

**TOWN OF NORTH EAST  
ZONING BOARD OF APPEALS  
MINUTES OF MAY 21, 2026**

The regularly scheduled monthly meeting of the Town of North East Zoning Board of Appeals, ("ZBA") took place on Thursday, May 21, 2026, at 7:00pm in the Town of North East Town Hall, 19N Maple Ave., Millerton, NY. ZBA members present were Chair Edith Greenwood, Julie Schroeder, Karen Pitcher, and Judith Carlson, secretary to the Board. Absent was Henry Smedley. Present in the audience were Joseph Frydl, Michael Jacoff, and Chris Kennan.

**Joseph Frydl and Victoria Charles**

**Area Variance**

**188 McGhee Hill Road**

**Tax parcel #7070-00-493746**

Chair Greenwood entertained a motion to open the public hearing. Schroeder so moved; Pitcher seconded; all voted in favor and the motion passed.

Carlson read the public hearing notice into the record. Chair Greenwood stated that before the applicant explains his project, she would like to thank the Frydls for agreeing to recess the Public Hearing until the next scheduled meeting on June the 18<sup>th</sup>. This would allow the ZBA's newest member, Henry Smedley, to attend. Pitcher and Schroeder would like to schedule another site visit.

Frydl plans to utilize parts of the existing footprint of their present house and include the existing back patio in the new house. They are limited to putting the structure any further to the rear because of the hill behind and the barn. Frydl has notified the surrounding property owners within 300 feet of the project. Frydl presented an email from James MacLean stating no objection to the expansion of the Frydl residence. Carlson entered it into the record as Exhibit A.

The Board continued to discuss the site plan. They went over where the well and septic are located. Michael Jacoff began by saying that he was adjacent to three sides of the property. He stated that this project follows the history of the area as nineteenth century houses were often located close to the road.

Chair Greenwood asked for a motion to recess the public hearing until June 18, 2026, at 7:00pm. Pitcher so moved; Schroeder seconded; all voted in favor and the motion passed. Greenwood made a motion to open the meeting. Pitcher so moved; Schroeder seconded; all voted in favor and the motion passed.

The Board reviewed the minutes of February 19, 2026. Schroeder made a motion to accept the minutes as drafted and with corrections as noted. Pitcher so moved; Greenwood seconded; all voted in favor and the motion passed.

7:15 pm – Greenwood made a motion to close the meeting. Pitcher so moved; Schroeder seconded; all voted in favor and the motion passed.

Respectively submitted,



Judith Carlson  
Zoning Board of Appeals Secretary

Date Approved: 6/18/26

RECEIVED  
JUN 24 2026

TOWN OF NORTH EAST  
TOWN CLERK