

**Town of North East
Town Board
Special Town Board Meeting
Tuesday March 3, 2026 at 5PM**

Call to Order, Pledge of Allegiance

Attendance noted:

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

Attorney Warren Replansky on Zoom, Edith Greenwood seated at the podium

Agenda

The purpose of the meeting will be to continue its review of comments received regarding the rezoning of commercial districts in the Town of North East.

Supervisor Comments

Copies of proposed Millerton Wastewater System Design Amendment No. 3 from Tighe & Bond were distributed to Board members and will be posted on the website. The Town Board will discuss it at the next meeting.

A summary of comments received in chronological order was also distributed by the Supervisor.

Board Discussion

The Public comment received from the CAC regarding expanding the wetland buffer. It was decided to revisit it in the future, after review of new NYS wetland regulations and upon zoning review of areas outside Commercial districts.

Boulevard West comments concern the region from Kelsey Brook to the Village line. The goal of the Comprehensive Plan and the ZRC recommendations was to make it more walkable. The Board invited ZRC member Bill Kish to explain the rationale behind permitted and non-permitted use. Councilmembers sought to understand the reasoning behind the ZRC recommendations not to permit outdoor play equipment and accessory shed sales in Boulevard West. Councilwoman Morrison supports the next generation of local resident businessman and changes to the code to allow businesses already in place. Councilwoman Cole questioned why these two types of businesses were highlighted as non-permitted and deduced that the lack of a physical space for general retail, like a brick-and-mortar shop, might be the reasoning. Councilwoman Winkler felt it was a desire to curate and extend the historical storefronts of the Village. Supervisor Kennan proposed the Board decide whether to permit, deny, or revisit this at a later date. Councilman Mayville said he'd like to revisit it later. Councilwoman Winkler concurred and mentioned idea of instituting temporary business permits that could deal with these types of businesses and Pop-up shops then as well. Supervisor Kennan said he welcomed the Board returning to the discussion later.

The Irondale District was discussed next. According to the Comprehensive Plan, it is an area seen as another type of extension of the Village. As such, Councilwoman Winkler wants more retail options, allowing for mixed-use and entrepreneurship flexibility in the district. Supervisor Kennan stressed that the goal is to support the Village by focusing retail expansion on the Boulevard. The Comprehensive plan and ZRC want to avoid creating a "strip" along the highway outside of the Village. His view is that Irondale should remain wholesale, as recommended by the ZRC. Councilwoman Winkler said that she believes that the district "from Agway to Napa, and five other properties", will not create a distracting strip. She wants to allow for flexibility. Councilwoman Cole summarized the different needs of convenience (along Rt 22) versus destination (the Village). Councilman Mayville worried about people bypassing the Village if retail is allowed in the Irondale District. Councilwoman Morrison said she has always felt that there should be less restriction on the land, but the reality is that if people stop to get something to eat on Route 22, they won't come into the Village. She has seen it with other towns. Councilman Mayville worried about going from being overly restrictive to overly flexible. Councilwoman Morrison also deferred to the ZRC, saying she wanted to respect their decisions and praised the volunteers for their time. ZRC Chair Edie Greenwood warned that the district boundaries for Irondale were left as is for simplicity at this stage, but in future reviews they could feel pressure to expand the commercial district. Right now, it's only a few parcels, but it could be amended. Councilwoman Cole would welcome more business opportunities and favors being less restrictive. Councilman Mayville wonders if allowing restaurants in both commercial districts and well as in the Village, might not be sustainable. Supervisor Kennan said the focus to create a Sewer District in the Boulevard District, (and not the Irondale District), which is needed for restaurant business, makes a good case for staying with the ZRC recommendations.

Supervisor Kennan then motioned to revise proposed language of redlined zoning amendments back to the recommendations of the ZRC with respect to the Irondale District. Councilman Mayville seconded the motion. Votes taken.

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AYES- 2 (Kennan, Mayville)

NAYS- 2 (Winkler, Cole)

Councilwoman Morrison said she was “on the fence with it.” The motion did not pass.

It was agreed to resume the conversation on Friday March 20, at 7pm (the next Town Board meeting). At that point the Town Board will vote on the SEQR and the Tighe & Bond Amendment. The Supervisor is inviting Erin Moore of Tighe & Bond to present the updated Wastewater project to the Board. Councilman Mayville asked if that would be a perfect opportunity for a joint meeting with the Village. While the Supervisor said he would like to have a joint meeting, he added that the clock is ticking on the Wastewater project and Tighe & Bond need the contract as soon as possible.

Greenwood noted that comments submitted by Smedley and Jacobson have been taken into consideration.

Adjournment

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

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

NAYS- 0

The Board adjourned at 6:25pm.

Respectfully submitted,

/s/: Elizabeth Strauss, Town Clerk

DRAFT: 3/4/2026

APPROVED: 3/20/2026