

TOWN OF WILTON

22 TRAVER ROAD

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Susan Baldwin, Town Clerk

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PUBLIC HEARING- 7:00 P.M.

Supervisor Lant asked the audience to welcome a guest, Flat Stanley.

Supervisor Lant opened the public hearing at 7:00 p.m.

Supervisor Lant asked if there were any questions or comments.

Toni Sturm of 41A Parkhurst Road said it was not clear to her at the last meeting as to which zoning amendments were voted on. The numbers were thrown out pretty quickly. She said she remained concerned with the increased footage requirements for R-2 properties that are two family homes or have a mother in law apartment. Given the housing shortage, which is pretty ubiquitous in our country, and reasonable rental property shortages that limiting the ability of the property owners to take advantage of that and creating a rental unit, whether it is an outside rental or for their lovely mother in laws, is poorly thought out. She said when she spoke about this last month, there were concerns about fire prevention and assumed it was from neighboring properties. Increasing the square footage required for a property does not address that at all. You would need to increase the setbacks from the sides or widen the required road frontage. She said it does not make sense to her.

On a motion introduced by Councilman O'Connor, seconded by Councilman Bogardus, the board closed the public hearing at 7:02 p.m.

REGULAR TOWN BOARD MEETING-April 4, 2024

Supervisor Lant called the Regular Town Board meeting to order at 7:02 p.m.

Pledge of Allegiance

Supervisor Lant led the board and the audience in reciting the Pledge of Allegiance to the Flag.

Roll Call

Roll Call by the Town Clerk showed all board members present.

John Lant-Supervisor

John McEachron-Deputy Supervisor

Duane Bogardus-Councilman
Erinn Kolligian- Councilwoman
Ray O'Conor-Councilman

Also present was Director of Planning and Engineering, Ryan Riper, P. E. and Comptroller, Maria Moran, CPA and Mark Schachner, Town Counsel.

Public Comment Session

Joe Masher, owner of Scene One Entertainment has operated theaters across the nation throughout his career. He says that Wilton Mall is quite a bit different than many other malls in the nation. When he was Chief Operating Officer of Bow-Tie Cinemas he watched his bosses get out of the lease for the Wilton Mall, and he didn't agree with the decision. After COVID, he reopened the theater when it was the right time. He sees all the great economic development that's been happening around the mall and knows the company is keeping as many spaces as they can lease. He sees this amazing opportunity knowing other malls across the nation have added retail and residential units to the building and they are thriving again. He feels this will happen at Wilton Mall. If we are fortunate enough to get these apartments built, the theater will thrive, the entire mall will thrive, and more things can be added to it. The movie business has changed, and he would love to add an alcohol component to the theater with a beer garden in the future with a stage for comedy shows, live entertainment, open mic nights, town meetings, and more people.

Susan Hone of 10 Stonehedge Dr. spoke in support of the mall project. She feels it is the best and possibly the last opportunity for lasting economic development in this site and she thinks it's the next and potentially the best evolution for the mall. Having the movie theater reopening has been fantastic and she thinks that this is going to help to attract better shops, better restaurants, high quality shopping experiences, etc. The infrastructure is in place and the housing is needed here and across New York State. She would like you to ignore the slippery slope argument that you're going to hear again and again that if we allow this, how do we avoid having more and more apartments? How do we avoid it? The Town Board can vote against future projects to disallow that sprawl. I ask you instead of paying attention to these weak arguments to pay attention to the hundreds and hundreds of dead malls that are blights in multiple towns across America and ask yourself if you think that's the future for Wilton. She also wants to say that when her children were young, she brought my children to that mall and as do many young mothers and many elderly folk, we all knew that we could walk the perimeter of the mall, and it was exactly one mile. There was a carousel and a food court there and it was amazing in the wintertime. This project is going to bring that back. My children are now 23 and 26. They've gone off and they're in the military. I'm so proud of them. I can only hope that one day I will walk my grandchildren in the perimeter. This is potentially the last and best opportunity to inject this kind of economic development into the mall.

Jonathan Herrick of 15 Anyhow Lane commented about the topic of residential and commercial housing shortages. He feels that moving a commercial property into a residential mixed-use property needs committee consideration following what the city of Saratoga Springs has done to address the short-term rentals. He lives in a neighborhood where there are multiple properties owned by commercial businesses

that are renting houses out full-time short term. That's a corporation, a full-time business on a residential street. I suggest a committee be formed to address short-term rentals.

Supervisor John Lant responded to Mr. Herrick that the town is currently working on this issue.

Michael Brice of Loudon Rd. asked the Town Board if there were any future plans to hire paid fire and emergency personnel during the day hours. He feels due to the increases in construction and development additional fire fighters may be warranted because the volunteer fire-fighters have full time jobs during the day. He believes our current emergency services are doing a good job but says 2,000-3,000 additional residents will be living in Wilton within the next few years and we can't service them. He thinks that we need to be proactive about this because we may not have enough manpower in a life and death situation.

Eileen Finneran of Saratoga Springs spoke in support of the Wilton Mall project. She feels it is such a great idea to reuse the mall and put housing in it. She worked in city government for many years, and they tried to get inclusionary zoning to help put some more reasonable housing in Saratoga. What better way to get housing? Put it in buildings that are just sitting there vacant. A woman spoke about her children when they were little loving to go to the mall but, now it's sad so it's so great to see the movie theater is reopened. She thanked the Town Board for working on this issue and hopes that the project passes.

Toni Sturm of 41 Parkhurst Dr. wanted to reiterate her support for the apartments at the mall. Some of the benefits; there would be about \$807,000 net to the Saratoga school system. There would be over \$370,000 in sales tax revenue going to the town of Wilton. This project is utilizing already paid over space. There is no environmental impact, and the final point is that this stands as the only chance we really must revitalize the mall and that in turn helps protect some of our sales tax revenue. Some of the negatives that people have raised about the mall is that this project might increase our taxes. There is no evidence that would suggest that and in fact, it's exactly the opposite. As the mall slowly dies, our sales tax revenue will go down. A new industry, let's say an industrial park, or another huge distribution center comes in, those projects are often accompanied by tax breaks that the town gives them to help encourage them to come in. And finally, there were concerns raised about excessive traffic. The traffic study has shown that when the infrastructure for traffic in that area was first built it would easily manage the amount of traffic for these apartments. To take it a step further, if this project doesn't go in, the mall dies, it will die slowly over five years, seven years, 10 years. We will have a blighted building. We will be losing tax revenue. When something new finally does come in, it will be a huge distribution center or light industry. What kind of traffic are we going to have in that type of industry? We're going to have traffic for shift workers. We're going to have big clumps of traffic, or even heavy truck traffic. This challenges the traffic issue as having any validity as a negative of this project.

Approve Pending Minutes

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #127

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the March 7, 2024 meeting, as presented.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 4-0.

WWPP Quarterly Report

Margo Olson, the Executive Director of Wilton Wildlife Preserve and Park presented the quarterly report. Other members of the WWPP were also present. Marne Onderdonk, Matthew Miczek and Trish who is on the committee for Camp Saratoga.

"The report that was prepared for the first quarter of the year has some information about our programs and our winter season itself which we all know wasn't there and now it is. In the document that you have, we had a very off winter season. We remained very busy with lots of programs with the schools and the public. We rented out the winter equipment as we have at Camp Saratoga in past winters. I wanted to start with the update on the Larry Gordon Outdoor Education Center project that I've been reporting on and that we've been working on for quite some time. I included a couple pictures here for those of you who haven't been down to camp Saratoga to see that Scott Harrington and Roy Vanderbogart did the floor supports, the beams are in and the new windows have been installed. We're waiting now for Scott to come back and start doing some of the other work there. I know that they have placed an order for some of the wood, the electrical supplies, and other things that they need to finish the interior of the welcome cabin. We're continuing to work with the LA group to finalize the accessible pathways and site plan for camp Saratoga. They're working on camp Saratoga south on the other side of the road. They lead down to the dining hall along the pond so that we can include that accessible pathways and site planning to be the whole campus, not just the north side. We're working on the documents needed for the New York State Parks grant. Ryan Riper has been working to help get all the materials together for that plus we have to put together a memorandum of understanding that's required by the state between us and the town. That's something that hopefully we'll be bringing to the next town board meeting so that we can get that grant contract executed. We're finalizing exhibit techs; we got the measurements for the winter lodge to begin the exhibit planning for that. We are talking to Spectrum to schedule a date to bring the phone service over to the other side of the railroad bridge, we continue to get estimates and pricing and are getting the numbers as accurate as possible for the total project.

That will help us with the fundraising as we're preparing for the launch of the capital campaign. As you see, the price has gone up a little bit for the fundraiser. As we're looking at the dining hall and finding out what needs to be fixed. We are under \$800,000 for the total project at this point. That is estimated and as I said, we're trying to sharpen our pencils and get that number closer to being the final number. The \$180,000 from the grant, \$100,000 from the Dake family Stewart Shops, \$20,000 from Frank Carillo, the Wilton Wildlife past board has donated \$22,350, Larry Gordon's friends and Scouts, \$11,850 and then other funds 23,305. We have raised so far \$365,505. We still have a way to go, however, we feel very

optimistic about how we're doing. This number does not include DA Collins. We had a great meeting with Dave Collins, and they agreed that they will donate all the materials that we need; the stone desk for the paths, the material that we need to extend the parking lot, a little bit of parking lot 1 and the repaving surface, the materials that are needed on the other side of the road going towards the dining hall and the accessible parking lot for people to fish next to the pond. All of this will be donated by DA Collins, which is wonderful.

The LA group has been donating their expertise for pathways and site planning. The town of Wilton is contributing in so many ways, particularly with Scott Harrington and Roy Vanderbogart doing the construction labor. Hopefully when I'm back in three months, I'll have pictures of the interior and I can say the projects are really moving along.

As I mentioned in the report, we do a lot with the public. The walks took place regardless of the weather. People still like to go out and enjoy nature even when the winter weather doesn't cooperate. Our interns did a program on maple sugaring and we got a nice group of people that came to learn about how maple sugar takes place and to taste different sugars. We did many different types of programs that took place at Camp Saratoga in the first quarter. We also do a lot of programs in the schools, after school programs and the programs that take place during the school day for teachers to help them with their curriculum needs. We go out in the community. Recently, we were at the Saratoga Spa State Park for the geyser fish stocking event. We greeted the families and kids and taught them about turtles.

We're partnering a lot with different community organizations. We're going to be at the Children's Museum, we're participating in the sustainability fair at Skidmore College as part of Sustainable Saratoga Academy for Lifelong Learning Center, the Springs Library, the To Life Cancer Survivors Support Group, the Saratoga Literacy League, the YMCA, Capital, BG Prism, Moreau Lake, 4H; these are all organizations that we're partnering with to present programs in the community.

We're just getting all the entries now for our annual Earth Day essay contest; Campfire chats, different nature walks, different programs. We got the Arts Council grant again, so we can do painting in nature at camp Saratoga. We got another grant from Saratoga Arts, and we're going to be bringing a Native American storyteller to do a campfire program. At the campfire circle where we have the maple sugar program, we will be doing a program with a storyteller from the Onondaga Nation. Many different schools have scheduled programs that will be coming out in school buses and doing programs at Camp Saratoga. Nolan Valley Road and Schuylerville's Lake Avenue have kids in Wilton as well as many others taking advantage of the programs and facilities at Camp Saratoga, getting out on the trails and learning about the different plants and animals.

Code Amendments 109-21E Conservation Subdivision and 129-146 Submission and Review Procedure

Mark Schachner said he had one recommended change on Page 6 of 129-146, Section (6) (a) to include "Site Plan approval granted shall expire eighteen (18) months from the date of the final site plan approval by the Planning Board if all fees and required conditions of mylar submission have not been *paid and* completed.

On a motion introduced by Councilman O'Connor, the board adopted the following resolution:

RESOLUTION #128

NOW, THEREFORE, BE IT RESOLVED, to approve code amendments 109-21E and 129-146 with change recommended by Town Counsel.

The adoption of the resolution was seconded by Deputy Supervisor McEachron, duly put to a vote, all in favor. The motion passed 5-0.

Code Amendments for Schedules R-1, R-2, H-1, existing boundaries for R-1 and H-1 zones, 61.5 Residential Chickens and 109-31 Road Specifications

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #129

NOW, THEREFORE, BE IT RESOLVED, to approve code amendments, for Schedules R-1, R-2, H-1, existing boundaries for R-1 and H-1 zones, 61.5 Residential Chickens and 109-31 Road Specifications.

FURTHER IT BE RESOLVED, for all code amendments to be applicable to all projects submitting applications after 4/4/2024.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

Intent to Accept Land

Doug Flynn of Lansing Engineering appeared before the board representing the applicant, Adirondack Property Ventures. He stated the applicant is requesting the board consider the intent to accept land. It is approximately 7.25 acres of land and it would allow the applicant a 10% density bonus, which would allow for one extra lot for a total of nine lots. The parcel is currently a thirty seven acre parcel owned by AIM Services. Eighteen acres will be retained by AIM Services and nineteen acres will be a proposed nine lot subdivision between the Biss Residential Subdivision and the Ingersol Road Subdivision. The proposed open space will preserve approximately 7.25 acres of land which is essential for preservation adjacent to the Bog Meadow Brook and will allow for community recreation opportunities with the development of the trail system. It will connect the Grand Highland Subdivision, phases one and two, the Biss Subdivision, the 293 Loudon Road Subdivision and the Ingersol Road Subdivision.

Mr. Riper noted Councilwoman Kolligian said this is one of the missing pieces as the board has been accepting some of the open space pieces in residential subdivisions. There is a significant trail connection from Edie Road to Loudon Road. This is something that usually takes quite a bit of time to develop and this has developed rapidly. The green areas on the map (indicating) are places where the residents can use and enjoy the trails. Mr. Riper said he walked the property and it's a nice area for a trail. He suggested the open space be modified a little bit to ensure separation from the rear of properties to the trail.

Councilman Bogardus asked if the trail will link with the Senior Housing. Mr. Riper said it will come out to Ingersol Road and there is another subdivision on the other side which would then connect to the Senior Housing project. The Senior Housing project is proposing a trail to Wilton Mall.

Councilman O'Connor said Lansing Engineering along with other firms and particularly, Mr. Riper and his staff and the Planning Board in reviewing these projects and making this happen, typically these connections take decades. The fact that this has been put together with such speed, Mr. Riper, his department and everyone else involved should be commended as it was very well done.

On a motion introduced by Councilman O'Connor, the board adopted the following resolution:

RESOLUTION #130

NOW, THEREFORE, BE IT RESOLVED, to
declare the intent to accept lands in the AIM
Residential Conservation Subdivision.

The adoption of the resolution was
seconded by Councilwoman Kolligian, duly
put to a vote, all in favor. The motion passed
5-0.

Proposed Demolition of 7 Sarro Lane

Mark Mykins Senior Building Inspector said he has been working with this property since 2012. We've been able to get her to move forward a little bit but then it goes backwards. This is the worst it has looked. It is at a point where it isn't manageable for her to try to do the work by herself. The interior of the house is so full of stuff, you can't walk through the doors. It is bulging out the windows and the roof is caving in. The owner has no way of fixing it. Councilman O'Connor asked what steps need to be taken to move forward. Mr. Mykins said the board should set a public hearing. Deputy Supervisor McEachron asked if there have been complaints on the property. Mr. Mykins said there have been multiple complaints from neighbors, fire department and sheriff.

On a motion introduced by Councilwoman Kolligian, the board adopted the following resolution:

RESOLUTION #131

NOW, THEREFORE, BE IT RESOLVED, to set a
public hearing for proposed demolition of 7
Sarro Lane, Tax Map No. 153.9-1-11, on May
2, 2024 at 7:00 p.m.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 5-0.

Wilton Mall

Tom Shepardson, Attorney for the applicant, Wilton Mall. Mr. Shepardson said in November of 2022 the Wilton Planning Board issued a positive recommendation for this project. The Saratoga County Planning board gave a similar recommendation. In October of 2023, the Wilton Town Board conducted a public hearing and the meeting was well attended. There was a vast majority of people who spoke in favor of the project and that does not include the sixty or so letters and emails submitted to the board. About two weeks after the October meeting, the Wilton Planning Board conducted SEQRA and was designated lead agency and determined the project would have no significant adverse environmental impacts. The current site plan has not changed in the last year. It is still a 101 acres site. The blue area (indicating) is where the project is proposed to be constructed. The only new item on the plan is the redline. It is a sidewalk, a pedestrian amenity we are incorporating into the project. He said as Councilman Bogardus indicated, the trail system will come from the Senior Housing and extended to the mall. The project is still consistent with the Comprehensive Plan, calling for mixed use development and sensible growth. The project is consistent with the zoning law, PUDD regulations and subdivision regulations. We have a project that has been recommended to be approved by other agencies. It is a good project and hope the board sees fit to approve the project at the meeting tonight.

Tawney Farmer of Macerich said the slide (indicating) has been shown before. We wanted to reiterate the economic impact and fiscal benefit analysis prepared by Camoin Associates showing all of the upsides to the town and to the area from the construction. For the construction, we have 318 jobs, 14.5 million dollars in associated earnings, 37.5 million dollars in sales spent locally. Annually, after the apartments are built, we will generate 125 permanent jobs, 5.6 million dollars in associated earnings and 16.6 million dollars in annual sales. None of this happens if the apartments are not built. The Town is also estimated to receive new sales tax revenue of \$368,000 annually. There is no requests for the town. The infrastructure is in place. There is no burden placed on the town in any way. We are not asking for anything. The Saratoga City School District will also experience a net benefit of \$809,000 and that is after estimating the twenty-five students that the project may produce. District wide enrollment has fallen by 11% or 720 students in the last decade so the twenty-five students are not going to burden the school district. Part of the town's PUDD Park and Recreation Fee requirement, this project would add an additional \$286,500 to the Parks Department. It is \$750 per unit and we are proposing 382 units. The summary of the public engagement platform that has been used throughout this process, reimagewiltonmall.com, and it was a way of reaching out to the public and finding out how they feel about the proposal. We posted every application we have made to the planning board, town board and planning board for full transparency. We had 8,765 unique visitors to the website. The positive and the neutral equal 92%. The main consensus was that this project would support the mall's vitality. It is going to attract new tenants and we need new retail and entertainment attractions. It is a perfect location, one of the most appropriate in the town. We are going to foster walkability of the property by adding the additional trails from Route 50 to the proposed housing and connecting to the county forest.

John Donovan from VHB said the traffic evaluation was done and we are looking at 169 vehicle trips at the morning peak and 174 new trips at the afternoon peak and 154 new trips at the Saturday peak. This level of increase of traffic will adequately be serviced by the existing roadway network. We did not suggest any mitigation at the entrance signals to the site. The analysis did not increase the level of service at the intersections with that traffic. Mike Shaffer, General Manager of Wilton Mall said the department store decline was accelerated by the pandemic but was inevitable with the bankruptcy and closure of Bonton and Sears. The national tenant loss has also accelerated by online shopping and the pandemic. We have been very good at attracting local tenants but cannot

remain viable with local tenants as we need a healthy mix of local and national tenants. It has also caused a 10 year property value decline but we have an opportunity to change the trajectory and build value for both the mall and the town. New and updated zoning which allows limited residential places the mall in a much better position to attract national retailers, restaurants and new uses such as entertainment. The mall needs that residential catalyst to attract new interest. The goal is a mixed use center where people can live, work, shop and be entertained. The evolution is industry wide but it started at the mall with groceries when we brought in Healthy Living Market and fitness when we brought in Planet Fitness. We brought in Home Goods which is 22,000 square feet and is a nontraditional mall tenant. We transitioned the Sears box to Saratoga Hospital for primary care, clinical care and administrative uses. We have the opening of Orange Theory Fitness and the reopening of the Scene 1 Cinemas. Existing zoning doesn't consider the unique nature of a mall or envision the mixed uses which are essential for variety and prosperity. All retail prospects have passed on the former BonTon use due to lack of visibility. This has been our most challenging location and thankfully the negatives for retail are positives for residential. We have invested in the property as opportunities were identified. Redevelopment of the vacant BonTon is the next step in our evolution. The town has indicated reinvestment in the mall has been a priority. The Larry Gordon Education Center was discussed earlier at the meeting and the mall is prepared to give a \$300,000 public benefit donation for that project. Walking paths to Route 50 and the County Forest have been requested and we have provided that. We also provided a pedestrian walkway from the Saratoga Hospital area to the Plaza. We would take care of the mall building. It will be power washed. We will renovate the two main mall entrances on Route 50. Bicycles racks will be provided, new landscaping will be redone at the mall entrances and the outer mall ring road, refurbishment of the interior mall entryways. We are under contract to redo the interior landscaping beds and there will be parking lot enhancements. We are proposing a public benefit donation of \$300,000 to the Larry Gordon Educational Center.

Councilwoman Kolligian said in Section 8 of the PUDD language, the last sentence may tie the planning board's hands, especially as we move forward to Appendix B where the minimum unit size would be eight hundred square feet. There are reasons the boards are separate. Mr. Schachner said he focused on the document today because he was not anticipating the board would act on the PUDD. He said his understanding is the principal goal is for the project not to be subject to our density requirements of our zoning law and as the planning board may adjust the density requirements. If that understanding is correct is to add language in the sentence after "*strict application of the*" he said he is proposing "*density requirements of the*" before "*subdivision regulations and site plan criteria*". Mr. Schachner said that should accommodate Councilwoman Kolligian's concerns. He said he is proposing to add the very same words "*as to density requirements*" later in the parenthetical that spills onto the next page, the space between Chapter 129 and Article 9, Site Plan Review and Article 24. There is a typo space. After Chapter 129, at the end of the third line "*additional regulations*" and add "*to the degree as to density requirements and*". Mr. Riper said this may relate to the fact that several parcels within the mall footprint are privately owned like BJ's building and JC Penney's building. They do not meet the frontage or setback requirements. They are individual tax identification numbers within the mall parcel. Mr. Schachner said that should not have any impact on the proposed legislation.

Deputy Supervisor McEachron said he has been on this project since the beginning. He said two years ago this project first came across his desk, there was zero public benefit. We had meeting after meeting about what was going to be done with the mall, we don't put lipstick on a pig. There was no benefit to the Town of Wilton. He said he wanted to commend them for giving something back. He said he has never had a problem with the project, the traffic, the schools or any of it. It is the perfect project but something had to be in it for Wilton not just the neighboring towns, county and state.

Supervisor Lant said he is not against the project but he said he is not ready to vote yet.

Deputy Supervisor McEachron said he is for the project but if they have waited two and a half years for this project, they can wait thirty more days. Councilwoman Kolligian asked if we are waiting on Counsel's review? Deputy

Supervisor McEachron said he want to see this project built, not just getting approvals and then nothing happens. Mr. Shaffer said there is a timeline on the PUDD. Supervisor McEachron said that is one of his stipulations and unfortunately he said he was not invited to the last meeting. He said that is why we wanted a sundown clause to ensure this project is actually going to be built. That is why we put the sundown clause in the new zoning regulations.

Mr. Shaffer said it will be three to four months for design and preparations. Deputy Supervisor McEachron said he had a couple of years in mind. Mr. Shaffer said four or five months for site plan subdivision approval, two or three months for building permits. Within the nine to twelve month process, construction can start in the spring of 2025, weather permitting. The plan would be to keep moving forward and have the first apartments online and for rent in the summer of 2026. Deputy Supervisor McEachron said in his proposal, if that doesn't get done the parcel goes back to the original zoning. Mr. Shaffer said there is no intent to not do this. Ms. Farmer said their persistence shows they want to do this and want to do it but need the ability to do this.

Councilman O'Connor asked if Counsel needs more time to review. Mr. Schachner said he had four revisions from the same paragraph. One is the deletion of one word because it is confusing and redundant. The other is replacing a phrase with one that is more precise. He said he would like the second line in Section 8 which starts with *"Developer shall follow procedures"* and suggested delete those four words and add *"and subject to the provisions"*. Two lines further down, center which starts with *"Code of the Town of Wilton; uses shall be limited except to those approved"*, Mr. Schachner said he finds *"except"* confusing and suggested it be removed. Supervisor Lant said the Saratoga County Planning Board never goes against the towns. He said he thought the public benefit amount was a lot different. He also noted that the for and against votes at the public hearing was 18 to 16 and that is not two thirds. There has been a lot of misleading information.

Councilman Bogardus said he made the disclaimer he is a Deputy Fire Chief for a local fire department that covers the Wilton Mall. The fire company has partnered with the mall for training opportunities. He said he sought guidance from Counsel as to whether this is a conflict of interest or gives the appearance of impropriety in the vote for or against the project. Counsel has advised this is neither. Mr. Schachner said no such issue is never subject to Counsel's decision but believes there is no prohibited conflict of interest and is concerned if someone was to attack Council as producing an appearance of impropriety and is 100% comfortable defending Council. There is also no compensation or money changing of hands aspect in the training at the mall. Councilman Bogardus said the mall allows the fire company to use vacant space for large scale search and rescue training.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #132

NOW, THEREFORE, BE IT RESOLVED, to approve the PUDD for Wilton Mall with amendments recommended by Counsel.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor except Supervisor Lant who was opposed. The motion passed 4-1.

Wilton Road Solar-Contract Amendment

Maria Moran, Comptroller said the original agreement between Wilton Road Solar called for a ten day period whereby ten days after the agreement was signed, the Town of Wilton would receive an escrow deposit of \$202,500. That did not happen. The agreement was executed in November and after some follow up she said

she didn't receive a great answer from the developer. Now the developer is ready to pursue this and Counsel has created an amendment of the contract to allow for more time.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #133

NOW, THEREFORE, BE IT RESOLVED, to approve amendment to the Wilton Solar Road Contract, recommended by Counsel.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

Land Purchase

Supervisor Lant noted the traffic on Route 9 is very heavy and makes it difficult to pull out of Smith Bridge Road. There is property for sale on Route 9 and the town should consider purchasing it. A roundabout could be built or a bypass road. Discussion was held and the item tabled.

Mandatory Ethics Training

Discussion was held on the annual mandatory ethics training. Mark Schachner, Town Counsel indicated he was available on Wednesday, May 15, 2024 at 5:30 p.m.

Committee Reports

Deputy Supervisor McEachron announced that The Wilton Community Day is planned for Saturday June 22, 2024, from 11AM-5PM. Admission is free. The day includes entertainment by Skippy and The Pistons and there will be many family fun activities that include several bounce houses, photo booth, free balloon sculptures, face painting, a magician- George Securio, juggler and comedian Bryson Lang and beer and wine tasting. There will be several contests including cookie decorating, ice cream eating, a soccer shootout, cornhole and pickleball tournaments. Brooks BBQ will be there, and you must preorder and present your ticket. The chicken BBQ dinners will be \$21 each and cooked on site. Dinners will include barbecue chicken, baked potato with sour cream, coleslaw, rolls, beverage, and a cookie. Tickets will be sold at Wilton Recreation Gavin Park and at Wilton Town Hall starting Monday, April 15, 2024. There will be a limited number of dinner sales. Additional foods will be served all day including sausage and peppers presented by the Wilton Saratoga Elks and food trucks serving burgers, dogs funnel cakes, ice cream, kettle corn and more. This is a great way to bring everyone in our community together for a fun day. Park and Recreation Administrator Ross MacNeil reported on highlights and programs at Gavin Park. The summer camp registration went smoothly filling up in less than a half hour after opening. There are close to three hundred kids in the program. The first annual Easter event was very successful. It included an egg hunt with over two thousand filled eggs, refreshments, and a visit from the Easter Bunny. About three hundred residents attended. A pickleball program starts on Wednesdays and Thursdays from 6:30PM-8:30PM. There are about fifty participants enrolled per session. There is a new program for toddlers that

has started called Amazing Athletes. It runs every Monday afternoon 12:45PM to 2:10PM and currently has eight participants in that program.

Councilman Duane Bogardus said the Court Safety Review Committee reviewed the safety evaluation on the court building done last month. That evaluation recommended the replacement of some of the windows to be more resistant to any projectiles. A wall will also need to be reconfigured and the court needs to have the chairs replaced. The approximate cost is \$21,000. Supervisor Lant asked if we could investigate grant assistance from the NYS Court systems. Comptroller Maria Moran spoke saying that she would research this but, in the meantime, we have money in the capital projects fund for the court renovations still left over and we can at least get the chairs. Most grants are reimbursement based anyway; therefore, we could still proceed. We don't have to wait for a grant.

Councilman Bogardus also spoke on the town's emergency services being a little bit taxed due to the increase of development in the town. He has spoken to Wilton Ambulance, Wilton Fire and Greenfield Fire districts regarding forming a committee to sit down and discuss how we can accommodate the increases including the equipment and personnel requirements that are needed for these expansions. He is asking to get permission to form a group to sit down and be proactive in future needs. Further discussion was held and Supervisor Lant advised Councilman Bogardus to set up a committee.

Councilman Ray O'Connor spoke for the Veteran's Committee regarding an expansion of veteran housing. He, Supervisor Lant, Ryan Riper and Michelle Straight from the Veterans Community Housing Coalition met here in Town Hall to discuss this expansion on Northern Pines Rd. Recently, Assemblywoman Carrie Woerner reached out to us to give an update on her contacts with the Office of General Services to see if we could acquire surplus land that's adjacent to the existing veteran housing. The Veterans Community Housing Coalition could double the number of units that they have there.

Susan Baldwin, Wilton Town Clerk announced that the town is hosting a tire recycling program through Saratoga County Soil and Water Conservation District on May 21, 2024. The drop off location will be at the highway department from 4PM-5:30PM. Fliers and applications are available at the town hall and are also on our website. It is \$5 per tire. Tires must be less than 20 inches and a maximum of ten tires.

The Blue Star Mothers, mothers of active-duty personnel are having a donation drive for Yellow Ribbon Day and are looking for personal care items and non-perishable food items. The Town Hall has a donation box in the lobby until April 9th.

Comptroller's Report

1. Budget Transfers

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #134

NOW, THEREFORE, BE IT RESOLVED, to
approve the 2024 budget transfers

requested for and listed in the Comptroller's 4/4/2024 Report (attached) to the Town Board.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 5-0.

2.) 2024 Budget Amendments

On a motion introduced by Councilwoman Kolligian, the board adopted the following resolution:

RESOLUTION #135

NOW, THEREFORE, BE IT RESOLVED, to approve the 2024 budget amendments requested for and listed in the Comptroller's 4/4/2024 Report (attached) to the Town Board.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

3.) Service Award Program

Ms. Moran stated The Wilton Emergency Squad posted the list of points earned by Squad volunteers for the Service Award Program (SAP). The list was posted for 30 days, during which time the volunteers had an opportunity to review their points and service information. There were no changes. The list, along with the data package was sent to Penflex, the SAP, third-party program administrator and actuary. Penflex will now compute the required contribution to the SAP and bill the Town for the 2023 contribution. This is informational and no resolution is required.

4.) Asset Disposition

a.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #136

NOW, THEREFORE, BE IT RESOLVED, to approve the request from the Highway Superintendent, Michael Monroe, to sell a Bobcat skid steer loader with attachments, a

mowing tractor and other miscellaneous items through Auctions International.

The adoption of the resolution was seconded by Councilman O'Connor duly put to a vote, all in favor. The motion passed 5-0.

b.

Ms. Moran noted a John Deere 624K loader was traded in for the purchase of a new 2023 John Deere loader.

5. Personnel

a.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #137

NOW, THEREFORE, BE IT RESOLVED, to approve the request for overnight travel for Highway Superintendent Michael Monroe, June 3-5, 2024 to attend the Association of Towns/Cornell Local Roads Program training in Ithaca, New York.

The adoption of the resolution was seconded by Councilman O'Connor duly put to a vote, all in favor. The motion passed 5-0.

b.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #138

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Julie Johnson, part-time clerk, effective March 22, 2024.

The adoption of the resolution was seconded by Councilman O'Connor duly put to a vote, all in favor. The motion passed 5-0.

c.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #139

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Tammy Morgan, Senior Clerk, effective April 8, 2024.

The adoption of the resolution was seconded by Councilman O'Connor duly put to a vote, all in favor. The motion passed 5-0.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #140

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Tammy Morgan to the full time position of Clerk to the Justice at a rate of \$30 per hour with full benefits, effective April 9, 2024.

The adoption of the resolution was seconded by Councilman O'Connor duly put to a vote, all in favor. The motion passed 5-0.

d.

On a motion introduced by Councilwoman Kolligian, the board adopted the following resolution:

RESOLUTION #141

NOW, THEREFORE, BE IT RESOLVED, to approve the permanent hiring of Matt Hart, Assistant Recreation Director.

The adoption of the resolution was seconded by Councilman O'Connor duly put to a vote, all in favor. The motion passed 5-0.

e.

On a motion introduced by Councilman O'Connor, the board adopted the following resolution:

RESOLUTION #142

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Todd DiMenna, Program Events Coordinator, effective April 16, 2024.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly put to a vote, all in favor. The motion passed 5-0.

Adjournment

On a motion introduced by Councilwoman Kolligian and seconded by Councilman O'Connor, with all board members in favor, the meeting was adjourned at 8:45p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Supervisor, John J. Lant

_____ Councilman, Raymond O'Connor

_____ Deputy Supervisor, John McEachron

_____ Councilwoman Erinn Kolligian

_____ Councilman Duane Bogardus