

**Town of North East**  
**Town Board**  
Town Hall 19 N Maple Ave  
Millerton, NY 12546  
**Special Town Board Workshop Meeting**  
**Monday, January 19, 2026, at 4PM**

**Pledge Allegiance to the Flag**

**Roll Call:**

<b>SUPERVISOR KENNAN</b>	<b>HERE</b>
<b>COUNCILMAN MAYVILLE</b>	<b>HERE</b>
<b>COUNCILWOMAN MORRISON</b>	<b>HERE</b>
<b>COUNCILWOMAN WINKLER</b>	<b>HERE</b>
<b>COUNCILWOMAN COLE</b>	<b>HERE</b>

Warren Replansky, Town Attorney, and Edith Greenwood, ZBA Chair, were seated at the table. Will Agresta, the Town Planning Consultant, attended via zoom.

**Agenda**

The purpose of the meeting will be to continue our review of the comments submitted regarding the Town's proposed amendments to the Zoning Code as submitted by the Zoning Review Committee. There will be no public comment.

**Supervisor Comments**

Supervisor Kennan invited Greenwood to "set the stage". Each Board member had the collection of printed comments that had been submitted.

**Review of Zoning Code Amendments**

Will Agresta commented on the Dutchess County Planning and Development comments. The Board decided to hold off on the Agricultural Tourism until later and to change "Farm Stores" to "Farm Operation." In the charts 180-19D the board would like more specific connections regarding residential incentives that are available.

The Board looked over comments submitted by the North East Planning Board.

The Board looked over comments regarding wetlands law and EV parking stations submitted by the North East Conservation Advisory Committee.

The Board looked over comments submitted by Rich Stalzer and decided to address them in Phase two of zoning review.

The Board looked over comments submitted by Bill Kish.

The Board looked over comments submitted by Kathy Chow and agreed to permit food and retail in Irondale.

The Board looked over Greenwood's record of public comments made during January 8, 2026, Regular Town Board meeting and Public Hearing.

The Board looked over comments submitted by Henry Smedley.

Councilwoman Winkler discussed the definition of "Museum", the limit of tables permitted for Take-Out Businesses, permitting retail in the Irondale district, definition of a "zoning permit" and a couple typos she found in the document.

Supervisor Kennan followed up with next steps for the Town Board. The Public Hearing continues February 3 at 5pm. The Town Board needs the EAF reviewed and adopted with the code.

Agresta and Replansky gave advice and promised that the changes made by the Board will be amended in red line form. After all comments are considered and all changes made, the proposed amendments with red lines will be posted on the Town website.

**Adjournment**

A motion was made by Councilman Mayville and Councilwoman Morrison to adjourn. Votes taken.

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

NAYS- 0

The meeting was adjourned at 6:55pm.

Respectfully submitted, /s/: Elizabeth Strauss, Town Clerk

APPROVED: 2/12/2026