by Councilwoman Winkler and seconded by Councilwoman Morrison. Votes taken.

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

NAYS- 0

The Board adjourned at 7:40pm.

Respectfully submitted,

/s/: Elizabeth Strauss, Town Clerk

DRAFT: 1/22/2026

APPROVED: 2/12/2026