

TOWN OF WILTON

22 TRAVER ROAD

WILTON, NEW YORK

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Susan Baldwin, Town Clerk

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JUNE 2, 2022

PUBLIC HEARING-SARATOGA PRIME PROPERTIES ZONING 7:00 P.M.

Supervisor Lant opened the public hearing at 7:00 P.M.

Stephanie Ferradino on behalf of B&D Properties, an owner of an adjacent 44-acre parcel, that has a proposal of a 19-lot subdivision. The pending application appears to seek a zone change from the R-2 zone to C-3. I say appears to because I haven't been able to find any documents on your web site and the town doesn't seem to have any about this. My client reached out to the Town Planner, who didn't bring this to his attention during any of the planning boards review of this sub-division. Mr. Riper's response is there are no plans, it's just a zone change. The applicant's attorney's response was similar. I don't know how you pick C-2 zone if you have no idea of what you're doing. It's also odd that the Gazette seems to know more about the property than the town does. On May 10th they had an article that Skennel Properties was looking to develop 137-acres at exit 16. The proposed buyer needs to be part of this process. Before you vote on the pending application, you have to consider it under SEQR. We're assuming this is a type-1 action, it's hard to tell. I'm four hours into this and it just seems that there are some things missing at this point. We are concerned that segmentation is being done. You've got a zone change, a lot line, or a merger of the two parcels and site plan review. This isn't a situation where you can just look at the environmental impact of shifting to C-1 and not look beyond that as to what they're doing with the property. It's hard to tell what the impacts are if we have no idea of what they're doing. We ask that you keep the public hearing open, make whatever documents available to all of us so we can review those.

John Lapper said of course there's an application, we were here last month with the application. It's C-3 rather than C-1 that were asking for the zone change. The reason is the adjacent parcel that Mr. Parillo already owns is C-3. It's just to make them compatible it's not spot zoning because it's just extending the district one more parcel. Mr. Parillo's goal is to just sell the property, he's not looking to develop it. The property is under contract in due diligence, and we don't know if this buyer is going to close on it. We discussed the 150 foot no cut buffer which is a larger buffer that's required in any zone in Wilton. I understand that you won't have truck traffic on Edie Road and that's agreeable to Mr. Parillo as well. We have no idea what they want to build because there not sharing it with us.

David Ingalls a member of B&D Properties, the owner of the subdivision being proposed across the street on the west side of Edie Road. B&D owns approximately 44-acres immediately across the street from the southerly portion of this proposed C-3 zone change. Until last Wednesday when I received the public hearing notice, we had not heard anything from the town or through any of our deliberations of the

Planning Board relative to a proposed project or zone change. That would be devastating to a residential project. We did our research before the purchase of the property and that's why we are working on this project. We've been at it for about a year with the Planning Board. This is not something we would be in favor of. We recommend a denial of the zone change. We think it should remain the existing R-2, Have any studies been completed to date? I haven't found anything. We would be interested to know what the plans really are.

Ray Okosky said he has three concerns. One is traffic on Ballard Road. There's three to four hours a day where it's bumper to bumper from about a mile west of the interstate to route fifty. This would increase the traffic with this change. The second thing is my daughters on the fire department and the big industrial developments see to drive a lot of false alarms, so they spend a lot of time running over with nothing. There have been times where they haven't been able to attend real instances because they've gone to the false alarm. The last thing is if you want to walk in the door with "we're going to do x, y, and z, we could have a good discussion" to just rezone with no idea, I can't see that.

Letters received

Hi,

I have lived in Wilton for close to thirty years. It is a great community to be a part of and I appreciate how hard the town works to keep it that way.

I am writing because it has been brought to my attention that there is a developer who is looking to build 400 apartments at the site of the Wilton Mall. I am not opposed to growth and development. I am opposed to growth and development when there is a little added benefit for the residents. I feel that our town has added more than enough apartments for residents to move here and become a part of the community. If they like the area, they can make Wilton a permanent home.

We do however need affordable senior housing and over 55 communities, so some of our aging residents can stay in the town where they raised their families. We also need housing for first-time homebuyers as most homes are out of their price range. Additionally, we should be looking at permanent housing so residents can stay and become vested in the community. If a developer would like to ask our town to build any of the aforementioned, I would welcome it.

I respectfully request that you vote no on this project.

Thank you for taking the time to read this.

*Lenny Fornabia
Dandelion Dr*

Town Board,

I apologize that we can't make the town meeting tonight, but we wanted to give our thoughts on the purposed development at the present Wilton Mall. Janet and I are against this plan to develop a large residential building at this site. We travel Louden Rd frequently and this just doesn't look like it belongs there to us. There are other areas in town where a project like this would be a better fit for the community.

Best Regards,

*Jeff and Janet Hurt
6 Manchester Ct
Saratoga Springs, NY 12866*

Councilman O'Connor made a motion to close the public hearing at 7:10 P.M. Councilwoman Kolligian seconded the motion. All Board members in favor.

PUBLIC HEARING-LOCAL LAW #2 OF 2022 AMENDMENT TO OML 7:01 P.M.

Supervisor Lant opened the public hearing at 7:11 P.M.

Counsel Schachner said the open meetings law historically required live attendance by all members of a public body. During the pandemic, no one had to show up live. The legislature adopted amendments to the OML to allow remote or virtual participation by less than a majority of the public body. Starting next month, all public bodies have to have a majority, physically present at the live meeting here at town hall. Less than the majority of the members, can participate virtually or remotely if you adopt a local law providing their ability to do that.

Councilman Bogardus made a motion to close the public hearing at 7:10 P.M. Councilman O'Connor seconded the motion. All Board members in favor.

PUBLIC HEARING-TRANSFER OF DEVELOPMENT RIGHTS 7:02 P.M.

Supervisor Lant opened the public hearing at 7:16 P.M.

Charlie Pickett said he's been in town for almost 50 years now. I would like to say I support this concept. I think it will help the town to maintain open spaces which will be good now and generations to come. Once the property is developed it is pretty much gone and it's hard to go back. If this helps, I say go for it!

Peter Belmonte of Belmonte Builders. To explain a little bit more of what Mr. Pickett was saying, the concept is that developers in the town would identify parcels of land that were of interest of the town to preserve. The developer would have the ability to acquire that parcel and if it was capable of building a certain number of homes, for an example ten homes, they could relocate the right to build those homes onto another parcel of land that wasn't adjacent. Take the parcel that the ten original homes came from and dedicate that to the town. There are some key parcels of land in the town that the town would like to preserve. It may be adjacent to a parcel they already own, or they'd like to create recreation, walking paths. This gives the town the ability to acquire that land without any expense to the town. Pass the expense onto a developer and in return the developers able to relocate the development that would have happened on that parcel onto a parcel of land that they may own somewhere else in the town. It's practiced by many municipalities in the capital district. We would like to adopt the same procedures.

Counsel Schachner said he has four revisions to the draft of the TDR. Supervisor Lant said we will bring it up later in the meeting.

Councilman O’Conor made a motion to close the public hearing at 7:20 P.M. Councilman Bogardus seconded the motion. All Board members in favor.

REGULAR TOWN BOARD MEETING-June 2, 2022

Supervisor Lant called the Regular Town Board meeting to order at 7:21 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., Maria Moran, Comptroller. Town Counsel, Mark Schachner.

Public Comment

Todd Harvey Introduced himself from Cobble Hill. I had just heard this afternoon that they are putting in several apartments up at the mall. I don’t believe that our town needs any more apartments especially at the mall where it’s already very busy, traffic wise. I’ve spoken to several of my neighbors who had no clue this was going on. The residents have no clue what goes on at these meetings. There’s got to be a better way to allow us to know what’s going on. We didn’t know about the round about either. I would like the board to give us some kind of heads up in the future.

Rich Pollock of Carlyle Terrace. I asked if we could have public comment at the planning board meetings. Supervisor Lant said he thought our Town Counsel had explained it.

Robert Burns said he’s been here since 2009. When I moved here, I thought it was heaven on earth. I think I look at things like it’s a population control thing. When you get too many people in one area, when the dam is going to burst, our taxes will be raised so high, somebody has to pay for this. If you have people that don’t own the property, they’re going to live there and somebody’s picking up the tab for this. I like Wilton the way it is now. I would like it to remain the same.

David McConkey of Corinth Mountain Road. I used to see woods everywhere now there’s buildings everywhere.

Joe Moran I'd like to keep Wilton, Wilton. I heard about the apartments near the mall. It wouldn't be a bad idea if they were Co-ops or condos. I've lived-in low-income housing and that invites housing urban development, section eight, amongst so many other problems and issues. I believe we're becoming overpopulated.

Harold Woodworth, I live on Beverly Street, and I believe we can find a different use for the mall property.

Paul Kelly, he wanted to thank the board for reviewing the materials from a prior meeting. I also would like to comment on the Wilton Mall issue. I've been swayed a bit towards that. Our mall is kind of at the end of the mall craze. I feel like this is a good time to look at something different.

John Norman mentioned his daughter is on the fire department they are desperately looking for a way to stay in Wilton and continue to stay. We need some more housing somehow.

Dave Harmon in reference to the proposed apartments and town houses. I have a store in the mall, and probably one of their oldest tenants. The mall needs help, you lost some big stores. Times have changed, if we don't step up to the plate and be pro-active, what's going to happen to that property out there. It would be a source of income for Wilton. The positives will outweigh the negatives. If they don't put it there, they will put it somewhere else. Someone picked Wilton mall to spend \$100,000,000. Dollars.

Approve Pending Minutes

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #137

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the May 5, 2022, meeting, as typed.

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

Saratoga Prime Properties

Attorney John Lapper addressed the board on behalf of Frank Parillo. Mr. Parillo had been asked to limit the uses on the property. He's not looking for retail and he doesn't want a fuel station. If the board is comfortable as part of the SEQR review, we're looking at manufacturing, assembly, distribution, professional offices. Those all seem like they would be good for the town. Councilman O'Connor stated he spoke with Mr. Lapper and Mr. Parillo a couple of times during the week and a representative of the prospective buyer who has an option on the property right now. If the town board was considering the change in zoning from R-2 to C-3, is there a process the Town Board could go through to narrow and limit the uses within C-3. Town Counsel Schachner said that's not how the legislative body would normally act in amending zoning. There are other vehicles that can be pursued. I have to also comment on something you just said Councilman O'Connor which raised an alarm. I thought that we were operating on the assumption that we don't have the faintest idea who may purchase the property. You just said you spoke

with the would-be tenant, then we do have some idea who's purchasing, and we may also have some idea to what idea that property might be put. I'm raising these issues because Ms. Ferradino made an error in something she said, I think she mis-spoke. NYSQRA encourages a lead agency which is what you are right now to look at impacts that might be proposed. If we have a reasonable idea of the use as to how the property SEQRA review should entail, review the maximum build out of that potential use. Councilman O'Connor said in the last twenty-four hours, a representative of the company has the property under option, which is Skennel. They told him they don't have a specific plan for anything. There are some uses in the C-3 zone, that they have no interest in. There were perhaps a handful of uses. He would like to know how to exclude those other uses and only allow certain uses to stand. Counsel Schachner said from his perspective he thinks we are making this much more complicated than it should be. The cleanest and most legal way to proceed would be for the applicant to submit some sort of plan that either is a rough sketch plan for a specific project, or a maximum build out plan under whatever uses they'd like to contemplate. Have the board conduct SEQRA review based on the hypothetical rough sketch or maximum build out possible. That's how lead agencies treat SEQRA reviews all the time throughout the state. Professional planners do, all the time, in this situation, they take a list of possible uses and pick which one is the most intense development. They create a hypothetical development scenario. Mr. Riper agreed. Mr. Lapper said he has a contract to sell which may or may not happen like the last time. He wants to make it compatible with the property next door. Councilwoman Kolligian stated that if the board changes the zoning it no longer comes before this board. Once it becomes C-3 it's a planning board matter. She hesitates to take a residential zone and make it commercial and not know what's going in. We would be going in blind. Councilman O'Connor said we just got the referral from the county yesterday and it's a lot to go over. Supervisor Lant asked Mr. Parillo if we could wait another 30 days. He said he was fine with that. Deputy Supervisor McEachron said why can't you make a list of things that you don't want there. Councilwoman Kolligian said the problem is he's not the one developing the property. Councilman O'Connor said that was my question, can you legally retract those things and still call it a C-3 zone and if so, how do we do that. Mr. Lapper said that's not really binding because someone in the future could change the deed restrictions. Mr. Parillo asked what happens in 30 days when we come back and there's no zone change? Mr. Lapper said they will do the hypothetical and we'll get it over to Ryan Riper. Mr. Lapper and Mr. Parillo thanked the board.

LL #2 of 2022 Amendment to the Open Meetings Law

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

RESOLUTION #138

NOW, THEREFORE, BE IT RESOLVED, to Local Law #2 of 2022, Open Meetings Law.

WHEREAS, by passing Chapter 56 of the Laws of 2022 ("Chapter 56"), the New York State Legislature amended Section 103 of the Open Meetings Law; and

WHEREAS, Chapter 56 adds section 103-a of the Open Meetings Law, permitting the

Town of Wilton to authorize its members to attend meetings by videoconferencing under extraordinary circumstances; and

WHEREAS, Section 103-a(2)(a) requires the Town of Wilton to adopt a resolution following a public hearing authorizing the limited use of videoconferencing under such circumstances; and

WHEREAS, section 103-a(2) allows for hybrid meetings by requiring “that a minimum number of members are present to fulfill the public body’s quorum requirement in the same physical location or locations where the public can attend”; and

WHEREAS, Section 103-a(2)(c) requires that members be physically present at any such meeting “unless such member is unable to be physically present at any such meeting location due to extraordinary circumstances...including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member’s physical attendance at such meeting”; and

WHEREAS, in accordance with Section 103-a(2)(d), any members attending by videoconference must excerpt during executive session, be “heard, seen and identified, while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon”; and

WHEREAS, Section 103-a(2)(g) requires that any meeting where a member attends by videoconference be recorded, posted to the Town of Wilton webpage within five business days, and transcribed upon request; and

WHEREAS, Section 103-a(2)(h) requires that members of the public be permitted to

attend and participate, if authorized, in any meeting by videoconference when a member attends by videoconference.

BE IT RESOLVED, that the Wilton Town Board authorizes its members who experience an extraordinary circumstance, as described above and further defined by any rules or written procedures later adopted, to attend meetings by videoconference: (i) as long as a quorum of the members attend in-person at one or more locations open to the public; (ii) as long as the member can be seen, heard, and identified while the open portion of the meeting is being conducted; and (iii) as otherwise permitted under Chapter 56 of the Laws of 2022; and be it further

RESOLVED, that the Wilton Town Board shall create written procedures further governing its use of videoconferencing by its members in compliance with Chapter 56 of the Laws of 2022. See attached.

The adoption of the resolution was seconded by Councilwoman Kolligian and duly the motion passed 5-0.

Transfer of Development Rights

Mr. Riper addressed the board. It is a planning tool to conserve open space in the town. We do have a parcel in town. It is a process to go through. It needs town board and planning board approval. It is a good tool to have in town and we can use it moving forward. Counsel Schachner has a few revisions. It should say Town Counsel, not attorney in all cases. The next thing is the town board shall accept said documents. I'm proposing it should say may. This sentence reads- whether to approve and accept any proposed land transfers, shall be at the sole discretion of the town board.

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

RESOLUTION #139

NOW, THEREFORE, BE IT RESOLVED, to approve the Transfer of Development Rights System Policy and Procedures (see attached).

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

Proposed Local Law -Wilton Mall PUDD

Matt Jones, the attorney for the co-applicant, Paramount Development. There are two applicants as well as Macerich with a project located at the Wilton Mall. We have some slides for you tonight. We were here a few months ago to change of zoning application which to take the C-1 district and use an overlay district. To expand the uses in the C-1 for the mall property only to accommodate Paramount's development. At that time, it was just shy of 400 units. We are here after receiving some input from the town board, which is very helpful to us, urging us to consider a Planned Unit Development District. This is the same project, just a different approach. He then proceeded to go over the slides. The overlay district that we proposed, had multitude of uses in addition to the C-1. We had a conversation with Mr. Mykins as to how we can reduce the number of uses. Essentially taking the existing uses in the PUDD approach and see where they would fit in the code. The PUDD now proposes two new uses. That is the dwelling and multifamily uses, the apartments, and the townhouses.

Dave Carr of the LA Group. He said he just wanted to talk about what the project is. The mall is 101 acres. He was showing the board the map of the area. He said BonTon would be removed and there would be two phases of development. Phase I would be a little over 8 ½ acres and would comprise of 296 apartments in four buildings. It would have underground parking. Today, it is fully paved. There is some green space where there are some street trees and some green islands. We would actually be introducing more green space in phase I than currently exists. Phase II would be 88 additional townhouse style apartment units. That's just under 5 acres. Water and sewer are on site. A traffic study has been submitted done by DHB. He said he knew density was a concern for a few of the board members. The PUD legislation allows a maximum of eight units per acre. It's a little different because it's a developed site. The existing buildings would be unbuildable area. That was removed as well as the additional 20% as required by the code. The density is now 5.6 units per acre over the entire site. That's the maximum. What we have submitted to you has a maximum of 382 units. We are not proposing any more. The green space proposed is 25%. We are not cutting any trees down to develop this. We see it as an opportunity to spur some development at the mall.

Mike Schaffer the general manager of the Wilton Mall. I have Tony Farmer who is the Vice President of Development for Macerich and Eric Bunyon who is the Sr. Vice President of leasing out of Rochester. National mall trends. US retail industry has a dramatic change with many long-established stores closing or out of business. Wilton Mall has not been immune to that. This has been accelerated by the pandemic has caused industry leaders to reimagine their retail assets to keep pace with the ever-changing landscape. Us as Macerich, are removing the dead wood and replanning the surplus areas with complimentary uses. Bonton has been closed since 2018 we've had zero interest in it and it's not visible. The building needs to be torn down and the space to be used for other uses. Macerich has been navigating this retail transition for years, reinvesting in their malls repositioning with a mixed-use center with a strong retail core. We've done that in some cases. We've redeveloped vacancies into no-retail uses. Most recently Sears closed and redeveloped to Saratoga Hospital to take over the entire space, another alternant use. Box retail is not looking for space right now. The next step would be to incorporate a residential component at the Wilton Mall to create a true live, work, play, environment. Residential population at the property will help generate interest from other concepts that are key to the successful mixed-use development such as entertainment, hospitality, full-service restaurants, microbreweries, and I heard tonight there may be some interest in some more athletic uses. It would also benefit the existing retailers via the added revenue from the residents, not just for the mall but for the whole entire Route 50

corridor. The previous town board supervisor asked us to house the Saratoga County sub-station. We gladly accommodated that request and while the town did not request it, they do not pay us any revenue to be there. We do special ops training and have a good repour with Maple Avenue Fire Department, who also trains at the mall. We are partners with CDTA, AIM Services walk the mall daily. We built a connection road between the Wilton Mall and Wilton Plaza. Some revitalization at the mall will make it more attractive and more tax beneficial for sales tax.

Eric Bunyon with Macerich. We have national experience on this topic and repurposing the centers faces the challenges of evolution. When these properties were built, they're built with many department stores. When they've gone out, they have not been replaced or repurposed by retail. That's the challenge and that's my role in the company. What do they want to be? When you pull up to the mall and you see a dark anchor, you have to address that. You can say we're working on it, or you can say this is what the plan is. How does residential units as far as traffic benefit you? The way we think is merchandising like we do the inside. Bonton is on the back side of the mall, and we have the opportunity to do something creative with it. That location is the right opportunity to bring the residential. When you think about BonTon being closed and the dead-end corridor leading there, our plan would be to take advantage of the hundred-million-dollar investment. We know it's going to be beautiful, dramatically improves our curb appeal and gives us the opportunity to open up a whole side of the mall. We would like to take advantage of this. It's the way it is now, with the community centers.

Matt Jones-We would ask you to consider the following options for a resolution. First would be to adopt a resolution accepting the application as complete. Followed by a resolution to seek lead agency under SEQRA, or to defer that lead agency to the Planning Board to initiate the process. Third to adopt a resolution and referring the petition to the Wilton Planning Board for an advisory opinion. Fourth to adopt a resolution refer the petition to the Saratoga Planning Board. We thank you for listening.

Councilman O'Connor asked what goes into the decision making for apartments or home ownership. Mr. Schnell said since 1990 it's been all apartments. It's not a consideration of ours to do a condo conversion. Renters are second class citizens in a condominium community. The owners have a vested interest and the tenants have much less. He said we have a vested interest. We would like to control with-in our boundaries. Councilman O'Connor asked if they had prepared any renderings of what they may look like. Mr. Schnell said they are looking at different ideas. We want to give people what they want. Councilwoman Kolligian asked what the price points of the apartments? What Paramount does is build the best in that location. Our goal is to build better and rent it for the same amount. We like to ammenitize the heck out of our communities. A studio apartment will be 600 square feet probably 17 or \$1800 dollars. three-bedroom units over \$3000. Dollars. Deputy Supervisor McEachron asked about the units per acre. Mr. Mykins explained it's based on the overall mall property which is 101 acres. He asked if this could happen five years from now somewhere else on the property. Mr. Mykins said if the Town Board comes in and says we're willing to amend this... but I don't see that happening because there is nowhere else to put this. Deputy Supervisor McEachron said no, they're putting up 400 units in an eleven-acre section that they're going to own. Not the mall. Once this is transferred over, they now own it. So there doing 400 units on 13 acres of property. He said I speak for the residents of this town. Somebody was talking about the transfer of development rights and using it here. Mr. Mykins explained that the PUDD language is based off the entire parcel. It's in our town law. The entire mall would be one PUDD.

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #140

NOW, THEREFORE, BE IT RESOLVED, that we refer the application to the Saratoga County Planning Board and the Town Planning Board and schedule a Public Hearing.

The adoption of the resolution was seconded by Councilman O’Conor and duly put to vote, with all board members in favor. The motion passed 3-2 with the following poll of the board.

Supervisor Lant	No
Deputy Supervisor McEachron	No
Councilman O’Conor	Yes
Councilwoman Kolligian	Yes
Councilman Bogardus	Yes

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #141

NOW, THEREFORE, BE IT RESOLVED, that we Request the Planning Board to be Lead Agency under SEQR review.

The adoption of the resolution was seconded by Councilman O’Conor and duly put to vote, with all board members in favor. The motion passed 5-0.

Resignation Wilton Preservation Board

Joanne Ernst has sent us her resignation from the Wilton Preservation Board.

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

RESOLUTION #142

NOW, THEREFORE, BE IT RESOLVED, to accept Joanne Ernst resignation from the Wilton Preservation Commission.

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

Resignation-Park and Recreation Commission

Erin Armstrong of the Park and Recreation Commission sent us her resignation.

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #143

NOW, THEREFORE, BE IT RESOLVED, to accept Erin Armstrong’s resignation from the Park and Recreation Commission.

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

Resignation Independent Board of Review

Carol Green of the Independent Board of Review sent us her resignation.

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

RESOLUTION #144

NOW, THEREFORE, BE IT RESOLVED, to accept Carol Greens resignation from the Independent Board of Review.

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

Request for Bids for Town Wide Household Waste Day

Supervisor Lant suggested as we did the last time, have people bring their things here and also at Gavin Park. Comptroller Moran stated that if people bring it here, it would be far below the threshold that would require a bid. We also thought about curbside pick-up. Sounds like we’re not going that way. We can make that motion in case we need it.

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

RESOLUTION #145

NOW, THEREFORE, BE IT RESOLVED, to go out to bid for town wide household waste day.

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

Peddling and Soliciting Proposed LL #3 of 2022

Supervisor Lant said, in light of the pandemic, we are going to suspend this again. Councilman O’Conor said this has come up the last couple of months, organizations or individuals requesting a permit to go on people’s property. They all agreed it’s a problem. Councilman O’Conor suggested repealing the law or can we prohibit door to door solicitation in the Town of Wilton. Counsel Schachner stated we discussed this last month. The way our local law is set up, we don’t have much discretion in denying these permits. It would be appropriate to repeal the local law. We can’t lawfully prohibit.

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #146

NOW, THEREFORE, BE IT RESOLVED, to schedule a Public Hearing to amend Local Law #3 of 2011 to repeal the Town of Wilton Peddling and Soliciting Law for July 7, 2022, at 7:00 PM.

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

Grand Highland Phase II

Scott Lansing of Lansing Engineering address the Board. He said they were here to tonight to ask the Boards consideration with the intent to accept open space of phase II of the Grand Highland project. There’s approximately 13. 01 acres of open space along the bog meadow in this area that the Board did provide their intent to accept the open space. We are in phase II, 11 lots on the end of the project. In association with that there is 27.78 acres of open space. The Planning Board is supporting this. Mr. Riper stated that this property is contiguous to the other Town property that there is intent to accept as well.

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

RESOLUTION #147

NOW, THEREFORE, BE IT RESOLVED, to accept the intent of receiving 13.01 acres in the Grand Highland subdivision phase II.

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

Prohibit Dumping of Stumps on Commercial Property

Mr. Riper stated that currently in our zoning code there's a provision for dumping stumps in residential subdivisions. It was suggested that it also include commercial properties as well. To include stumps on site plan review, in timber harvesting, and forestry projects as well. So, nothing can be buried.

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

RESOLUTION #148

NOW, THEREFORE, BE IT RESOLVED, to schedule a Public Hearing to amend the code of the Town of Wilton, to include the prohibiting the burying of stumps and debris, on commercial properties. July 7, 2022, at 7:01 PM at the Wilton Town Hall.

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

Request For Reduction of Fees for Solar Rooftop

Dennis Fare introduced himself. He said he works for Power Flex, and I live in Albany NY. We're putting up a large solar electric system on top of the Target roof. The permit for that is in the range of \$150,00.00 based on the square footage of it. We are just putting a roof top system on top of a building we are not building a 5,000 square foot building.

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

RESOLUTION #149

NOW, THEREFORE, BE IT RESOLVED, to reduce the fee for the solar roof top to \$15,000.00.

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

Proposed Local Law #4 of 2022 to Extend Two Year Terms For Highway Superintendent and Town Clerk to Four Years

Counsel Schachner addressed the Board. To get this going this is subject to Mandatory Referendum, meaning the people of Wilton get to vote. If you approve the local law and send it to the Board of Elections to extend the terms. You would have to have schedule the Public Hearing at the July meeting. Then submit the proposition to the Board of Elections by August.

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

RESOLUTION #150

NOW, THEREFORE, BE IT RESOLVED, to schedule a Public Hearing for July 7, 2022, at 7.02 PM to approve proposed Local Law #4 of 2022 to extend the Town Clerk and the Highway Superintendents position, to a four-year term.

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

Bid Approval for Telephone System

Comptroller Moran said we received the bid response from Spectrum, they were the only one who responded. The bid was for \$74,160.00 it will be over the course of three years. After that the costs associated with that would be over and we would just be left with the monthly contract for the usage.

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

RESOLUTION #151

NOW, THEREFORE, BE IT RESOLVED, to approve the bid from Spectrum for \$74,160.00.

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

ARPA-Not For Profit Fund

Comptroller Moran said a few months ago we had set up the allotment of \$100,000.00 dollars. We are halfway there right now. We received ten requests and or applications. Each one was for \$5,000.00 dollars.

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #152

NOW, THEREFORE, BE IT RESOLVED, to approve the applications that we received for the ARPA fund in the amount of \$5,000.00 each.

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

Vehicle Charging Stations

Comptroller Moran said we don’t have anything ready to go to bid today, but we are anticipating that within the next week or so we’ll be able to draft up what we may need. Site locations, construction surrounding the charging stations. All we need right now is permission to go to bid. The Town Hall and Gavin Park.

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #153

NOW, THEREFORE, BE IT RESOLVED, to go out to bid for Vehicle Charging stations for the Wilton Town Hall and Gavin Park locations

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

Flag Policy

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #154

WHEREAS, the Town recognizes that the flying of any particular flag on Town property is considered governmental speech; and

WHEREAS, in order to be fair and non-discriminatory in the placement and flying of non-governmental flags, the Town Board feels it best to have in place a strict policy to fly only certain flags.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the Town Flag policy, a full copy of which is attached hereto, which said policy is hereby officially adopted and shall take effect immediately.

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

Town Historian Position

Supervisor Lant said we interviewed for the Historians position because Karen James retired. We interviewed Katie Coons, a Wilton resident, and a real history buff.

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

RESOLUTION #155

NOW, THEREFORE, BE IT RESOLVED, to appoint Katie Coons to the Historian position with an annual salary of \$4,400.00 with a start date of June 19, 2022.

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

Committee Reports

Supervisor Lant said he'd like to thank the Cub Scouts pack 4024, for helping us put up flags this year for Memorial Day.

The Historical Museum opens this year June 4, 2022, and they have a Strawberry Social June 19, 2022, from 1-4.

Gavin Park Splash Pad opens June 25th.

Wilton Wildlife has their festival this Sunday June 5th from 11- 3.

Living Waters Church 4330 Route 50 is having a craft show. This is to benefit Adopt a Soldier from 9-3.

Speed Limit Reduction

Supervisor Lant said the board sent a speed limit reduction request to Saratoga County for the area of Parkhurst Road. They reduced the speed from the Town of Greenfield town line to Parkhurst Road from 55 to 45. Also, on Gailor 55 to 45 from Route 9 to Parkhurst Road. Parkhurst Road, there's no change.

Comptrollers Report

Comptroller Moran addressed the Board. We have a local resident her name is Hattie Finch. She has shared a lot of historical information with us. She has a particular interest in WWII. You may have seen the panels out at the town hall. She is having an event June 14, 2022, at 2 O'clock. Local residents donated artifact's related to WWII. It's very interesting.

1.) 2021 Budget Transfers

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

RESOLUTION #156

NOW, THEREFORE, BE IT RESOLVED, to approve the 2022 budget transfers Report 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.) Budget Amendments

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

RESOLUTION #157

NOW, THEREFORE, BE IT RESOLVED, to approve the 2022 budget amendments Report 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.

3.) Personnel

A.) The vacant MEO position.

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

RESOLUTION #158

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Chad Flint to the vacant position of MEO at a base rate of \$22.49 per hour with full benefits, effective, June 2022, contingent upon passing all screening requirements.

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

4.) Internal Review-Justice Court

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #159

NOW, THEREFORE, BE IT RESOLVED, to approve the annual internal review of the court records with no exceptions noted.

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

5.) Service Award Program

This is informational only. 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 have had an opportunity to review their points and service information. There are no changes. The list, along with the complete data package, has been 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 2022 contribution.

On a motion introduced by Deputy Supervisor McEachron, seconded by Councilman Bogardus, all board members in favor, the meeting was adjourned at 10:07 P.M.

Respectfully Submitted,

Susan Baldwin, Town Clerk

Supervisor, John Lant

Deputy Supervisor McEachron

Councilman, Duane Bogardus

Councilwoman, Erinn Kolligian

Councilman, Ray O'Conor