

TOWN OF WILTON

22 TRAVER ROAD

WILTON, NEW YORK

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Susan Baldwin, Town Clerk

REGULAR TOWN BOARD MEETING

Supervisor Sturm welcomed everyone and called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Roll Call by the Town Clerk showed the following board members present:

Toni Sturm-Supervisor

Connor Rohan-Councilman

Joe Keneally-Councilman

Erinn Kolligian-Councilwoman

Ray O'Conor-Councilman

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

Public Comment

Steve Bederian discussed the website and the lack of information for the newly elected officials.

Approve Pending Minutes

On a motion introduced by Councilman O'Conor, the board adopted the following resolutions:

RESOLUTION #91

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the January 8, 2026 meeting, as typed.

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

Saratoga Plan

Rob Davies, Executive Director Saratoga Plan spoke about the various initiatives in The Saratoga Plan which is a not-for-profit conservation organization that acquires land from willing property owners and works with municipalities

who are aimed at preserving and permanently protecting the rural character, natural habitats and scenic beauty of Saratoga County, ensuring these resources are accessible for future generations. This is done through acquiring permanent conservation easements or purchasing properties for preserves. He says that Saratoga County is the second fastest growing county in the state and the time to act is now in preserving our farmland, forests and open spaces.

Tori Roberts, the Conservation Director, takes care of all the land acquisition projects and the stewardship of those lands after they are protected. She spoke about how the Saratoga Plan works with the landowners when creating these easements or purchases. She educates them on state tax benefits and credits for participating in the program. There are also grant programs available for the landowners who can live, work and forever enjoy the land involved. Saratoga Plan has a dedicated staff that go out and ensure that these easements are being upheld. They maintain the trails that are on the preserves with an amazing workforce of volunteers to help manage the properties.

One of the largest preserves maintained by The Saratoga Plan is Palmertown Range conservation area which is part of the southern Adirondack foothills located in Saratoga County and encompasses 40,500 acres within the southern portion of the Palmertown Mountain range. The predominately forested zone contains approximately 9,000 acres of currently protected lands and four key existing recreation hubs: Moreau Lake State Park, Daniels Road State Forest, Graphite Range Community Forest, and Lincoln Mountain State Forest. The development of a multi-use spine trail connecting the City of Saratoga Springs and Saratoga Spa State Park to Moreau Lake State Park is a major recreation goal. With the recent addition of 4 properties, covering approximately 2,050 acres, big strides have already been made to the proposed spine trail. Additionally, a network of spurs and loop trails will accommodate various user groups. The former Mount McGregor prison facility and the International Paper plant are two high profile economic development opportunities that could be compatibly developed in a manner that benefits from the overall vision for the Palmertown Range strategy.

Rob Davies and Tori Roberts thanked the board for their time and allowing them to share their visions for the future of our area.

683 Saratoga Road PUDD

Scott Lansing of Lansing Engineering presented a project for development of a 30.99 acre parcel (140.-3-9) at 683 Saratoga Rd. This parcel is currently located within the RB-1 Residential Business zone. The applicant for this project is 683 Saratoga Rd, LLC. The site has approximately 746 feet of frontage along Saratoga Rd (NYS Route 9). Currently the project site is developed along the parcel frontage, and the western portion consists of mature wooded areas with some wetlands (1.58 acres) and a small unnamed pond (.34 acre). Existing buildings include a two-story brick structure and several single-story barns.

The project includes rezoning the site from RB-1 to a PUDD. All structures, except for the two-story building, will be demolished under proposed conditions, The existing parcel is proposed to be subdivided into 4 lots. The first lot will include the brick structure and be retained by the owner. There are 2 commercial lots proposed along the frontage of Saratoga Rd. and the remaining 28.79 acres will be the locations of a residential development which includes (8) 10-unit condominium buildings. Amenity spaces for potential future tenants include outdoor walking trails, open space and a gazebo overlooking the existing pond.

The proposed development is intended to be serviced by public water and sewer services from the Wilton Water Sewer Authority. Stormwater management will be addressed in a project specific to the Stormwater Pollution Prevention Plan which will be designed and implemented in accordance with the NYSDEC technical standards. The proposed development includes the construction of a sidewalk extending to the north and the south of the site and connecting at Canopy of Saratoga to the existing sidewalk south of the project at Hill Top Drive. The intended demographic for the residential condominiums is young professionals, retirees, empty nesters and seniors.

The smaller commercial offices will be built to attract smaller businesses such as coffee shops, small restaurants, bakeries, professional offices, boutiques, etc.

7 Sarro Lane-Demolition

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

RESOLUTION #92

NOW, THEREFORE, BE IT RESOLVED, to approve the Initiation of Supreme Court Action by Town Counsel for the demolition and removal of condemned dwellings at 7 Sarro Lane, Tax Map No. 153.9-1-11.

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

Reappointments-Zoning Board of Appeals

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

RESOLUTION #93

NOW, THEREFORE, BE IT RESOLVED, to approve the following reappointments to the Zoning Board of Appeals;

Scott Duffy-01/01/2026-1231/2032
Scott Kingsley, Chairman-01/01/2026-02/01/2026

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

Reappointments-Zoning Board of Appeals

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

RESOLUTION #94

NOW, THEREFORE, BE IT RESOLVED, to approve the following extension of term to the Zoning Board of Appeals;

Kelsey Mannix, Alternate-01/01/2026-03/05/2026
Scott Dussault, Alternate-01/01/2026-03/05/2026

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

Open Space Dedication Request-Bullard Lane Conservation Subdivision

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

RESOLUTION #95

NOW, THEREFORE, BE IT RESOLVED, to approve the intent to accept open space in the Bullard Lane Conservation Subdivision.

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

Speed Limit Reduction Request Response

January 13, 2026

*Chad M. Cooke, PE
Commissioner of Public Works
Saratoga County Department of Public Works
3654 Galway Road
Ballston Spa, NY 12020-2517*

Dear Chad Cooke,

Thank you for your December 12, 2024, letter to the New York State Department of Transportation (NYSDOT) requesting a speed limit reduction request on Northern Pines Road (County Route 34), between Carr Road and Nicklaus Drive in the Town of Wilton. We apologize for the extended delay in our response.

NYSDOT Traffic Safety and Mobility reviewed the operating speeds within this corridor. Currently, the speed limit within the requested section of Northern Pines Road is posted at 40 MPH. Radar was collected at 320 Northern Pines Road and found the 85th percentile speed to be 51 MPH. Over 75% of vehicles were exceeding the posted speed limit and the highest recorded speed being 54 MPH. The 85th percentile speed is the speed at which most drivers feel comfortable. Under these circumstances, we recommend enforcement of the posted speed limit rather than a reduction of the posted speed limit. We will forward our findings to law enforcement agencies for whatever action they may deem appropriate. In addition to any action deemed appropriate by law enforcement, the Town may install speed feedback signs in this area under a highway work permit.

We also reviewed the crash history within this corridor from June 1, 2022, to May 31, 2025. In this three-year period there were a total of crashes. Of these crashes, two were caused by failure to yield the right of way, two related to alcohol involvement, one caused by animal actions, one caused by following too closely, one caused by a defective accelerator, one caused by failure to keep right, one caused by a reaction to an uninvolved vehicle, and one related to unsafe speed. One crash relating to unsafe speed in three years does not indicate a pattern.

Councilman Keneally said NYSDOT suggests we could get the Sheriff's Department involved. What is our relationship with the Sheriff and can we ask them to do more enforcement in the area? Supervisor Sturm said we can approach them. Mr. Riper said we can request patrols from the Sheriff and the Troopers. Charlie Post from Northern Pines Road said if they are going to be checking speeds, he asked it be taken all the way back to Ballard Road. The road is a drag strip. The amount of speeding is incredible. We have a lot of walkers and bicyclists. The road is 50 mph, maximum. He said he believes the Troopers are in charge of that section. Mr. Riper said they can patrol it. Mr. Post said in the morning cars travel well above 50 MPH, routinely 70 MPH. Councilwoman Kolligian said there was another speed limit reduction request submitted in 2025 which has not been responded to. The Town has also had street lights installed at intersections. Mr. Post said when he built his house in 1992, there were Sundays when you could walk down the yellow line for a mile and a half before you saw a car. He said he put in a drive in and drive out driveway because of the sight distance.

Change in Title for Part Time Fire Inspector

Supervisor Sturm said the change is due to the wrong title being used for the position for the person in the Building Department whose primary duty would be fire inspections.

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

RESOLUTION #96

NOW, THEREFORE, BE IT RESOLVED, to approve the change in job title from part-time Fire Inspector to part-time Building Inspector.

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

Committee Reports

Councilwoman Kolligian said she has had a couple of meetings with the Park and Recreation Commission. She said their meeting was Monday night. The Commission is trying to figure out their roll and how to be helpful. She said last year the Town Board included Commission member's children as well as employees and other volunteer boards, in the 50% reduction in Gavin Park camp fees.

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

RESOLUTION #97

NOW, THEREFORE, BE IT RESOLVED, to approve a 50% reduction in cost for Gavin Park Summer Camp for children of town employees and volunteer town committee and board members.

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

Councilwoman Kolligian said the Commission asked if there will be a ribbon cutting ceremony for the fishing pier. Councilman O'Connor said there will be. Councilwoman Kolligian asked if we are going to wait for warmer weather. Councilman O'Connor said we are. There are some young fishermen who are interested. Councilwoman Kolligian said she spoke to Ross McNeil about a three to five year look ahead. What will need replacing or repair. Ross said the floors in the Dailey Gym and Gavin Gym will need to be resurfaced, not immediately but in the future. The Dailey Gym floor has sponsors on the floor. Mark Dailey said most of the sponsors are lifetime but some of them have changed their logos like Arrow Bank and Adirondack Trust. Kelly's Delli is no longer in business. It might be a good time to get the new sponsor logos, can we add more, can we add pickleball lines, could it be a fundraising initiative for the Friend's of Gavin Park to help offset some of the cost of resurfacing the floors. The Gavin Gym is on concrete and sometimes the concrete settles and they have bubbles in the flooring. It's okay and not awful, yet. The bleachers are in good condition. The ramps that John McEachron

obtained from the Ninja Lab are just sitting there. Let's think ahead and figure out where those can go. Do we need to build a roofline off the gym so they can be a part of the playground? We are just coming up with a lot of ideas, ranking them, figuring out the cost and looking ahead. We talked about getting a better presence on the Gavin Park website. Some of the bigger tournament weekends have close to 40,000 people attending. Are we maximizing our local businesses and restaurants? How can we encompass more of our businesses for those visitors? We have 136 miles of trails in the Town of Wilton and said she has lived here her entire life and did not know that. Is there something we are offering when their child is not playing. Is there a place in the Town of Wilton to visit? There are trails and can be listed age appropriate. Supervisor Sturm said we could try to merge activities on a high volume weekend, what is happening at Grant Cottage, what's happening at Wilton Wildlife, Moreau State Park. Councilwoman Kolligian said they can scan a QR when they come into the park. In order to find the trails, you have to go to the Wilton Website and then go to visitors. People who live here are not clicking on the visitors link to find out where the trails and activities are. We could look at making the website more efficient and interactive or user friendly. We could also use Social Media to announce the Easter Egg Hunt on March 27, 2026 from 5:30 p.m. to 7:30 p.m. Also, we have been discussing a Veteran's Walk, starting at the right hand side of Lewis Drive and utilizing the light posts or even some of the power poles if we are permitted to. The walking path, depending on how many we get, Nancy Riely indicated when the memorial at Exit 16 was done, there are 270 Veterans. That does not include the Gulf Wars. It is going to take some work but she is open to any and all ideas. We not only have to get photos and information and locate the families. The three to five year outlook led to discussing the Gavin Park Comprehensive Plan and it has not been updated since 2005. This will help us with an overview of Gavin Park. There is not a lot of room left and that will lead to where is the next place. Do we need to create pocket parks or do we need more space? Ken Bishop is stepping down as the Chairman and Mark Dailey will be the new Chairman and Shawn Lescault will be the Co-Chair. Mr. Bishop is having a grandchild. He and his wife will be traveling to take care of the grandchild. It's not for a lack of love for the park. He will be able to Zoom in. There are attendance rules in their bylaws.

Sue Baldwin, Town Clerk and Liaison to the Americans with Disabilities Committee said she and Scott Harrington, Buildings and Ground, have looked into have automatic door openers installed at Town Hall. Councilwoman Kolligian asked if the town received a quote from Allerdice Glass. Mr. Harrington said he did and we are waiting for one more. Ms. Moran noted the entrance to the gym where the voting takes place is also not handicapped accessible. Supervisor Sturm said the second voting location is at the Senior Center. It is a smaller population who votes there but still active. Ms. Moran said maybe there should be a study because there are things we don't even think of like the level of a water fountain in relation to someone in a wheelchair, the height of a desk. Supervisor Sturm said there was disability infrastructure modifications done in the last year at crosswalks and was a funded undertaking. Mr. Riper said he and Josh Carlsson worked with the Capital Region Transportation Council under a grant to evaluate all of the sidewalks and roadways. It was geared towards the entire town. There are a couple of pieces that needed to be fixed and they were all very minor. Supervisor Sturm asked if it was specifically looking at sidewalks. Mr. Riper said it was for ADA compliance, not interior, just sidewalks. Supervisor Sturm asked about access to public town buildings. Mr. Riper said it would be for sidewalks. Supervisor Sturm asked Mr. Riper if he could see that type of funding expanded to entryways to public buildings. Mr. Riper said there is probably some other funding sources to assist with that but it would not be Capital Region Transportation Council. There may be funding through the Board of Elections like the Court gets funding through JCAP. Supervisor Sturm said the Court

would be another location. It would be Town Hall, Court and the two polling stations. Councilwoman Kolligian asked if that would have been part of the Court renovations. Mr. Riper said the ramp was but not the doors. Mr. Harrington said the doors comply as far as the space it opens up to, they are just not automatic. Supervisor Sturm asked if there could be a buzzer on the door and someone could come and open the door if a resident needed help get in. Ms. Baldwin said we do have a few residents who will call from outside and we will go out to their vehicle. Councilwoman Kolligian said it could be priced out and prioritize it. We can look and see if there are any grants because two of them are voting stations. We can ask Friends of Gavin Park. Mr. Harrington said Town Hall should be prioritized. Other than voting, most people go to Gavin Park to play basketball or pickleball. Deputy Supervisor Rohan said there must be a cheap doorbell that would make a noise. Mr. Harrington said they are available.

Supervisor Sturm said she is re-establishing the Safety Review Committee. This is a committee where the focus is internal for town employees on issues of liabilities, injury and safety. The current task is for this committee to look at policies and procedures we have in place and also training we can set up for staff and employees in dealing with threatening or verbally abusive interactions with the public. There was recently an issue that really brought this home. This would include de-escalation training, active shooter drills and stop the bleed training. That committee will be headed up by Nancy Riely who is our HR person, Deputy Supervisor Rohan is the liaison, Sue Baldwin and Mike Monroe. The Town Clerk and the Highway Superintendent, in their positions, especially the Highway Department with their snowplow efforts, come across a lot interactions with people who are not happy with snow being pushed back in their driveway but is unfortunately a fact of life. The Town Clerk interacts with a flood of people, especially in January, coming in.

Deputy Supervisor Rohan said he created an application for residents to apply to be on the Code Revision Committee. He said he spoke the Bill Rice, Planning Board Chairman, Scott Kingsley, Zoning Board of Appeals Chairman and John Herlihy, Senior Building Inspector to try to understand how to get the necessary expertise on the committee so we can navigate a lot of these issues tactfully from a place of knowledge. The timeline is over the next week and a half, he said he will speak to all who applied and then take the next few weeks to go over the documents so we can hit the ground running. We don't want to rush anything and do it right the first time. We do have an idea for a code revision which is currently being drafted by Counsel regarding collection of attorney fees for code enforcement. Hopefully that will be discussed next month or in April. Supervisor Sturm noted this first action is before the committee has met and is because there are issues before the town where people have sought relief for code violations by their immediate neighbors. The hope is that by imposing stricter financial penalties on people when they are not stepping up to the plate. Councilman Rohan said if the town is in the right and it escalates to a point which is inappropriate. Councilwoman Kolligian said it would not be at a cost to taxpayers.

Supervisor Sturm asked Councilwoman Kolligian if she has a sense of when the state and or county will have a plan. Councilwoman Kolligian said the state passed the law in June of 2023 and has not rolled it out yet. The county was trying to work on it because they would be collecting the registrations because they would be collecting the occupancy tax. Everyone has to register, if you don't register, there are penalties that come with it. If the town had our own short term rental law, it would be us trying to enforce it. This way, it is not us who would take that on. As of right now, we do not allow short term rentals in our code. We allow long term, beyond 60 days. As of now, we don't like to step on anyone's toes unless the situation becomes hazardous. Supervisor Sturm said the City of

Saratoga Springs created their own short term rental law. Their concern was outside capitol was coming in, buying up homes and creating Air B&B's which alter property values by driving the up and decreasing housing stock. Councilwoman Kolligian said owners had to apply for a permit and the city was limiting the number of units allowed. Supervisor Sturm said the owners had to reside on the property. Councilwoman Kolligian said it's great when you get started. It's a rabbit hole that never really ends. Supervisor Sturm said we are the most likely affected community being immediately adjacent to the city. We should really look at separately as our own code. Councilwoman Kolligian said she and Sue Baldwin looked at the number of units in Wilton around 2020. There were seventy five or more short term rentals. It is not an issue until it becomes an issue. She said she has friends who put their kids through college by renting. Some people use it as a source of income. What we don't need is the big conglomerate coming in and buying up and increasing the housing prices. Once the state rolls out and people have to register, we then get to see who is on that registry. With the zoning enforcement or revision, we can figure out the terminology. The enforcement is hard part. There was a house on Sweetbriar where we had to wait for the owner to be in town to serve him.

Councilman Keneally said the Alternative Transportation Committee had their first meeting on January 22, 2025 and we are looking for two additional committee members.

Councilman O'Connor said as the Highway Department Liaison, Saratoga Today had an article about our Highway Superintendent, Mike Monroe. *"Superintendent Monroe has shown that public safety and environmental stewardship go hand in hand. Wilton is demonstrating what modern, responsible highway management looks like in a sensitive watershed."* That comes from the Saratoga Lake Association. Highway Superintendent Monroe was able to secure a \$600,000 grant for a new storage facility for salt. It is an appropriate accolade for him.

Councilman O'Connor said we are one step closer to having the Veterans and Community Housing Coalition take twelve acres of land along Northern Pines Road which is state owned. Both house in the legislature and the Governor have signed off. We drafted a resolution that was passed by the VCHC board and are engaging in a survey to complete the property description. Once completed we will have another Veteran's Housing Project. Councilman O'Connor said he is not at liberty to say but it will definitely be a project for Veteran's support.

Comptroller's Report

1.) 2025 Budget Transfers

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

RESOLUTION #98

NOW, THEREFORE, BE IT RESOLVED, to approve the 2025 budget transfers requested for and listed in the Comptroller's 02/05/2026 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.

2.) 2025 Budget Amendments

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

RESOLUTION #99

NOW, THEREFORE, BE IT RESOLVED, to approve the 2026 budget amendments requested for and listed in the Comptroller’s 02/05/2026 Report to the Town Board.

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

3.) 2026 Budget Transfers

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

RESOLUTION #100

NOW, THEREFORE, BE IT RESOLVED, to approve the 2026 budget transfers requested for and listed in the Comptroller’s 02/05/2026 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.

4.) Personnel

1.)

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

RESOLUTION #101

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Brigit McElroy to the vacant Full-Time Senior Clerk position, effective January 27, 2026, with full benefits at a base rate of \$25.50 per hour.

FURTHER BE IT RESOLVED, to approve an hourly rate increase to Step 2, \$27.50 per hour, effective February 10, 2026

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

2.)

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

RESOLUTION #102

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Duane Miller for the Part-Time Building Inspector position, effective February 10, 2026, with no benefits at a rate of \$35.00 per hour, pending the successful completion of pre-employment screening.

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.)

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

RESOLUTION #103

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Shari Worth-Holden from the part-time clerk position, effective February 12, 2026.

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

5.) Asset Disposal

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

RESOLUTION #104

NOW, THEREFORE, BE IT RESOLVED, to approve sale of a 2017 Dodge Caravan on Auctions International.

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

6.) Wilton Emergency Squad-Penflex Service Award

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

RESOLUTION #105

NOW, THEREFORE, BE IT RESOLVED, to approve the audit and review of the 2025 PENFLEX Service Award Program points listing of all volunteer ambulance workers at the Wilton Emergency Squad.

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

Adjournment

On a motion introduced by Councilman O'Connor and seconded by Councilwoman Kolligian, all board members in favor, the meeting was adjourned at 9:06 p.m.