

Town of North East
Town Board
Town Hall 19 N Maple Ave
Millerton, NY 12546
Special Town Board Public Hearing
Tuesday, February 3, 2026, at 5PM

Pledge Allegiance to the Flag

Roll Call:

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

Warren Replansky, Town Attorney, and Edith Greenwood, ZBA Chair, were seated at the table.

Agenda

The purpose of the meeting is a continuation of Public Hearing on the Town's proposed amendments to the Zoning Code as submitted by the Zoning Review Committee.

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

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

NAYS- 0

Agenda was accepted.

Supervisor Comments

This is a continuation of Public Hearing to capture public comment. Since the last meeting Councilmembers have received comments from Dan Martucci and Rob Cooper, as well as a letter with questions from Karen Jacobson. Also in today's meeting the Board will begin review of the SEQR and FEAF with the Town Attorney.

Public Hearing

Motion to resume the Public Hearing was made by Councilwoman Winkler and seconded by Councilwoman Cole. Votes taken.

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

NAYS- 0

The Public Hearing reopened at 5:08PM.

Ed Covert addressed the need to increase manpower in the Town's zoning enforcement. He suggested that increasing application fees and collecting fines could cover an increase in the budget for enforcement.

Rob Cooper thinks that restrictions on the Boulevard are limited and would like more flexibility. His letter had been distributed to the Board.

Joanne Scasso wondered if the Town could offer people like her son, who has the storage shed operation on the boulevard, who constantly improved their areas more leeway or exemptions of some sort.

Karen Jacobson asked what might be allowed on property. She was told this was a period for Public Comment, and not for questions directed to the Board. Edie Greenwood had earlier responded in writing to her written questions.

Jay Scasso, mentioned that he was a lifelong resident of the Town, and brought up how there have been many changes over the years and that we "have come a long way". He worries that young people can't afford to stay in the area.

Ed Downey, who served on the first and most recent Comprehensive Plan formation, suggested improving sections of the code with two types of narratives: a Purpose Clause and a Legislative Finding. The function of which would be to provide facts with intent. He mentioned as an example Section 180-60 (p. 35 in zoning law) hoping to encourage a more detailed way to approach zoning district locations and purpose. He also asked the Town Board to consider the impact on constituencies far into the future.

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Special Town Board Meeting

Monday, January 19, 2026 at 4PM

Kevin Webb questioned the requirement of no new driveways for an ADU. He suggested a need for potential variances when it comes to driveway access and asked the Board to “soften the language.”

Tyler Graham took issue with the Supervisor’s email warning of winter storm when he’d prefer to hear more about Zoning changes. He considers the timing of the zoning code amendment being publicly posted (November 18) as not being transparent. He would like to be given more time to review red line changes, between the draft and the existing code, saying that most of the residents can’t see what is changing and without explanation they can’t understand the paperwork. He also points out that the Town lifted another town’s code for drafting lighting codes, calling it “plagiarized code”.

Bill Kish, Volunteer on the Zoning Review Committee, said he agreed with some of the comments. The Town is not good at enforcing zoning. He objected to the Board’s expansion of new uses in the Irondale district. Tying the ZRC’s recommendations to the historic uses and vision of the Comprehensive Plan, he explained why the Boulevard district was meant to be zoned differently from the Irondale district. The Boulevard is supposed to be a walking extension of the village and Irondale is more about vehicular traffic. He also disagreed with the comment about using South Hampton lighting codes. He said the ZRC would research 4 or 5 laws from different municipalities to save money that would be needed to have an Attorney write unique code.

Henry Smedley said that his previous comment earlier in the Public Hearing about parking garages that the Board adopted were not included in the red line revision update, as he could see.

Supervisor Kennan, after not hearing any more comments from the public, decided to continue the Public Hearing at the next town Board meeting, on February 12, at 7:20PM.

A vote to continue the Public Hearing on February 12, along with the regular Town Board meeting at 7:20Pm was taken. Councilman Mayville made the first motion and Councilwoman Winkler seconded it.

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

NAYS- 0

The Public hearing will be continued.

Discussion regarding the Environmental Assessment Form and the State Environmental Quality Review Act.

Town Attorney Warren Replansky was invited to address the Board about the FEAF and SEQR. He described the difference between a Type 1, Unlisted, and Type 2 action. This proposed local law is not a site-specific project. It only affects wording in the code. Therefore, it is a Type 1 Act. The Town Consultant, Will Agresta, filled out the 13-page form. The Town Board is the “Principal lead agency”. The ZRC and DC Planning are “interested agencies”. Replansky went over the form, parts one and two, identifying any potential project impacts. Part three is the narrative and Replansky read from parts of it. The Board decided to review it on their own and vote on it at the next meeting.

Adjournment

A motion was made by Councilwoman Morrison and Councilwoman Cole 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

DRAFT: 2/5/2026

APPROVED: 2/3/2026