

TOWN OF WILTON

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WILTON, NEW YORK

PHONE: 518-587-1939

FAX: 518-587-2837

Susan Baldwin, Town Clerk

sbaldwin@townofwilton.com

December 1, 2022 Wilton Town Board Meeting

PUBLIC HEARING-SOLAR CODE AMENDMENT-PUBLIC BENEFIT FEE

7:00 PM

Mr. Ryan Riper, Director of Planning and Engineering, said he would like to give an update to the Solar Energy Public Benefit Fee. We looked at this last month at the Town Board meeting. What we are proposing is creating a mitigation fee. There has been a lot of interest in the town lately for large commercial solar arrays, thirty to fifty acres in size. The commercial arrays have been clear cutting the forests. The Town Board and Planning Board have been concerned over the loss of the habitat and tree canopy in the town. This is a mitigation fee to offset the loss of the open space and helps with the town purchasing additional open space and enable the connections between existing open space land and trails. The funds obtained from the developer of the commercial solar arrays will be put into a reserve fund that could be spent on existing open space improvements for public benefit or purchasing additional lands which are beneficial to the town. It is a fairly simple change to the existing code. There is a onetime fee paid to the town. The board will need to decide on what that fee will be. Councilwoman Kolligian asked what would constitute a large scale array. Mr. Riper said two hundred kilowatts or more. She asked typically, how many acres that would be. Mr. Riper said we have been seeing four or five megawatts systems which are typically forty to fifty acres of land. It is a large area. The projects which have been coming in have been clearing forests. We want to make sure we mitigate that and not lose the forests, habitats and tree canopy in the town. Deputy Supervisor McEachron asked if we have made the provisions if the project comes in, clear cuts and then abandons the project. Mr. Riper said yes, if they clear cut, the fee applies. If the project does not move forward and there is no disturbance of the land, the money is refunded. Councilman Bogardus asked where the money will be kept. Mr. Riper said it will be a specific reserve fund dedicated for this fee.

Steve Bederian from 4 Woodland Drive said he was only recently made aware of this change and would like to speak against the implementation of this taking of rights from landowners. The board has repeatedly said the clear cutting of trees. The board could pass an ordinance limit or prohibiting the clear cutting of trees but to use open or fallow land that might be an agricultural use, the board said suburban aesthetics for our town. There are certainly many agricultural uses. The board is then proposing to add an exorbitant fee on to what is likely to be a family farm which would be harvesting solar energy as opposed to maybe two cuts of hay in a season. He said he thinks this is a taking of rights from the landowners of this town. There is a better way of protecting the forests of this town if you want to prohibit clear cutting. This is not the way to do it. If you want to limit development in the town and you want to put a \$10,000 fee on things which are being developed, the board may also want to consider other

developments. Would there be a \$10,000 fee per building lot or a \$5,000 fee for every apartment unit? He said he did not see that included in our town in order to bring fees into the town for public recreation. These are all good things but disagreed with the method of getting them. This is a taking of property rights. Councilman Bogardus said the solar groups are not taking the land, the landowners are voluntarily selling the land to them. Mr. Bederian said you're taking their rights by imposing this onerous charge per acre on the development of this particular type. You're limiting this farm as to what they can do which rightly belongs to them. Solar development ages out in about ten years. After that, the panels come out then it's farmland again. Councilman Bogardus asked if he had gone to the planning board meeting when this was discussed? Mr. Bederian said he was not aware of it, and it was not publicized. Councilman Bogardus said it was publicized. He was at the meeting, listened to all of the discussions, the ten thousand dollars is a mitigation fee. If by chance the person building the solar field decides to just vacate and leave, this would take care of the decommissioning of the solar array. The money in the account would be used to restore it back to its original form. Mr. Bederian said, from what he read, the money would be spent long before that would occur. If you spend the money on playground equipment... Councilman Bogardus said the money is in a separate mitigation account for that particular property.

Eva Lau from 16 Hillcrest said she largely agrees with some of what Mr. Bederian has said. She also agrees there was not a lot of public information made available. Ms. Lau said she has heard from several people that this did not go out on the town's newsletter and feels this is something the town residents would like to be informed about. Regarding the language and the proposed code amendment, what constitutes a large-scale solar project, how much area. Mr. Riper said two hundred kilowatts. Not a small residential array, not something you would set up in your back yard. Ms. Lau said she has friends that have farms and that would affect them. If they want to put up an array where their energy would largely come from solar, that fee would impact them greatly. It would almost be a deterrent. Mr. Riper said it is based on the area fenced in. That would not be a commercial solar array, it would be energy you would be using on your property for your own use. Mr. Riper said if it's not commercial, this wouldn't apply. It's for large scale commercial scales, the primary purpose is selling the power. Some of these companies are paying \$500,000.00 to \$800,000.00 to attach to the grid system. Ms. Lau said she understands that but this fee is adding costs for that project and could be looked at as a potential deterrent. Does it make sense to do something like that when this is considered a clean energy project? If you're talking long term and trying to move away from fossil fuels, do you want to discourage projects like that. Mr. Riper said there is no discouraging it. Deputy Supervisor McEachron said it is one of the lowest fees in the state. The average fee in the state is higher. There are a lot of fees involved but the fees for the process of approval are relatively inexpensive. There have been inquiries throughout the town, and they have all been on forest lands. There was a project approved a couple of years ago which was two five megawatt systems. They cleared fifty to sixty acres of forest land. Ms. Lau asked if the fees would be used for park and recreation, why wouldn't the fees be put towards conservation projects. Mr. Riper said it is, open space land. Councilwoman Kolligian said the purchase of property, to connect more of our open space land. Ms. Lau asked if there are similar fees for other projects, like housing developments. Mr. Riper said yes, there are fees for residential subdivisions. Deputy Supervisor McEachron asked what Belmonte Builders just paid. Mr. Belmonte of Belmonte Builders said he has paid over a million dollars in subdivision fees to the town. Mr. Riper said this is nothing new, there are fees for everything. Ms. Lau said she is asking, particularly for this energy project, if this would act as a deterrent. Councilwoman Kolligian said it did not deter Mr. Belmonte, he just stated he paid over one million dollars in fees. Ms. Lau said maybe he can afford that. Councilwoman Kolligian said if they are paying five hundred to eight hundred thousand dollars to connect to National Grid, she said she didn't think a ten thousand dollar per acre town fee is going to affect them. This holds them accountable. Deputy Supervisor McEachron said this is one of the lowest fees in the area. Ten thousand dollars is a lot of money but when you are talking about an eight hundred thousand dollar

project we are trying to stop someone from coming in leveling the entire fifty to sixty acres and then not completing the project. Ms. Lau said if it's for the protection of the land she agrees with that. Mr. Riper said it's a balance of development and open space. Ms. Lau said was wondering why it was retroactive to November and if there was a specific project this was aimed at. Mr. Riper said there have been no projects since that date. Councilwoman Kolligian said it was the date of the last board meeting when this was first discussed.

Laura Lourenco 71 Edie Road said she thinks it's great that we are considering this public benefit up front. She said the current zoning code describes large scale solar energy systems as one that is ground mounted and produces more than twenty-five kilowatts for the off-site sale and consumption. So, you're a business and you're producing on one site, you could consume it and that is an acre or less. Mr. Riper said a commercial solar array produces twenty five kilowatts or more. Does this apply to the twenty-five-kilowatt systems? Mr. Riper said commercial solar arrays. Mr. Schachner said what is proposed is an amendment to our zoning and this would supersede that. Ms. Lourenco said it applies to large scale solar in the amendment. If you look in the code, it defines large scale solar as twenty five kilowatts. If we are intending for it to be two hundred kilowatts or if we are intending it to be utility scale, it is not clear. Ms. Lourenco said her concern is the approach that this amendment takes as an up-front cost might be too far away for the standard for the area. Then we might miss out. Washington County does payment in lieu of taxes and hosts community agreements which we may want to do in addition to this. That tends to be paid out on their annual income, which tends to be more feasible for solar because they don't typically see profits for seven or more years. Towns have site plan fees and admin fees. The ones she has seen have been more in the area of twenty five hundred dollars and that is a flat fee as opposed to ten thousand dollars per acre. The town may miss out on the tax benefits. It is a good source of income diversification. Some landowners actually lease the land for three to five thousand dollars per year. It might discourage existing or future businesses with sustainability goals. Everyone from Stewart's to Walmart has these. Sometimes, part of that includes renewable energy generation on their site or off site. She said she wouldn't want to scare away our existing businesses if they have these goals as it might apply to them. She said she thinks it can put us at a disadvantage for future energy needs and regulations if we're not building our local energy independence now while these incentives are available. She said as a reader, it was unclear as to the necessity of the amendment because our zoning code covers a lot of these concerns. They already have to adhere to the requirements of the underlying zoning district. They are subject to aesthetic screening requirements and fencing, so the aesthetic concerns are addressed in our current code. There is a maximum lot coverage so open space is being preserved and the SEQRA review would prevent adverse environmental impacts. She said it is unclear what the amendment adds, besides the financial incentive, that we aren't already doing. Maybe we can work on how it's being integrated in the wording. If we are concerned certain types of land should be used for other purposes, that typically can be built into contingencies of the project. In Greenwich, part of the agreement with the solar developer, no more than twenty percent of prime agricultural land can be used that has to be able to be maintained for agricultural use like sheep grazing, bees, pollinator agreements for milkweed for butterflies. There are ways to preserve this. Some towns use these to preserve open space as they can be fully decommissioned and that is built into the decommissioning bonds and agreements. These are ways some places preserve their open space as this has a lower footprint than other types of development. Maybe we can consult with some of the neighboring municipalities that are going through these large-scale developments and see what they have done see what's worked for them in terms of agreements.

Ms. Dwyer asked if we have a committee that looked at this and all these various factors? Has there been a town committee where residents have been asked to participate? Mr. Riper said this is just the public benefit fee.

Joanne Klepetar of 101 Parkhurst Road stated that pretty much everything she wanted to say has already been said. This public benefits fee, that's a catchy name, whoever came up with that, good for you. The neighboring towns have all put a moratorium on their solar farms, Greenfield, Northumberland and Moreau. In this case, it seems like we're just trying to speed it through, with no public input, except for today. How can it be retroactive on November 3rd, before any public hearing has been held, she said that she didn't understand. She said she thinks it's total government overreach and you should take some time and maybe revise the zoning as far as clear cutting if that's your major thing. Take a step back and take some time, all of these neighboring towns have done that. Deputy Supervisor McEachron said if you stop the clear cutting, it stops the solar arrays. Ms. Klepetar said yes, but it's done in a proper way. Ms. Klepetar said another issue is the video from November is not up, October's meeting of Town Board was up. There are no draft minutes. There's a little 3x2 section in the Saratogian legal notice and if you missed that on November 14th, you don't know that this is going on.

Mike Brice of 233 Loudon Road said he is actually just here to voice his opinion. He said he can see the property directly next door to him; fifty acres is being surveyed right now for a solar farm. For the last ten years, builders have been through there constantly and can't build on there because of the fifty acres, almost thirty acres are DEC wetlands. The broker of that property has been changed numerous times and now is David Towne, who is the Wilton Judge. He's the broker, the price of this property went up drastically and the solar farm is in there now surveying it. He said he thinks there needs to be a committee to look at some of these properties and say hold on, before you waste everyone's time, including ours, no, this can't go here and yes, this can go here. No one has come by and looked at it. It is DEC wetlands and they went through there recently when someone was cutting in there and halted it. The town all of a sudden, thinks it's ok to let someone come in and survey and see if they can put a solar farm in there. Deputy Supervisor McEachron asked how is that the town allowing that to happen? That's the landowner allowing that to happen. When it becomes a permit issue, then the code enforcement comes in. How is the code enforcement supposed to go there and know what's going on? Councilman O'Connor stated no one has applied to the town to put in a solar farm or anything else. We can't keep people from talking about what they may or may not do with their property. We can't preclude someone if they want to survey their property. You don't need a permit to survey your property. Mr. Brice said there was the same situation, a few years back, with the fire department and then they realized they weren't allowed to put a firehouse there anyway. That stopped it. Here, the town needs to get more involved in the residents, all of us. Mr. Brice said we take pride in the way our houses look. We certainly don't want to see any solar farms going in there, where it's not necessary. We have the Wilton Mall. If you go by there there's not a hundred cars in the parking lot. There's a perfect spot for it and everybody can benefit. The one on Kings Road, which they're also proposing, is not right. It's not the spot for them. He said he thinks the town should send a committee to go over and look. Deputy Supervisor McEachron reminded Mr. Brice that this is what our code enforcement officer is for. When it hits his desk, he will go over it and see if it's an approved use. They can decide to put anything there and until it hits his desk. You are insinuating that this town is going to allow something to happen because Mr. Towne is now the broker and that's not going to happen, Deputy Supervisor McEachron said he doesn't care who he is. Mr. Brice said that did happen about ten years ago with the fire department and Councilman O'Connor was on the board when that happened and he knows that. People were not allowed to build on it but the town rezoned it for commercial to put that fire house there. So, we took them to court, they stopped everything and could not build it. So, you should look into that. Councilwoman Kolligian said you don't want it in your back yard and a bunch of people in the neighborhood probably don't want it in their backyard either, some of these fees are just to draw attention, and hopefully find larger scale where it's not next to neighborhoods, out in a rural area, where it doesn't take away from the town. Mr. Brice said that \$10,000.00 fee is nothing to them, make that fee a \$100,000.00 and then see what happens. Councilwoman Kolligian said you

would then have angry people here who think ten thousand dollars is way too much. Mr. Brice said he doesn't want a solar farm next to his house and you shouldn't put a solar farm in a residential area, that's all he was saying. Councilwoman Kolligian said that is what we are trying to do. She said the conversations going on here are very contradictory to one another.

Zach Coffin of 8 Amy Lane said his question is where exactly this would be placed. Deputy Supervisor McEachron said there is not one here yet with an application. Mr. Riper stated there was a committee in 2017 to go over the zoning laws for solar which is Chapter 108, and that's when it was adopted. There was months and months of discussions. What we are talking about tonight is only the public benefit fee in areas of the town where solar is allowed, except for the R-1 district which is east of Route 9 and west of the Northway. There is a lengthy process in the approvals of solar arrays, it's not just allowed. There was one recently approved on Wilton Gansevoort Road and that is a four megawatt system. They are clearing forty acres. There are two public hearings for these and three to four Planning board meetings. Mr. Coffin asked what the benefit was for these. Deputy Supervisor McEachron said for making money. Mr. Riper said these commercial companies come here and there are incentives out there from the state to provide the solar green energy. The solar companies buy or lease the property from the landowners, developing the land, creating the solar arrays and long-term financial benefits. The life span of most solar systems is warranted for twenty to twenty five years. This will change as technology changes. There is a required decommissioning plan in place and an escrow or bond held by the town for the decommissioning of the arrays. If the developer builds the array and doesn't decommission there are funds to make available to bring it back to its natural state. That is a separate fee. Councilman Bogardus reminded everyone that it is revisited every three years as the economy changes within that time. Deputy Supervisor McEachron said with the ten thousand dollar fee per acre, maybe it slows them down, maybe not, and at least we'll have something when they come in and destroy the property and that's all just for money. We can't tell you that you can't have solar, it's your property, your right. Mr. Coffin said the ten thousand dollar fee per acre, just to see the land get cleared, he said he would hate to see it go. Councilwoman Kolligian said there's no one on this board that's against solar or clean energy. We also don't want to see fifty acres of forest land clear cut with no retribution back on the company that did it. Ms. Lourenco asked how they are allowed to clear cut. In our zoning we have to get a special use permit. Mr. Riper there can't be trees because the panels need sun. Ms. Lourenco said the board would have the power through zoning to disallow this in forested areas or conservation areas and absolutely anywhere with environmental wetlands which shouldn't pass SEQRA. Mr. Riper said if you are restricting this to just farmland then you are giving incentives to take the farms in the town. Ms. Lourenco said right now we are only restricting it in residential, that means any commercial parking lots and this applies to all of these areas, not just forest. It's not that this is for only things that are clear cutting. When it's clear cutting we could say we would only allow you to cut a certain number of trees or we can build that into the contingency for it. It seems like what we are saying we want to do with the amendment is not matching what our concerns are with the clear cutting. If we are concerned about land conservation, what are we doing for that. Councilwoman Kolligian said we are taking that \$10,000.00 per acre and buying land somewhere else so that stays conserved and forested and hopefully butts up against lands that we already have. Deputy Supervisor McEachron said you want us to tell landowners what they can do on their own property? Ms. Dwyer said we already have a mall with a flat roof, no trees that need to be cut down, if someone wanted to come in with twenty acres there and wants to put a solar field on top of the mall, they shouldn't get this fee. So, lets clarify, if I have a farm that's all clear, and I'm not going to cut down one tree, I can put a huge solar field there and as long as I'm not cutting any trees down, I'm not going to pay this fee? If they are concerned about the trees, why are we charging someone to put them in a parking lot, this is the disconnect we are having with this discussion. Mr. Riper stated that we don't have a lot of active farmlands. Ms. Sturm said there is a lot of open land with fields. Ms. Dwyer said she thought she

heard if there were no trees cut or disturbed that there would not be this fee. Mr. Riper said yes, it would be refunded if they pull out of the project. Deputy Supervisor McEachron said that's a great question and could be handled tonight. If they are not going to destroy the town, then we could waive these fees. Ms. Sturm said this fee also pertains to people that have an open field, where there is no clear cutting required. Deputy Supervisor McEachron said we could waive the fee if they are not clear cutting. Ms. Lourenco said you also see it going into places next to highways, where the land can't be used for anything else. It's a nice way to take this underutilized land and make it productive and contribute taxes to the town. Deputy Supervisor McEachron said if there are no trees cut, no fees apply. Mr. Riper said we can easily add that. As far as the Northway there is a Northway corridor no cut buffer. Councilman Bogardus said there are solar arrays along the Massachusetts Turnpike. When the sun reflects off them, visibility is horrible. Deputy Supervisor McEachron said his biggest concern is a company coming in, clear cutting the property and then we are stuck with a property with stumps in the ground. He said he agrees with waiving the fee for cleared farmland. Ms. Lourenco asked if the board has talked to any developers and would this prevent them from approaching the town, at all, if they see this fee. Ms. Lourenco said she has spoken to developers and it is very difficult for them to have additional, upfront costs on top of the land leases, on top of the grid connections to develop the site. It's hard for them because they don't see a profit for sometimes, a decade. They prefer the yearly payouts. If other neighbors are doing the yearly payout and Wilton is doing an upfront fee of one hundred thousand dollars on the same size does that totally scare them away and totally miss out on that opportunity. Deputy Supervisor McEachron said if we are missing out, we can revisit this in a year. She said some of the incentives expire in 2025, so it is a small window. Councilwoman Kolligian said there are always more incentives. Ms. Dwyer said also, let's not play the game that there's nothing going on. She said Councilman O'Connor said there was someone in front of the Planning Board, whenever, there's stuff going on. They're here talking to all of you, to the Planning Board, to anyone who has anything to say about it. Deputy Supervisor McEachron said the one that's at the Planning Board is grandfathered in. Ms. Dwyer said, she is just saying let's not pretend there's nothing going on, I'm not saying you John, the overall atmosphere here is, you have a gentleman here a couple people here saying this that and another thing, there's nothing going on, nobody's put anything in. That's not true. There is stuff going on and often it happens. Mr. Riper said there is definitely interest. Ms. Dwyer said so, let's not split hairs about nobody's made an application yet, because often by the time it gets to that point, there's been an awful lot decided and on the table so let's not pretend. Councilwoman Kolligian said all she knows is what came in front of the Planning Board when she was still on that board in 2018, that's the only solar farm that she said she has any knowledge of that has come before this town. Councilman Bogardus said there are a lot of rumors, but only until there's an application is when it becomes a fact. Mr. Brice asked if commercial solar farms are only allowed on commercial properties. Deputy Supervisor McEachron said there is only one zone, R-1, where solar arrays are not allowed. Councilman O'Connor said the public hearing has metastasized into a debate, which is not supposed to happen. When this item comes up in the agenda, he said he will have a suggestion.

Toni Sturm of 41 Parkhurst Road said the number of points and issues raised here today are really big and really important. She said she thought it would behoove our town to give this change in code a little more time to let the ideas percolate around. We should think it through a little more. A fee scale that goes over time because but if you have fifty acres, a five hundred thousand dollar fee is prohibitive, if the whole project is eight hundred thousand dollars. Councilman Kolligian said the connection to National Grid costs that much. Not the project itself, it's a million dollars per megawatt. Ms. Sturm said it is still a huge fee to be assessed upfront and it would behoove us to make it expand and go out over a five or ten year time span. The income comes in incrementally, not all at once. She said she is asking for a little more time and another public hearing session. Councilwoman Kolligian said someone mentioned tax incentives, the

PILOT and going to the IDA. Councilwoman Kolligian noted she is on the IDA and knows how it works, if it goes in front of the county IDA, and they get their payment in Lieu of taxes, the town will get nothing, that's why we're looking to make sure the town gets something to protect it. If we give a PILOT Program of ten years for a project that may only last ten years, and at no point in time in incrementally over those ten years is when they finally started paying their fair share of property and school taxes, we hurt not only the town, but three school districts. Councilman O'Connor said the town itself, unless it has an industrial development agency, cannot give a PILOT Program. It has to have its own Industrial Development Agency.

On a motion introduced by Councilman O'Connor and seconded by Councilman Bogardus, with all board members in favor, the public hearing was closed at 7:49 p.m.

REGULAR TOWN BOARD MEETING-December 1, 2022

Supervisor Lant called the Regular Town Board meeting to order at 7:50 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 the following board members present.

John Lant-Supervisor
John McEachron-Deputy Supervisor
Duane Bogardus-Councilman
Erinn Kolligian-Councilwoman
Ray O'Connor-Councilman

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

Proclamation for Wesley Carl Green

Councilman Bogardus said Wes Green was a paramedic with the Wilton Emergency Squad. He was a vital member of the team, provided great care to the residents of the Town of Wilton. Unfortunately, Wes was stricken at the age of 40 and while in the hospital, he turned 41 and passed away. We are here to honor the Wilton Emergency Squad but more importantly, the family of Wes Green. We have his family here including his wife, son and daughter. We may be livestreaming for the relatives out west and in Alaska.

Proclamation

WHEREAS, The Wilton Emergency Medical Service was founded on the principle of putting people first, providing life-sustaining services to our community. Today we

acknowledge a man who served our community valiantly with compassion and dedication.

WHEREAS **Wesley Carl Green** was born on November 3, 1981, in Juneau, Alaska, and

WHEREAS **Wesley Carl Green** was a graduate of Hudson Valley Community College with a Health Science degree specializing in paramedicine, and

WHEREAS **Wesley Carl Green** joined the Wilton Emergency Medical Service on October 24, 2014, and

WHEREAS **Wesley Carl Green** served the community with excellence earning several awards and commendations, and

WHEREAS **Wesley Carl Green's** sense of humor, kindness and energy enriched those fortunate enough to know and work with him, and

WHEREAS while we mourn his loss, the Town of Wilton will forever honor the memory of **Wesley Carl Green** as an outstanding member of the community, and

PROCLAIMED, that the 1st day of December 2022 is hereby dedicated to the memory of **Wesley Carl Green** in grateful recognition on behalf of all in the Town of Wilton.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the Seal of the Town of Wilton this 1st day of December 2022.

Councilman Bogardus said Wes Green stepped up during the pandemic, as did the Wilton Emergency Squad. We had residents unable to go out and get vaccinated, the Wilton Emergency Squad went out to homes and vaccinated residents. Wes Green was an intricate part of this, as is everyone present. Wes

gave up time with his family in order to make sure residents of the Town of Wilton were inoculated and vaccinated against the virus which was killing many people. The Town of Wilton gives their gratitude to the family and extended family. With great honor, the proclamation was presented to the family.

Public Comment Session

Richard Pollack, 17 Carlyle Terrace said he has been before the town board in the past on numerous occasions and also the planning board. He said he is present to register a little bit of dissatisfaction with the current process. He said he has asked for the boards to look at the zoning ordinance, specifically the conservation subdivision of the ordinance. He said he personally believes there are some significant flaws in the ordinance and actions should be taken, sooner rather than later, to correct those flaws. They are currently impacting the future development at this time. He said he has asked many times as to what can be done, was asked to be on a committee and has received no phone calls back from the person supposedly in charge of that committee. He said he doesn't know what to do and is frustrated. He said he really wishes something would happen because he feels it is serious. There was discussion on solar energy and there are people in this town who live in an R-2 zone. It is rural residential. He said he has talked to people up and down his street who live in a rural residential area and what is being approved is far from rural residential. It is a big problem.

Joanne Klepetar, 101 Parkhurst Road said the first thing is she would propose is for the town put a moratorium on this whole solar farm thing. She said she thought it would be in the best interest of the town to step back and revise the zoning or however you will do that. The second thing is if anyone can tell her what is going on with Twin Bridges. She said she heard from somebody they were proposing to have some kind of transfer station in Wilton. Councilwoman Kolligian said that happened a year ago. Supervisor Lant said they have moved on from Wilton. Ms. Klepetar said she picked up some newsletters from the Town of Greenfield. A little over two years ago she said she signed up to receive a newsletter from the town. She said she thinks she received one and somewhere in this town hall, floating around, are email addresses of people who want to be informed about what is going on. She said she would even be willing to put together some kind of newsletter. It doesn't have to be big; it doesn't have to be long. She said she thinks the board and the town owe it to our residents to keep them informed, other than this little thing that is in the Saratogian, that no one reads. It is not transparent, at all. The last thing is for our Supervisor. Mr. Lant, you will be asked to vote with the Board of Supervisors on the alcohol rules in the City of Saratoga Springs. They are talking about ending alcohol service to people after 2:00 a.m. Please vote yes for that change from 4:00 a.m. Supervisor Lant agreed with that and said he would like to see alcohol sales end at midnight but said he thinks he may be all alone with that opinion.

Approve Pending Minutes

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

RESOLUTION #232

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the November 3, 2022 meeting, as typed.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly

put to a vote, all in favor the motion passed 5-0.

SOLAR CODE AMENDMENT-PUBLIC BENEFIT FEE

Councilman O’Conor said he had sent a few messages to Mr. Riper about the fee, how to apply and how much it would be. He said he would like to defer a final decision on this piece of legislation until, at least, the next meeting. We will keep the comments from the public in mind.

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

RESOLUTION #233

NOW, THEREFORE, BE IT RESOLVED, to table any action of the Solar Code Amendment-Public Benefit Fee until January 5, 2023.

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

Road Dedication-Grand Highlands Subdivision

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

RESOLUTION #234

NOW, THEREFORE, BE IT RESOLVED, to approve the road dedication for Grand Highlands Subdivision;

Cannon Royal Drive-Station 0+28.89 to 9+39.97

Northbrook Drive-Station 0+30 to 9+39.97

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

Road Dedication-Forest Grove Subdivision

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

RESOLUTION #235

NOW, THEREFORE, BE IT RESOLVED, to approve the road dedication for Forest Grove Subdivision;

Jones Road Roundabout-Circle Station C 10+00 to A 10+32+/-

Jones Road Roundabout WB Approach-Station H 12+50 to H 10+00

Jones Road Roundabout EB Approach-A 11+00 to A 15+00+/-

Branch Boulevard-0+00 to 8+80+/- including portions of Jones Road Roundabout

Daintree Drive Loop-0+00 to 7+78+/-then continuing to Ocala Court-7+78 to 14+78+/-

Daintree Drive-0+00 to 14+50+/-

Putnam Avenue Extension-0+00 to 4+51+/-

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

Appointment-Wilton Planning Board

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

RESOLUTION #236

NOW, THEREFORE, BE IT RESOLVED, to approve the appointment of Tom Murphy from Alternate to Member of the Wilton Planning Board, to complete Jeff Hurt's term, 11/03/2022-12/31/2023.

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

Association of Towns Virtual Voting Delegate and Alternate

Supervisor Lant said the Association of Towns is being held in February in New York City. We will need a voting delegate and an alternate.

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

RESOLUTION #237

NOW, THEREFORE, BE IT RESOLVED, to appoint Councilman Bogardus as voting delegate and Mr. Riper as alternate voting delegate for the Association of Towns Conference held February 19-22, 2023.

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

MOU-Larry Gordon Camp Saratoga Environmental Education Center

Councilman O’Conor said he has been having conversations with Margo Olson and some of the board members of the Wilton Wildlife Preserve about a general memorandum of understanding. It is about the Town of Wilton and the Preserve working on future improvements on the property and specifically the buildings and what would become the Larry Gordon Visitors Center. Councilman O’Conor asked Counsel to review the agreement. Mark Schachner said it’s called a Memo of Understanding and sounds almost like a binding agreement except that there is appropriate qualifying language that the town itself, is not responsible for any of the economic aspects of the MOU and it will be done by WWPP. Councilman O’Conor said based on staffing and resources, the town, at its discretion, could assist WWPP with the development of the project.

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

RESOLUTION #238

NOW, THEREFORE, BE IT RESOLVED, to approve the Memo of Understanding between the Town of Wilton and the Wilton Wildlife Preserve and Park for the Development of the Larry Gordon Camp Saratoga Environmental Education Center.

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

Committee Reports

Councilwoman Kolligian said she spoke to Roberta Corrigan, Senior Center Director and Maria Moran, Comptroller. We are going to get some new curtains to coordinate with the new chairs and the Senior Center. We also discussed awarding \$5,000 to the Senior Center from the ARPA Funds, which we have given to other non-profit organizations. Program services and activities that are provided at the Senior Center fall under that provision. There are more Wilton members at the center now than ever. They are all having a good time and doing well.

Supervisor Lant said there is a plaque in the lobby for our past Supervisors. We now have a listing for our past Town Clerks and Highway Superintendents. He said he would like approval for the project.

RESOLUTION #239

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

NOW, THEREFORE, BE IT RESOLVED, to approve the request for completion of a plaque for the past Town Clerks and Highway Superintendents

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

Supervisor Lant said Robert Barrett will be resigning from the Zoning Board of Appeals. If anyone is interested in the position, please apply. Nancy Dwyer asked if the position will be posted anywhere, the sign, emailed out? Supervisor Lant said it will be on the website. Ms. Dwyer said you would have to visit the website. Councilwoman Kolligian said we are always accepting applications even when a position is not open.

Supervisor Lant said there is vacant land on Loudon Road behind Adirondack Trust. We have campers there with tents and tables. He said he asked the Code Enforcement Officer to contact the owners to post the property and to contact the NYS Police and Saratoga County Sheriffs Department.

Supervisor Lant said he met with Katie Coons, Town Historian. She wants to get some things done and is sharing a room at the Senior Center. He said he spoke to Ms. Corrigan about the arrangement. Councilwoman Kolligian said she forgot Ms. Corrigan requested a door be put up between the Senior Center and the new Historian's Office. Supervisor Lant said Ms. Coons would like to get the room painted in historical colors, install shelving, remove a sink and a couple doors, install new flooring, a new conference table and chairs, hang pictures, share artifacts, signage and a light on the exterior door. He said he was hoping to approve some monies for the renovation. Our Building and Grounds Department will be doing 98% of the work. He said he is going to have a meeting with Ms. Moran, Ms. Coons and Scott Harrington next week and get the project started. Deputy Supervisor McEachron said we could approve up to \$6,000 and should be able to get the job done. Ms. Moran asked that the board, in addition to the resolution, indicate where the money is going to come from. She said we do have the money in Fund Balance. Discussion was held regarding the appropriate uses for ARPA funds.

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

RESOLUTION #240

NOW, THEREFORE, BE IT RESOLVED, to approve the addition of a \$6,000 budget amendment from the Fundbalance to the Comptroller's 12/01/2022 Report to the Town Board for new furniture and renovations to the new Historian's Office.

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

Supervisor Lant noted the Annual Christmas Tree Lighting will be held on Friday, December 2, 2022 at 6:00 p.m. at Gavin Park.

Comptroller's Report

1.) 2022 Budget Transfers

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

RESOLUTION #241

NOW, THEREFORE, BE IT RESOLVED, to approve the 2022 budget transfers requested and listed in the Comptroller's 12/01/2022 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.) 2022 Budget Amendments

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

RESOLUTION #242

NOW, THEREFORE, BE IT RESOLVED, to approve the 2022 budget amendments requested and listed in the Comptroller's 12/01/2022 Report to the Town Board.

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

3.) Personnel

1.

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

RESOLUTION #243

NOW, THEREFORE, BE IT RESOLVED, to approve the request for overnight travel for the following personnel for the annual Northern Adirondack Code Enforcement Conference at the High Peaks Resort in Lake Placid, New York, February 27th- March 2, 2023;

Scott Harrington
Marcus Hart
Mark Mykins
John Herlihy

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

4.

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

RESOLUTION #244

NOW, THEREFORE, BE IT RESOLVED, to approve issuance of a letters of intent to purchase two pickup trucks for the Highway Department and Buildings and Grounds Department for 2023.

The adoption of the resolution was seconded by Councilman Bogardus, duly put

to a vote, all in favor. The motion passed 5-0.

Adjournment

On a motion introduced by Councilman O’Conor and seconded by Councilwoman Kolligian, all board members in favor, the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Supervisor, John Lant

_____ Deputy Supervisor, John McEachron, Sr.

_____ Councilman, Duane Bogardus

_____ Councilwoman, Erinn Kolligian

_____ Councilman Ray O’Conor