

**Town of North East  
Town Board  
Millerton, New York  
February 12, 2026, at 7:00 P.M.**

**Call to Order, Pledge of Allegiance**

**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>

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

**Acceptance of Agenda**

The Supervisor requested the agenda reflect the addition of reports from the Communications and Personnel committees and to defer the agenda discussion of the Court Officer's contract until next month. A motion to accept the agenda as amended was made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

NAYS- 0

The Agenda as amended was accepted.

**Public Comment on Agenda Items only: none**

**Department and Committee Reports**

- **Highway**- Bob Stevens, Highway Superintendent, was unable to attend. The Highway Department is functioning well during the winter storms.

- **Assessor**- Katherine Johnson, the Assessor, continues to work on the final assessment roll. She shared that her market analysis looks like a 6% increase over the previous year, across the board on residential, commercial and vacant land. She should have a final report for the Board next month. The Taxable Status date and Exemption deadlines are both March 1. Two items of litigation have reached settlement with our offers accepted and approved.

Councilwoman Winkler and Councilwoman Cole had questions about exemption eligibility.

-**Tax Collector**: We are at 30% collected, which is comparable to last year at this time. Saturday hours this month are from 9-12. We only accept cash or checks, by mail or in person. There is some concern about paying by mail. New postmark law means that mail doesn't necessarily get postmarked the same day- it can now take days and up to weeks for a postmark. The Tax Collector cannot legally waive penalties that result from a postmark being date-stamped late. The Board might want to investigate on-line payment services before next year. The Collector is tracking requests from taxpayers.

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

- **Town Clerk: Planning, Zoning, Building and Dog Control**- Reports sent to the Board. We have received a complaint about excessive Gun Club noise from Mr. Dave Decker, dated Friday afternoon January 9<sup>th</sup>. It was put in the record.

**Town Board Committee Activity**

-**Highway Committee**- Supervisor Kennan reported that we have used ½ of the sand and salt budgeted for the year. Bob Stevens feels the quantities are adequate. Machinery is working well. The Lift issue is resolved and now working. The manufacturer took a long time but finally got the lift to work. The Highway crew has received training for its use.

-**Buildings and Grounds**- no report

-**Housing Committee**- Councilwoman Winkler reminded the Board that the Plus One ADU applications are due February 28<sup>th</sup>.

-**Communications**- Committee members, Councilwoman Cole and Councilwoman Winkler, met for the first time and brainstormed initiatives such as updating the website and Facebook page. They have both midterm and longer-term goals. They would like the website to be more intuitive when looking for information. Ideally, they would like a re-design and a template to allow pinning important information

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on top, to avoid becoming buried under other announcements. Also, a possible quarterly digital newsletter for residents.

**Standard Work Day and Reporting Resolution**

**RESOLUTION #102026  
Standard Work Day and Reporting Resolution for Elected and Appointed Officials**

A motion was made by Councilwoman Winkler and seconded by Councilwoman Cole to approve the Report. Votes Taken.

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

The Resolution was approved by a vote of 5-0.

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

Supervisor Kennan noted that this is the third round of Public Hearings on the proposed amendments. Motion to resume the Public Hearing was made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

The Public Hearing opened at 7:21PM

Rob Cooper, who owns property on the Boulevard, asked to have the code allow more uses because he feels the new zoning restrictions on top of his deed restrictions is pretty limiting. Councilwoman Morrison and Councilwoman Winkler asked for clarification.

Kathy Chow said that she liked Ed Downey's comments at the last meeting regarding adding a narrative in each section, particularly the section on the Irondale Boulevard.

Councilwoman Winkler asked when the Board would consider the public comments and requested that a meeting be scheduled before the next regular Town Board meeting. Dates were discussed. March 3, 5pm will be a Town Board workshop meeting, followed by a (rescheduled) March Town Board meeting on March 20 at 7pm.

A motion to continue the Public Hearing to March 20 at 7PM was made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

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

The motion to continue the Public Hearing was accepted.  
The Town Clerk will post notices.

**Supervisor Comments-**

The Hudson Valley Rail Trail is applying for a grant to deal with invasive species on the Rail Trail and is asking for a letter of support. A motion was made by Councilwoman Cole, seconded by Councilman Mayville to approve a letter of support sent by the Supervisor.

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

The motion to approve the letter of support was accepted.

There are revisions to the new Town Hall floor plan, and a new schematic design is on display in the Town Courtroom. LAN Associates Engineers have been very helpful in their work to bring this in as affordable as possible. The new Town Hall will be the focus of future meetings for the rest of the year.

The Town is looking to long-term financing for the debt of the New Highway Garage. There are two outstanding bond notes.

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**Town Board Committee Activity continued**

**Personnel-** Councilman Mayville said the committee has reviewed the Employee Handbook and suggests the following six amendments:

1. Language of health insurance is currently 85/15 match. An 80/20 match is more commiserate with surrounding municipalities.
2. Add language requiring domestic partnership annual updates.
3. Encourage more performance evaluations to take place. Change the current evaluation form by removing lots of subjective terms.
4. Remove “merit raise”
5. Update the current longevity finance chart
6. Remove the election day Town Hall closure

The Supervisor questioned the best way to do evaluations and offered to seek out information at the NY Association of Towns meeting in NYC next week. He also explained that the election day closure originated when the Town Hall served as a polling place. Councilwoman Cole suggested looking online at training resources for conducting performance evaluations. Councilman Mayville reiterated that the evaluations should not be punitive, but a helpful tool. Councilwoman Morrison said that to get the changes incorporated early in the year the Board needs to take it up at the next meeting.

**Continue review of SEQR and FEAF with council**

Warren Replansky reviewed the forms with the Board. He pointed out that at the last three public hearings there have been no comments regarding environmental impact. He explained that Part Three is only needed if there are identified environmental impacts, but our consultant filled out Part Three anyway. Replansky proceeded to read Part Three. Replansky said the Town will need a resolution adopting a new zoning map.

**Public Comment Period**

Scott Culbreth expressed his appreciation for all the hard work on zoning that the Town has undertaken.

**Supervisor’s Report**

**- Budget Adjustment**

**RESOLUTION # 112026**  
**Budget Adjustment # 11 of 2025**

**A Fund-** an expense increase of \$61.00 less an expense decrease of \$61.00 for a net of \$00

Motion to accept the Budget Adjustment was made by Councilwoman Morrison and seconded by Councilwoman Winkler. Votes taken.

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

The Budget Adjustment was accepted.

**- Monthly Bills: Special Abstracts & Abstract**

**RESOLUTION # 122026**  
**Special Abstract dated January 27, 2026 totaling \$14,913.04**

Special Abstract dated January 27, 2026, totaling \$14,913.04 broken down as follows:

<b>A Fund</b>	\$ 3,804.78
<b>Highway Fund DB</b>	\$11,108.26

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

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

The Special Abstract was approved.

**RESOLUTION # 132026**  
**Abstract dated December 30, 2025, totaling \$8,309.07**

Abstract dated December 30, 2025, totaling \$8,309.07 broken down as follows:

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<b>A Fund</b>	\$6,329.43
<b>B Fund</b>	\$1,819.64
<b>T&amp;A2 Escrow</b>	\$ 160.00

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

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

The Abstract was accepted.

**RESOLUTION #142026**  
**Abstract dated February 12, 2026, totaling \$174,509.97**

An Abstract dated February 12, 2026, totaling \$174,509.97 broken down as follows:

<b>A Fund</b>	\$81,808.63
<b>B Fund</b>	\$ 2,823.45
<b>DB Fund</b>	\$89,128.12
<b>T&amp;A2 Escrow</b>	\$ 460.00
<b>Payroll T&amp;A</b>	\$ 289.77

Motion to accept the 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.

**Voucher Committee for March 2026: C. Mayville and M. Winkler**

**Approval of Minutes from Meetings of January 2, January 8, January 19 and February 3, 2026**

A motion was made to approve the minutes of January 2, 8, 19 and February 3rd by Councilwoman Winkler 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 Morrison and seconded by Councilwoman Winkler. Votes taken.

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

The Board adjourned at 8:15pm.

Respectfully submitted,

/s/: Elizabeth Strauss, Town Clerk

DRAFT: 3/2/2026  
APPROVED: 3/20/2026