

# TOWN OF WILTON

22 TRAVER ROAD

WILTON, NEW YORK

PHONE: 518-587-1939

FAX: 518-587-2837

Susan Baldwin, Town Clerk

[sbaldwin@townofwilton.com](mailto:sbaldwin@townofwilton.com)

## Regular Town Board Meeting March 5, 2026

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

Supervisor Sturm acknowledge the untimely and unexpected loss of Robin Corrigan, our Senior Center Director. Our deepest condolences to the family from the Town Board and staff. A more formal acknowledgement of her contributions and long service to the Town will be made a time which is more appropriate for the family.

## Pledge of Allegiance

## Roll Call

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

Toni Sturm-Supervisor  
Conner Rohan-Deputy Supervisor  
Erinn Kolligian-Councilwoman via ZOOM  
Ray O’Conor-Councilman via ZOOM  
Joe Keneally-Councilman

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

## Public Comment Session

Bonnie DeRidder-Hart of 77 Blanchard Road read a letter into the record.

*Good evening and thank you for the opportunity to address the Board regarding the condition of North Road.*

*I am speaking to you tonight wearing three hats: as a local resident, a caregiver to an elderly parent, and as Assistant Superintendent of the Lake George Central School District.*

*As a local resident, I must say that the condition of North Road is deplorable and, quite frankly, a safety hazard. I believe it does not meet current safety standards. While North Road provides convenience and efficiency for my own travel south of my residence, I have the option to use longer, less efficient, but better-*

*maintained roads. Unfortunately, others—including emergency responders and the traveling public—may not have that choice.*

*My concerns extend beyond personal inconvenience. Historically, North Road was a straight path crossing Snook Kill Creek and continuing to the intersection of Ballard Road. Over 40 years ago, residents raised concerns about safety when Target Warehouse was planned for Wilton, particularly regarding emergency response times to the northeast end of town. Since then, traffic has increased dramatically, as many Target employees use North Road to avoid congestion at the Exit 16 bridge.*

*As a caregiver for an elderly parent, I have personally relied on emergency responders in urgent situations to often. Adding even 2–4 minutes to their travel time can be a matter of life or death—something that, in my opinion, should have no price tag. The current condition of North Road directly jeopardizes that critical response.*

*Finally, I speak tonight as Assistant Superintendent of the Lake George CSD, one of 31 schools comprising the WSWHE BOCES. I fully support the BOCES project currently under construction, and I serve on a traffic committee with other school business administrators and superintendents to discuss program times, modes of transportation, and routing.*

*While it might be assumed that all transportation from the BOCES facility will exit and proceed to Ballard Road, that is not the case. Many districts transport students with special needs using small mini-buses or vans. North Road provides a critical route for 20 of the 31 component schools to reach Route 32 and the Northway at Exit 17, or continue north and northeast. Using this route distributes traffic more efficiently, reduces congestion at Exit 16, and decreases wear on other roads. In addition, staff travel and interdistrict services will also increase, making road reliability, efficiency, and safety critical.*

*Given the current state of North Road, these important transportation functions are placed at risk. It is my hope that the Town Board will prioritize repairing and repaving North Road. The partnership between the Town, its residents, employees, and future students should be a shared priority—and we should never put a child's safety or any persons at jeopardy. I will continue to provide data and updates on the impact of the road conditions on schools in the coming months if needed.*

*Thank you for your time and consideration, Bonnie Hart*

Adam Rickett of Saratoga Road spoke regarding the condition of North Road. He said North Road doesn't simply need to be repaved. I called the highway department with concerns and Mike Monroe; Highway Superintendent informed him that the road has been re-topped at least three times in the last decade. What this road needs is complete reconstruction, which is not cheap. It sits on clay subsoil which is very susceptible to freezing ball cycling as well as drainage problems. The real problem here is funding. He said he knows with small towns, there's lots of roads that go bad every winter, so there's a lot to worry about. He said he felt that good funding ideas for this would be going through NY State or pressuring the Target Corporation to help fund the road repairs, being that their use is part of the detriment of North Road. Thank you for having us on your agenda. This is a community problem and hopes to see a good resolution.

Mark Dailey, the co-founder of the Christopher Dailey foundation and his wife, Maria, who also is a co-founder appeared before the board. Mr. Dailey said he is the Co-Chair of the Wilton Recreation

Commission. We're a commission made up of nine different individuals, all volunteers, all motivated at this time to get some work done, looking out for the recreational needs of the town. Starting in 2026 we now have the good fortune of having Erin Kolligian as our liaison. She's been to two of our meetings already and she has given us a lot of enthusiasm and ideas. We came up with four objectives that we'd like to achieve. The first one we came up with was to develop a master plan for Gavin Park. The last time the plan was developed for Gavin Park was in 2005. That was before the Dailey Gymnasium was built. A lot is taking place there. Much of the plan has come to fruition, however, elements of the infrastructure are starting to age. There are issues with parking. The condition of the bathrooms and the gym floors may need some work, as well. Having a well-designed plan is foundational to making good decisions about budgeting and about prioritizing the work that needs to be done that will be the most beneficial to Gavin Park. We have seen some good projects come across like pickleball courts, pavilions and other improvements. We came up with a recreation survey where we queried the town residents and had a pretty good response. We know that the town really supports Gavin Park and having things continue as they are along with the new additions that we're talking about. We spoke with the LA group, in combination with Ross MacNeil, the director of Gavin Park, Councilwoman Erin Kolligian and Ryan Riper, Town Engineer. It shows the LA Group as a possibility to do these upgrades for us because they have historical context. They did the last one in 2005. They submitted a plan that seems to be well designed. Looking at that and looking at where we want to take things in the future, for Gavin Park and for the town, specifically, we would really support this plan, and we hope that the town agrees to this as well.

### **Approve Pending Minutes**

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

#### **RESOLUTION #106**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the minutes from the February 5, 2026 meeting, as typed.

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

### **Saratoga County Sheriff's Department**

The Saratoga County Sheriff's Department did a short presentation on the services they offer for our Wilton residents. Starting this year, they have a consistent deputy assigned to the town, available Monday – Friday during the day shift. They have a strong patrol presence in the town and with a designated traffic unit reconditioned as of this year they classified as a Special Enforcement Unit. They have a full Criminal Investigations Unit, a Narcotics Division and a few of those investigators are involved in the ATF Task Force, DEA Task Force and HSI task force, so they work directly alongside those federal units. They have six canine members, including one in our correctional facility, Spec Ops team, a SWAT

team which includes four sniper units, crash reconstruction, dive team, boats, snowmobiles, ATVs, Flight Control and motorcycles. They are responsible for maintaining a correctional division within Saratoga County, Office of Emergency Services, Office of Professional Standards communications, which is the dispatch unit responsible for police, fire and EMS around the county. They staff a civilian civil Department for records and pistol permits. This is a summary of what you can find on their website. Questions were asked regarding the Lifesaver program and the school resource officers. The board thanked the officers for their many years of service and protection.

### **Wilton Wildlife Preserve and Park**

Margo Olson, Director of WWPP said she just wanted to highlight that our attendance looking at January and February for all the different programs, and wanted to point out that with the welcome cabin being open now, you can see that we had over 1000 visitors stop by the welcome cabin the month of January and February, people coming in picking up maps, renting fees, renting snow shoes coming in for program. So that is, is a now a significant part of our of our programming and of our attendance. And the number of attendees at 2754 in January and February is almost exactly the same as the first quarter of January, February, March last year. So again, to you know, when you plan a building and you plan programs, and then to see that come to fruition is really exciting, so I wanted to point that out. And then between our after school programs, our school programs, that's another 20% of our attendance, public programs, and then community events, you know, rounding out what we have going on, I wanted to do a quick update on the lake board network center. Besides the welcome cabin, we are moving ahead with phase two. We had a good meeting with Ryan and Ray and Scott going over the existing building of the winter Lodge. And we are modifying our planning. The building isn't really renovatable. It's not worth the cost. It would be because the bones of the building are not worth it. So we're looking at building a new building in its place, and that building will be will come down, and we will put a new building in the LA group donated a site plan, kind of showing where that building would be on the site. And then another cost savings would be if we build that building a little larger, the multi purpose room, classroom, public meeting space. It was going to be accommodated in renovations at the dining hall we can do right in that building. And so, you know, the town again, you know, focused us on doing it that way, to be more efficient, more effective, and then we'll be able to get everything accomplished more quickly and more economically. So we're also going to be doing some repairs to the Ranger cabin, which has been sitting vacant, and we'll be able to use that for intern housing. We got a grant pay for a full time intern for the coming year, and so we'll be able to house them there and do some other use that building as well. And so right now we're working on developing the budget for this space to, like, keep bugging Ryan and Scott with questions about the building, so that we can get the budget moving ahead, and so that we can then present that change to the grant New York state parks that we have in ramp for that thing.

We were looking at the attendance. So just so we can see between schools and after school programs, you can see the variety of different schools around the area that we're working with. Of course, we have a lot of programs with Dorothy Nolan, with Ballard Road, with skylabel, the ones that are really close by. But we also do programs at other schools as well, and the after school programs through both CDs, some of the community events that we participated in, and that will be in the first quarter in March as well. And then you can kind of see some of the different public programs, you know, the very winter oriented public programs that we've had the last couple months. And the winter has been great. We've had snow cover on the trails really, you know, for months now. And so people have really been getting out and using it's really nice to see people enjoying the park, you know, Camp Saratoga, and then getting out onto the state land there as well. So we're looking ahead to spring. Many people are as much as we love the winter. I think people are getting a little tired of it, so we're planning ahead for our April vacation program, spring

bird walks, other kinds of nature walks programs. We have the Earth Day essay contest coming up. We have a new trail challenge that we're going to be introducing on Earth Day butterfly walks coming up, our annual wildlife festival. And our board is planning a new they want to do another fundraiser to help raise the funds we need. And so they're looking at a fundraiser in May that will take place at Camp Saratoga. And so we will be requesting from the town board permission to perhaps be able to have alcoholic beverages at Camp Saratoga. I know that that's not. It needs a special, some kind of special permission voted on or process. So that would be at the end of May. So we'll be working with the wandering favor for that event. We're going to do sort of a camp style program with s'mores, and there were cheese sandwiches and kind of Camp food. It makes kind of a fun little event to help us with. So I think that kind of quick overview of the winter months here, and everyone has any questions, what is the annual wildlife festival that is the Sunday after Memorial Day weekend. So this coming year, it'll be Sunday May 31 and we do that in camp Saratoga. It's from 11 to three at Camp Sue Awesome.

### **Rescind Resolution #36 of 2026**

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

#### **RESOLUTION #107**

NOW, THEREFORE, BE IT RESOLVED, to rescind Resolution #36 of 2026.

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

### **Use of Supervisor's Signature Stamp**

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

#### **RESOLUTION #108**

**TOWN COMPTROLLER-RESOLVED**, pursuant to Town Law Article 8-§124 that the Comptroller assumes the duties of an Accounting Supervisor with approval to countersign checks. The use of the Supervisor's signature stamp is not permitted.

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

### **683 Route PUDD**

Scott Lansing with Lansing Engineering appeared before the board representing 683 Saratoga Road PUDD. This is a planned unit development district. We were before the board last month. The project was received well. We did obtain some comments from the town board and some additional comments as well. Our ultimate goal is to ask the board to set a public hearing for the next meeting. We have received comments from the board. We'd love to receive comments from the public as well, so we can pull those into the project, incorporate the revisions that everybody would like to see, and then come back for the board's consideration of approval. The project itself is located at 683 Saratoga Road, Route Nine and is in vicinity of the Northern Pines Road. This is a close up of the of the parcel of the parcel (indicating), and you can see there's some existing structures on the south east corner of the parcel and a pond in the middle of parcel. Outside of that, the parcel is overall vacant. It is roughly 31 acres in size. It is zoned RB-1, residential business. Supervisor Sturm noted it's just south of the of the veterinary practice, opposite across the street from SUNY Adirondack.

Mr. Lansing said as far as the project itself, we are proposing a mixed use plan unit development. On the southeast portion of the parcel, the structure is supposed to be maintained, this is an existing historic structure. We are proposing 70 condominium units. It was eight units and that has been reduced. We are proposing two mixed use buildings in the front portion of the of the parcel. The condominiums are 10 units per building, seven builds with three stories, a mix of one and two bedroom units, and each unit will have a garage. Every single unit will have a garage associated with it, and they will be owner occupied. They are targeted towards young professionals, retirees, empty nesters and seniors. What they are proposed as a mid-price option for residents within the Town of Wilton. There are apartments and there are single family homes. A lot of the single family homes are much higher prices, this is midpoint for residents within the town and provides an option. There are two structures in the front. They are 7500 square feet for the footprint of those structures. Those are proposed to be three story structures. The first floor is proposed as commercial retail, with uses outlined in the proposed PUD ordinance, and the second and third floor are proposed as apartments. On the second and third floor of each one of the units would be 15 units, and each one of those for a total of 30 apartment units overall. We are proposing private roadways throughout the site, roadways, driveways, parking areas, all that will be privately owned, operated and maintained. We're not proposing any of them to be dedicated to the town for maintenance. They would be maintained by the owners of the complex. We are proposing public water, public sewers, and stormwater would be managed on site. We have a sidewalk system for pedestrian access. The sidewalk system does connect all the residents within the project out to Route Nine and connects them to the commercial mixed use structure in the front.. We are proposing, as a part of the project, a sidewalk extension for community benefits. Towards the north, there is the new Canopy facility, with a crosswalk across route nine, which is proposed by SUNY Adirondack and then extending down towards the south, there's an existing sidewalk system to the south connecting up there as well, also with a crosswalk, proposed cross route nine southeast corner of the project. As far as pedestrian connectivity, we're proposing a trail system. The trail system is going back on. The project is cut off. It's only those about the front maybe 10 or eight acres. The part of the trail is proposed to extend back towards the west, up towards the top of the hill, to connect with future trails in that particular area. We are proposing a four lot subdivision. The residential structure on the southeast corner that is proposed to be in on one lot, the commercial building on one lot, this other commercial building on another lot, and last but not least, the condominiums will be on the fourth lot. The last time we were before the board, there was a request for us to take a look and adjust the buildings in the front. Those were commercial, one story building. There was a request to take a look at those and see if we could make those mixed use buildings. The applicant was amenable to that. We did take and put this plan together, to put together that mixed use building as presented. There's also a request to provide a second cross block up by SUNY Adirondack that has been added. There was a request to take a look at to take a look at the sidewalk and how that would be phased.

There was a request to try to put that as far forward on the project as we can. The thought for that is, with the first three buildings, to connect, construct the sidewalk by those three buildings, go to the north, towards Canopy that was felt that there would be a good amenity for the area. The second phase would be with the construction of these four buildings, construction of this sidewalk, as well as the sidewalk out Route Nine and the South sidewalk itself, it would be a nice continuous loop through that area. Once the mixed use buildings are built, the sidewalk along those. The sidewalk is in very close proximity to the building. We don't want to construct the sidewalk, construct the buildings, destroy the sidewalk, after reconstruct the sidewalk. That was a thought, as far as phasing the sidewalk. That's a quick recap here for any questions or comments the board might have. We would like to set a public hearing at the board to continue setting a public hearing for next month so we can gather public comments. Thank you very much. Supervisor Sturm said you're envisioning that each of these commercial buildings with the addition of the apartments on top that you needed to expand the size of the buildings to accommodate for issues that arose out of adding two layers above, so that the actual usable footprint with each building within each building, is still closer to what was originally proposed at 6500 square feet.

Mr. Lansing said as far as the footprint, previously there was over 5500 square feet, we bumped them up to 7500 square feet. We're anticipating about 1500 square feet on the first floor of those buildings for an entrance corridor, an elevator, mailboxes, stair towers. Usually the buildings will have to have two stair towers in general, an amenity area for the multifamily on the upper floor with that 1500 square feet, we're still left with 6000 square feet within each building. Typically, we see tenant sizes between 1500 and 2,000 square feet. We have between three and four tenants per building for a total of six to eight or something close to that range.

Deputy Supervisor Rohan asked how owner occupancy will be enforced. Mr. Lansing said it will be a condominium association. The condominiums will be purchased. The units in front will be a mix of rentals, owner occupied and commercial. Deputy Supervisor Rohan asked if owner occupation is written into the condo association bylaws or is it a period in which one must occupy after purchase before leasing or renting. Mr. Lansing said it would be something incorporated into the condominium association documents. He said he really didn't have a good answer for that. All of the documents would be prepared and approved by the Attorney General and put in place for the project.

Supervisor Sturm said when we started having discussions about this, we were thinking about expanding the trail system that goes all the way up to the top of the ridge, to the back of the property where Saratoga Plan is in process of creating a whole network of trails. We thought would it be possible to put a small parking area amongst your parking lot that would give the public access to those trails? But then it, as it was pointed out, it became clear that if all the condominiums are in a homeowner's association and you have public people from the public walking right between the buildings, that's really a condominium's HOA and is private property. It would cause all sorts of issues, and it really isn't that far away from the Community Forest with a large parking lot. Deputy Supervisor Rohan asked what the status is of working with NYSDEC as there is some impact to wetlands. Mr. Lansing said they have had extensive conversations with the NYSDEC. This project did fall under the jurisdiction of NYSDEC as of January 1, 2025 prior to that, it was not jurisdictional to the New York State DEC, and believe or not, this is considered an urban area, so any size wetland is under New York State DEC jurisdiction. We have had a wetland delineated by a wetland scientist. We have presented that going into DEC. We have actually gone up to DEC and met with the folks up at DEC to talk about this specific project, the layout of the project. We did have some other layouts prior to this layout, where the roadway did go into the back. We had units up in the back portion of the parcel, even though it was upland, outside of the one hundred foot buffer area. They encouraged us, if not directed us, required us to move everything to the bottom. We do have some slight 100 foot buffer impacts and small wetland impact, but they prefer that over us going towards the other side of the project. We've had conversations with them and are on a good path with NYSDEC. Deputy Supervisor Rohan said the number of units have been reduced substantially. He asked if that's impacted, it changes

a lot of the costs, the profit margin calculations. Has the price point of the units shifted. Mr. Lansing said he did not believe it has. The building footprints are pretty much the same, maybe slightly larger for the apartments. There are obviously construction cost associated with the apartments over the top of the commercial units. We did reduce the number of condominiums and removed one building. Things are pretty similar, cost wise, from start to finish. Supervisor Sturm said the removal of the one condominium was because adding the apartments above the commercial space meant you needed more parking spaces. Councilman Keneally asked what style of apartments will be available. Mr. Lansing said an architect has not put together drawings for the buildings. The style (indicating) is what we are planning for the structures. There will be a mix of one and two bedroom units with the possibility of three bedrooms. Councilman Keneally asked if there will be a bid impact on traffic with 20 more dwelling units. Mr. Lansing said there should not be. It's a minimal increase overall and it flows out to a state road with a greater capacity. We did put together a traffic study and we will update it to include the additional twenty units. Deputy Supervisor Rohan said he didn't realize the traffic study was from a prior draft. The new study may trigger a more significant study if the trips go from 85 to 100. Mr. Lansing said that is a potential. The commercial retail decreased slightly so we might balance it out but we will update the study. Discussion was held regarding the traffic study and setting the public hearing. Mr. Riper noted the existing traffic study was reviewed by a third party engineer and there were no significant comments. The engineer has been notified there will be an updated traffic study. It will be updated before the public hearing is held.

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

**RESOLUTION #109**

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing for proposed Local Law # 1 of 2026, 683 Route 9 PUDD, at 7:00 p.m. on April 2, 2026.

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

**Code Enforcement Expenses as a Result of Violations of the Town Code**

Deputy Supervisor Rohan said in the course of town business and discussing with our Town Counsel came across the fact that if we are to elevate a code enforcement matter, to Supreme Court, or in any world, we as a town have to hire counsel to go to court. If the judge rules in our favor, despite being in the right, we are still liable for our legal expenses, which can be extraordinary. It is in a lot of the town codes that if there is a cost of enforcement of town code, where it rules in our favor, where part of the penalty to the offending individual or entity would be a reclamation of the legal costs that we have incurred, as a taxpayer. He said he found it reasonable to add to our town code to allow that enforcement cost to be returned as a penalty in a proceeding. Attorney Schachner said he would pick on the word allow. There is nothing we can do to guarantee recovery but it is helpful to have the authorization to include that recovery as part of the civil penalty. It will help a court award the expense as part of the civil penalty.

There is nothing we can do to require it. We can't guarantee it but this paves the way to be able to seek it and hopefully get it. Supervisor Sturm said it's an attempt to up the ante for someone, a person or an entity who is simply not responding to fulfilling their obligation to meet town code, to the point where it's going before the court and sometimes even being escalated to the Supreme Court, that knowing if you lose, and which is very likely if you're not in compliance, and have been given innumerable opportunities to get in compliance, that the additional threat of having to pay the town's legal costs would influence people to step up to the plate and do what needs to be done.

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

**RESOLUTION #110**

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing for proposed Local Law # 2 of 2026, Amending Chapter 43-17 of the Wilton Town Code to provide for collection of enforcement expenses as a result of violations of the Town Code, at 7:01 p.m. on April 2, 2026.

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

**Camp Saratoga Delegan Pond Fishing Program**

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

**RESOLUTION #111**

**Camp Saratoga Delegan Pond, Scout Pond, Fishing Program**

The Town of Wilton Town Board, owners of property known as Camp Saratoga will stock Scout Pond for resident fishing.

1. The stocking program is for the **Town of Wilton Residents** only.
2. April 1<sup>st</sup> to October 15<sup>th</sup>, will be reserved for fishing by Town of Wilton disabled residents and **youths aged 16 or under** and may be assisted by an immediate adult family member.

3. Fishing limit is 2 fish per day.
4. **No** live bait is allowed (worms and lures permitted).

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

### **Annual Ethics Training Date**

Discussion was held regarding the date of the Annual Ethics Training. The training will be held on Thursday, May 28, 2026 at 6:00 p.m. and there will be approximately five members of the Wilton Fire Department attending along with board members.

### **Speed Limit Reduction Responses**

*Dear Chad Cooke,*

*This is in response to your December 12, 2024 letter requesting a reduction in the speed limit on Dimmick Road in the Town of Wilton. We apologize for the extended delay in our response.*

*Dimmick Road was reviewed from Wilton Gansevoort Road to Ballard Road within the Town of Wilton. Currently, this highway is unposted and therefore governed by the statewide 55-mph speed limit. Based on our review, we have determined that a reduction in the speed limit is warranted. We have written a Notice of Order establishing a 45-mph speed limit for the requested section of the road in the Town of Wilton. Upon receipt of this Order, which is currently being filed with the Secretary of State, you may arrange to have the appropriate speed limit signs installed in accordance with the 2023 MUTCD and NYS Supplement.*

*Thank you for your interest in and support for the transportation system. If you have any question or need additional information, please feel free to contact Kelley Kircher.*

*Sincerely, Michael W. Fenley, P.E., Regional Engineer*

*Dear Chad Cooke,*

*Thank you for your December 12, 2024, and September 26, 2026, letters to New York State Department of Transportation (NYSDOT) requesting a speed limit reduction on Northern Pines Road (County Rout 34), between Rout 9 and Ballard Road 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 from Route 9 to a point 800ft north of Traver Road, Northern Pines Road has an existing speed limit of 40 MPH. From the point 800ft north of Traver Road to a point 500ft south of Ballard Road, Northern Pines Road is governed by the state speed limit of 55 MPH. Radar was collected at 320 Northern Pines Road (in the 55 MPH section) and found the 85<sup>th</sup> percentile speed to be 51 MPH. Over 75% of vehicles*

*were exceeding the posted speed limit and the highest recorded speed being 54 MPH. Radar was also collected at 103 Northern Pines Road and found the 85<sup>th</sup> 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 finding to law enforcement agencies for whatever action deemed appropriate by law enforcement, the Town may consider installation of radar speed feedback signs via a highway work permit, which would be their responsibility to own, operate, and maintain.*

*We also reviewed the crash history within this corridor from March 2, 2022, to February 28, 2025, and separated the findings into Northern Section (Ballard Road to Traver Road, 2.1 miles) and Southern Section (Traver Road to Route 9, 2.2 miles). The northern section had a total of 19 reported crashes in the three-year period. Of these 19 crashes, only two were attributed to speed, and of those two, one was also attributed to slippery pavement conditions. The southern section had a total of 37 crashes in the three-year period evaluated. Of these 37 crashes, four were attributed to speed. Four crashes relating to unsafe speed over a 2.2 mile area in three years does not indicate a pattern.*

*Thank you for your interest in and support for the transportation system. If you have any question or need additional information, please feel free to contact Kelley Kircher.*

*Sincerely, Michael W. Fenley, P.E., Regional Engineer*

Supervisor Sturm said if any you have concerns about the Northern Pines speed limit issue, she said she has spoken to our sergeant at the State Trooper's Barracks on Ballard Road, and they're increasing patrols along Northern Pines, and also our sheriff, especially with our designated Sheriff, our Deputy Duell will also be looking at that and having increased police presence. And we'll be looking in when the weather is warmer, those radar flashing lights that say, you know your speed is such and such, the ones that the Town of Wilton has are battery operated and they die pretty quickly in the winter. The signs that the Sheriff Department has are mounted on a little trolley with wheels. You can't install them when you have big snowbanks everywhere, but we'll be being a little bit more aggressive in those ways, on these areas where we're not been successful in getting speed limit reduction.

### **716 Wilton Gansevoort Road**

Deputy Supervisor Rohan said there is a code enforcement here in town, essentially, an individual has been, in violation of the series of town codes in terms of to the to a building permit that was issued and or septic issue, There have been consistent attempts to remedy the concern, including a civil proceeding in Justice Court for the town, penalties were awarded, they were not paid. This has been a very, very long process, and unfortunately, the next step is to elevate it to the County Supreme Court. The objective here is simply to get the property in compliance. And given that every attempt that is within the town's purview to attempt has gone unheeded. Unfortunately, the town board needs to elevate it as a next step toward pursuing the goal of compliance. He asked if anyone had any questions or discussion on this? Councilman Keneally asked how long has this been going on? Deputy Supervisor Rohan said well over a year, maybe over two years. He said he knows this is an issue that everyone on the town board has been contacted about, and that predates us. The former supervisor at one point tried to go over and work on it himself and had similar results to our accounts.

Councilwoman Kolligian said she thinks we want to make sure we look at this as two different issues, same house, but the one with the zoning they were given a variance for the garage that they had built, and we're supposed to add gutters, and didn't, so there's overflow on the adjacent property. The other is the septic, which was repaired a year ago with the understanding that that band aid was probably only going

to last a year. There is county sewer in front of the house, with a very large fee to connect. We had discussed setting up, which we need to do through, I believe, Wilton Water, or possibly the Sewer District, a Sewer District to help make that more economically feasible for houses in that area to be able to connect. Not everyone can come up with \$18,000, I believe it is out of their pocket. We want to look at those issues. Yes, it's the same house, but perhaps two different answers on how to alleviate, I agree with the zoning violations, and then ignoring all of that, heading to the Supreme Court absolutely and even, the failed septic, but I think we need to help with an alternative to the septic situation.

Supervisor Sturm said she had spoken the head of the county Sewer District is called Sewer District number one. She said she pointed out the issue when our sewer system in Wilton was under Wilton Water and Sewer. They had this ability to create a sewer district so people could have a payment plan stretched out over 10 to 15 years applied to their taxes and does the county have anything like that in place? And he said they don't. She said she asked if this is something that you would consider? Doesn't this come up? This is a huge amount of money for people to come up with. He said they get maybe at most five requests a year for this about this kind of thing, and there just wasn't any interest in pursuing it any further. Supervisor Sturm said she thinks the next step would be to bring it up at the County Board of Supervisors to first bring it forward to the appropriate committee, which would be public works, she said she happens to sit on that committee, to see if we can bring a motion to look into creating Sewer District. But then, one is left with the cost that it takes to manage something like that. Saratoga County prides itself with the county having the third lowest tax rate in all the counties in New York State, or maybe it's the lowest tax rate. But these are very long term solutions, as if not anything that's going to get put into place in the next month or two, unfortunately. Deputy Supervisor Rohan said there's the issue with the gutters and the swale which were part of the variance for the permit to construct the garage. There is the septic issue. He said he agrees that there should be some program in place. He said he explored what if available at the County level and there is a program available that can help with an issue like this but only for those below a certain income threshold and said it is his understanding that doesn't qualify in this case. With the septic, it is a real hazard at the town level if it failed again, which everyone seems to suggest that it will. Everyone who knows how a septic system works, you know it's not environmentally safe. It's not safe to the health of residents. It's not safe to the health of those living on the property and with something impending, and where there has been such a resistance to working in good faith with the town, he said he feels comfortable moving forward with this, even if, in many other circumstances with a similar code violation, if the circumstances were different, he said he would not take be comfortable taking this step. Councilwoman Kolligian agreed with moving it forward. She said she thinks we need to help develop a solution to the sewer hookup, because it certainly isn't going to be the only time this comes up. the town has been more than lenient and patient. Perhaps the Supreme Court is the one that can come up with, a plan or a timeline, looking at those issues separately.

Supervisor Sturm said the original plan that was worked out about the septic was that the septic system that the tank was going to be pumped on a regular basis and that the owner was going to report to the code enforcement department on a regular basis, which never happened, and instead, what the homeowner did was get a new distribution box placed like a roto-rooter through the drainage field. And it's working for now, but everyone understands that this is a very temporary fix that will need, that really should continue to be monitored. And there never has been any attempt to in good faith, to say he was doing this to monitor, to make sure that we're on top of if the problem should recur. So there's been a real lack of good faith effort, on the part of this homeowner. John Herlihy, Building Inspector said throughout the whole process, the homeowner was asked and told to communicate with the town. Even in court, he was asked to communicate with the Town. At no time did he communicate with the town. There are really two separate issues. The septic is the main issue, but the other issue was on the garage, it needed appropriate drainage, which included gutters and a drainage ditch, which is not a massive expense, and there has never been any attempt to address that, which is a pretty striking lack of good

faith to comply. Septic is understandable when you're looking at that kind of bill, but to put in gutters along one side of your building of a garage is not an overwhelming expense by anything. Councilwoman Kolligian asked if a CO was ever issue. Supervisor Sturm said it was not.

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

**RESOLUTION #112**

**TO AUTHORIZE THE COMMENCEMENT OF SUPREME COURT LITIGATION FOR TOWN CODE VIOLATIONS**

**WHEREAS**, the Town Code of the Town of Wilton provides for certain standards applicable to septic disposal systems and standards contained in the Uniform Building Code and Property Maintenance Code to be applied and adhered to in the Town; and

**WHEREAS**, Patrick Norris (“Norris”) owns real property situated at 716 Wilton/Gansevoort Road in the Town of Wilton; and

**WHEREAS**, the Town’s Code Enforcement Office has notified Norris of unresolved violations of several sections of the Town Code, Uniform Building Code and Property Maintenance Code; and

**WHEREAS**, Norris has failed or refused to remedy the violations despite enforcement efforts including a civil proceeding in Justice Court;

**NOW, THEREFORE, BE IT RESOLVED**, that the Wilton Town Board authorizes commencement of litigation in Supreme Court to enforce the Town Code, Uniform Building Code and Property Maintenance Code and any other relevant claims against the owner of 716 Wilton/Gansevoort Road in the Town of Wilton; and be it

**FURTHER RESOLVED**, that the Town Board authorizes such action to obtain injunctive relief mandating compliance with the Town Code and all applicable Uniform Code and

Property Maintenance Code provisions and imposition of civil penalties, including recovery of the Town's enforcement expenses; and be it

**FURTHER RESOLVED** that the Town Supervisor, Town Clerk, Town Counsel and any other Town Officials are hereby authorized and directed to take all actions necessary to effectuate the intent of this Resolution.

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

**ZBA Appointments**

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

**RESOLUTION #113**

**NOW, THEREFORE, BE IT RESOLVED**, to approve the following alternate member appointment to the Wilton Zoning Board of Appeals;

**Keith Kaplan-03/05/2026-12/31/2026**

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

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

**RESOLUTION #114**

**NOW, THEREFORE, BE IT RESOLVED**, to approve the following alternate member appointment to the Wilton Zoning Board of Appeals;

**Kelsey Mannix-03/05/2026-12/31/2026**

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

#### **MS-4 Stormwater Report**

Mr. Riper stated the MS-4 Stormwater Report has been completed and is on the website. It is an annual report required by New York State DEC as part of our MS-4 program. MS-4 is municipal, separate storm sewer system. There's 18 communities in Saratoga region that have to report on this and is something that he and Josh Carlsson work very hard on every year recording data, working with Highway Department as well, maintenance of the storm drains in the roadways, maintenance of the infiltration basins that you see around town that collect water. These things need to be maintain and DEC is just making sure that we're keeping track of this information and reporting it back to them on an annual basis. There's a lot of work that's involved behind the scenes. We just have to make it known that there is a report available if anyone want to look at it and review it. That report will be filed with DEC in April.

#### **2025 Planning Development Report**

Mr. Riper said the 2025 Planning Development Report is completed and available for anyone who requests a copy. Josh Carlsson did a wonderful job on this. It's an amazing report. And not just in Saratoga County, but in the capital region. People look at this and review it, and they are quite amazed by this report, and they give the town kudos, and Josh kudos on such a great report. Town should be very proud of having this report throughout the capital region and presented to other municipalities. Take a look at it, and I just give Josh all the credit for this report. It's great,

Deputy Supervisor Rohan said he has not seen a town of our size in this area, put together a report that is so comprehensive and clear to the average person, somebody who doesn't even you know isn't tremendously familiar with how this works. It is laid out in such a way that it's very accessible, very transparent. So, you know, it really empowers citizens in a way that most towns can't. Thank you for everything.

Councilman O'Connor said he had been reading these kinds of reports for a very long time, and it is ,as Connor said, most comprehensive and well laid out report we've ever seen.

#### **Addition of Use in RB-1 Zone**

Lars Huus-Skladzinski appeared before the board requesting the addition of a use in the RB-1 zone.

He said he is representing an entity that would be opening a new business at 891 but it would require of a change.

Supervisor Sturm said it is Farrel oil just south of where Corinth mountain road crosses Route Mine becomes Ballard Road.

Mr. Huus-Skladzinski said that building is currently available for lease. It's a 16,000 square foot between two facilities. It's clear span at twenty one five feet. It works for our use, if it's allowable, and that would be an indoor basketball facility. He said he had the two entities here to offer any question answer discussions. Right now, in the residential business district, RB-1, there isn't a lot of uses, and this is a use that we would look to add to that in an effort, but effectively not just ask for a spot zone. We would ask for an indoor recreational use for the building. It does meet parking standards. There would be handicapped parking. We feel it'd be a good use for the town, and we feel that there's a need for that sort of athletic facility in the area.

Supervisor Sturm said it's the whole zone Route 9, Ballard Road, Corinth Mountain Road,

Mr. Huus-Skladzinski said it's a very large swath of road, so you would be able to put certain requirements, and they would have to meet certain criteria, as far as acreage and parking and things like that. But obviously not just anybody could do it, but we'd be seeking to do that in an effort to not create more spot zoning. That's what we're looking for. We would ask to what information you need, or whatever you want to do to approve that use into the schedule. Deputy Supervisor Rohan asked what is the entity? Mr. Huus-Skladzinski said it's an indoor basketball facility. It'd be very similar to an Aframs, where you have, you know, like an indoor soccer facility. There's a need in this local area for indoor basketball facilities. There's a very specific need in basketball. They could fill that need and be a good use. It's accessible to I-87, Ballard Road is there. There's main roads. The uses could be basketball, volleyball, and pickleball.

Supervisor Sturm said this is the schematic that you provided. It's one and this is the existing footprint of the Farrell Oil building, one full size basketball court and then it looks like five training, hoop areas. You could also, then you're saying substitute pickle ball in that space with the extra lines multiple lines in the same space, correct? Mr. Huus-Skladzinski said yes and there would be lots of room.

Deputy Supervisor Rohan asked if there is any reason this is not already reflected in zoning? It seems like a desirable thing for a community to have.

Mr. Riper said no, this has been discussed in the past of having some recreational and thinks in some situations, it was set up as a PUDD to do this with recreational activities. The use is great, there's a demand for it. But the thought was maybe with the zoning and revision committee, take this on to look at this use and all the requirements, setbacks, parking requirements, everything that would go along with an indoor recreational facility. You put that in the zoning committee's hands to say, All right, here's what we need to do with the zoning revision committee. You can look at certain things like this up front right away. There's probably going to be a lot of items you're going to look at. This is the low hanging fruit. Take this and bring it to the board, and they can move forward with these items, rather than waiting for wholesale items of things that you're taking under.

Mr. Schachner said it is his belief and understanding we're not talking about the town board entertaining an application for this specific facility to approve this particular use at this particular location. We're talking about adding and allowed or permitted use in this zone which would facilitate this but would be available to anybody who wanted to do that kind of use would be able to apply for it in this particular zone.

Supervisor Sturm said it's an extensive zone, the whole bit of Route 9 that's left. Mr. Huus-Skladzinski said that's why we had asked what was most preferable for you. If that's not the preferable way and you prefer to spot zone them a specific location would be fine as well. Mr. Riper said the board cannot spot zone.

Councilman O'Connor said because this zone is so extensive on that track of land on Route 9, and said he liked the idea Mr. Riper suggested, about the zoning revision committee taking a look at it. It's going to take some time. It's going to be rather complex. He said he didn't have an objection to that use on that particular location. If the applicant had some sense of urgency, they could come to us with a PUDD application, as opposed to waiting to see what transpires over who knows how many months of the committee's deliberations and possible actions, if any so. Mr. Riper said we will look into that with the PUDD, because there are certain requirements for commercial application. With a PUDD, it may take some more requirements than they have available to them, such as water and sewer like that, and acreage. We have to look at the parcel of land and see what's there. What is the most feasible? The committee is meeting next week and this is one of my suggestions to the committee, which is look at the uses in all the zones, because the uses are outdated. But maybe this one particular zone could be expedited, right, some uses, and brought to the board relatively quickly. Councilman O'Connor said perhaps even the creation of a new zone that would not encompass that entire span of Route 9.

Supervisor Sturm asked if it would trigger other issues in terms of the volume of people coming in and out and in and out, and you know what, what kind of hours of operation assuming it would be days, probably into evenings as well. Mr. Riper that would get into site plan review, the site plan application, the town

board would just be approving the use in the zone with the with the requirements for the site. It would then have to go through site plan review with the planning board.

Deputy Supervisor Rohan asked why would a PUDD carry extra restrictions or requirements, whereas something zoned for a use would not have those requirements? Mr. Riper said in existing town code, which the board can change, there are acreage requirements for commercial PUDDs.. A lot of the PUD requirements require water and sewer. There's a lot of restrictions with the PUDD language. What it does is prevents short cutting the code, because then somebody could just come in on your PUDD on one acre of land. It becomes an application issue for the town board, constantly seeing these things..

Supervisor Sturm said PUDD's have to come before the town board and require a public hearing.

Mr. Riper said there's just a lot of set requirements with a PUDD application.

Councilwoman Kolligian said she thinks that particular parcel is ideal for something like this. At the intersection, it's got the highway access, it's well lit, but agreed that it doesn't fit in the zoning as of right now, we have to be careful adding it into the RB-1 zone so that we don't open the door for that whole RB-1 on Route Nine to now be built out this way. Mr. Riper said we need to take into consideration, not just Route Nine, and there's a little lengthy stretch that has been converted to RB-1 used to be a CR-2 in there as well. But there's also Route 50, Jones Road area, which is an RB-1 as well. Those are things that the zoning revision committee would take under consideration. Councilman O'Conor suggested, maybe the Ballard Road and Route Nine area is a separate zone. It used to be a hamlet zone years ago, but that didn't seem to come to fruition, it was just changed to RB-1.

Deputy Supervisor Rohan asked hat's your timeline for this project? Mr. Huus-Skladzinski we would be seeking urgency to some degree in order to kind of fix it or flush it. especially being in lease, a new construction project. In order for us to move forward and secure the property, we at least have to have what we believe to be the clearest path for us to get there and short time. That's really why we're here to ask your opinion for the best way to do it. He said he knew coming in this is a large zoning code, so to add something to a vote that big could create a problem. It is rural residential and in some of these business codes, they're usually in most townships there are large swaths of lodging and different things that are kind of in those zones in this particular town, is not in there. We see to think the boards seem to agree with us that it would be a great use. Supervisor Sturm said your plan is not to purchase the property, but to lease it? Mr. Huus-Skladzinski said lease the property long term. Deputy Supervisor Rohan said this is a clear going revision thing. There are lots of considerations and this is a conversation that you know a lot more about than by anybody as an engineer, as we're writing the code because this would be a good opportunity for the town. It's very desirable for residents. It's like a win, win. It sounds like an important deal with the details, who knows? It could be a multi month process to get to usable comprehensive language that would come at a large opportunity cost, should the time not be on a timeline that works for someone trying to lease a structure. There are commercial considerations there. Mr. Riper said there's one other alternative.? Supervisor Sturma asked what about

doing a more limited look at a portion of that zone? Because that's pretty undeveloped, that whole eastern part of it, it's all down a slope, and the eastern part of it is pretty wet. To consider looking at it as a sort of a limited edition of this usage, to just a portion of that zone to sort of get it, you're still creating a new zone. The zoning revision committee, even if they came back next month with some changes, the town board still has to at a public hearing. It would be May at the earliest, with town board, then it's site plan review with the planning board. A use variance, which is another avenue, it's hard to seek a use variance.. That's just another avenue. Mr. Riper said his understanding of a use variance has a 99% chance of failure. Mr. Huus-Skladzinski said that's his understanding as well but thinks this would maybe meet one of those requirements or maybe it would be the 1% because it seems like it would make sense in that area to do so. That would certainly be the shortest path for us. But it really comes down to the appetite of the town itself. Mr. Schachner said it would be the appetite of the Zoning Board of Appeals.

Supervisor Sturm said it seems like a very straightforward request of the ZBA. Mr. Schachner said he would suggest not. In order to get use variance from the zoning order appeals, the applicant has very high hurdles to clear. The highest of them being that the property cannot yield a reasonable economic return for any permitted for any current use, or any permitted use, that's a very high hurdle.

Councilman Keneally asked what is the current use? Mr. Riper said it is a warehouse. Deputy Supervisor Rohan asked when was the last time it was leased?

Mr. Huus-Skladzinski said it's owned by Carlsson oil. It was an industrial use. And basically, the industrial does sit into the RB-1 zoning and that would be a concern for the seller to make sure that that's only would still be allowable, let's say, 20 years from now, because I think that also fits in that corridor. Deputy Supervisor Rohan asked when it was last leased. Mr. Huus-Skladzinski said it's been vacant for six months. Councilman Keneally asked if there is any question of an environmental impact on the site.

Mr. Huus-Skladzinski said not to his knowledge. Supervisor Sturm said there were no in ground, underground storage tanks. Mr. Huus-Skladzinski said not to his knowledge. We wouldn't be doing any digging or anything. We work within a current structure. We would be staying within the clear span building that it is. We would actually have no outdoor component of that. Councilman Keneally asked how big is the site? Mr. Huus-Skladzinski said it's a four acre site. It's two buildings that are simply totals, about 14,000 square feet in space. He said he can give you a little more information here quickly too and can submit an email to the board of some of the other pieces to it. It was built in 1995 and it's 200 amp. It has well and septic. The building size is 14,00 square feet. There are two grade level 12 and 14 overhead doors in the rear. And the other section is a 4000 square foot building, 10 and then a 4000 square foot building, yeah, with 12 foot ceiling height there, with an overhead door 10, there's 800 feet of office space that would be converted to bathrooms.

Councilman O'Connor said there's basically three avenues either use variance, a PUDD, or let the zoning revision committee undertake its deliberations next week and see where that goes. He said he didn't see were there's any action for us to take this evening. It'll be up to the applicant as to whether or not while the zoning revision committee deliberates to see if either a PUDD or use variance is a viable option.

Mr. Huus-Skladzinski said we need to make a decision with the Zoning Board of Appeals. But that might not be the best option, PUDD is obviously going to be a longer road than that and all roads are a little bit more extensive than we thought. We have to explore which way to go.

Supervisor Sturm said it sounds like it's something that the town board feels is a viable project that would be beneficial to the community. She said she thinks the board would want to help see this to fruition and maybe Deputy Supervisor Rohan can look at this at the first meeting and get a sense of what it would take to have that as one of your top of the docket task, and think about it and maybe stay in touch to let us know if it's something we can get done over two meetings, two months, or if it's something that's going to stretch out longer. Mr. Huus-Skladzinski said from the Pandora's box concern what comes after that, if you let it, we've been looking for a really long time for something that fits everything we need to put this facility together. He said he didn't see this as an area where you have 10 other people doing what we're doing. It took us a long time to locate this one and will take us long time to locate the next one.

### **North Road**

Supervisor Sturm said North Road is the extension of Traver road after you cross Ballard road, and it's a road that's not very long. It's maybe a mile and a quarter. It goes past the new BOCES being built, and the arrangement has been made that the new BOCES is going to redo that whole portion of the road from Ballard to the far end of their property, but the town was not able to get them to agree to do further, even though the town wanted that, because it's the section after that that's really in bad shape, and the road, apparently, was not built properly. It's built on a clay subsurface that holds water and does lots of heaving. It's been re-surfaced multiple times over the years, and those are very temporary fixes. There's

huge potholes, and when you drive it in a stiff suspension vehicle, and it's really bad. But then there's these mounded up heaps in the middle of the one lane that are probably for 20 feet, and each one, it rises up eight inches high. If a truck is coming on the other side, and then you're in that lane, and that heap is in the middle of your lane, and it's going to rip out your undercarriage, unless you have a huge pickup truck. You're going to be dodging off the road and you can't just shave off the top of the of the humps, and you can't really do anything. It's still too cold. The question is, now it seems that the only option, what's being brought before the town board is, should we close this road as it's a driving hazard? At least the portion that's currently at question, which still would allow the construction to continue at the BOCES facility, it would still allow the target people to come in to be closed from the bottom of the hill where the Snook Kill is, and the fishing spot parking lot back up the hill to the edge of the BOCES property.

Highway Superintendent Mike Monroe said he is asking the town board, he said he wished he had a magic wand and we could wave it and fix North Road, because North Road is beyond repair for the highway department to fix. It is a full depth reclamation of two foot of material has to come out of that. He said he is asking the town board to go out to bid on a two week bid to reconstruct North Road and get it fixed once and for all. There's nothing we can do to make it better other than a full depth reconstruction.

Supervisor Sturm said there are two separate questions here. The first one is, what do we do right now for the public, in terms of, do we close this road. Highway Superintendent Monroe said if we don't come into an agreement to do something with it, and he'd put on notice with it, then he will have to close the road. Supervisor Sturm said she thinks he's been put on notice.

Councilwoman Kolligian asked if the impact on the transportation and school busses, is this something where we can get the state involved with the amount with the amount of impact?

Highway Superintendent Monroe said this is a town road. It's our responsibility to maintain it. Steve Bederian asked if it not true that originally, when they proposed that warehouse, they were going to close that road, but they were required to reroute the road because of the need, and it was apparently rerouted at a very low cost. But is there some reason now to abandon that road when it was found to be a need at the time it was rerouted?

Councilwoman Kolligian said she felt it would be dangerous to abandon North Road, because its the only other means of egress for Target and for BOCES, if there's ever an incident at that intersection, they would all be literally just trapped at that site. She said if we need to temporarily close North Road She understands that, but we have to come up with a solution for fixing it and getting it reopened. She said it's too important.

Supervisor Sturm said the use of the word close, she should have been more specific and say temporarily closed until it can be addressed, because nothing can be done right now. The earliest would be, let's say, a month from now. It's somewhat weather dependent. And even at that point, there's, there's several options of how the town could address what would need to be done, or what our options are. She asked Highway Superintendent Monroe if he could outline them that way? Highway Superintendent Monroe said he is recommending full two foot reclamation of the road, and the town board goes out to bid this with the contractors to accomplish that task, and if we don't come up to an agreement or half moving forward of what to do, then he will have to close the road and deem it impassable. If we're going to go out to bid on a two week bid and retain a contractor and fulfill the contract, we can post it more than we already have now, to use caution. He said his course of action is that we are responding to a notice of claim i that we're going off the bid. We can't control the weather. It's beyond our control, the frost is in the ground, but we have a plan in action. As soon as the weather breaks, this is what we're going to do. If the board doesn't come up with a course of action to take, then he would have to close the road. Deputy Supervisor Rohan asked what is the cost associated with that? Highway Superintendent Monroe said he would estimate at least \$1.5. Deputy Supervisor Rohan asked if we know what percentage of road use that road gets from Target. Highway Superintendent Monroe said he could give some history on it as it was well before my time. When Target came in, the town board abandoned North Road. Residents in the

north part of town, 30 years ago, filled the town hall with a petition at a town board meeting, and it was decided that Target was going to build the road and put it in. The Highway Superintendent did not sign off on the building the road. It was the prior board and engineer who signed off on the road. We have documentation from the early 2000s that the subbase material under that road does not meet New York State DOT item four specifications that it's clay soil, it will hold the water and it needs to come out.

Deputy Supervisor Rohan asked if we know how much of that traffic is from that commercial use. Mr. Riper said the tractor trailers do not use that road, it's passenger vehicles only. Deputy Supervisor Rohan said there aren't really many passenger vehicles going to the warehouse. It's mostly people coming in and out on the tractor trailers. People don't drive to work and then have access to tractor trailers. Or there might be some employees of the warehouse at shift change. We close that road if we ask Target nicely, hey, your employees use this road quite a bit and they say, no. And then we close the road, and we tell the employees, we closed the road because Target promised to pay for this. And send some letters. What is it possible that we could use the employee to have a little leverage over the corporation. Councilman O'Connor said he thinks whatever few employees go to work down North Road that may be located in the north part of our town or Moreau, going down to Northern Pines Road, and then going down Ballard maybe adds a couple of minutes to their commute. He said he didn't know if that would be particularly effective and would be inclined to put the project out to bid. DA Collins that does this kind of work and they're two minutes down the road, maybe we get a particularly competitive bid. We can express the urgency of getting this done. And if it gets done under what we think it might cost and gets it done efficiently. If it does come in exorbitantly expensive, we always have the flexibility to reject the bids and to put it out to bid again. Supervisor Sturm asked if one option would be to reach out to the firm that's going to be doing the first part of the road that the BOCES project is going to do and ask them if they did it as an add on potential bidder, create a bid for that add on. Is that legitimate?

Ms. Moran said there's open competitive bidding that we have to adhere to. With the process, we would certainly have an almost a random call for vendors to come and bid on this project. Now, obviously any bidder who is worth their weight would say we're already going to be there. We can still do that work. Another bidder can say, we're two minutes down the road. We can do that work. It creates competition, which is what we want. Councilwoman Kolligian said we did it with the fishing pier. Those first bids we received, we didn't find acceptable. We went back out and we found something that worked.

Deputy Supervisor Rohan said he wanted firm numbers because there's also a copulation there of what is the traffic on this road? We have a lot of things we need to spend money on, and is it the best use of dollar for dollar considering use of the road?

Supervisor Sturm said another option Highway Superintendent Monroe mentioned is to scrape off the road. Highway Superintendent Monroe said we can go back in time and make it a dirt road. He said he can close the road, seek Counsels support, and we'll make it a seasonal road. There's no law that says it has to be a black top road if that's what he board wants to entertain.

Deputy Supervisor Rohan said he feels comfortable going out to bid.

Supervisor Sturm said we can't do this job in house, because you we don't have the equipment to scrape down two feet down so it will completely have to go out for bid.

Mark Schachner, Town Counsel said, remember, all bids can be rejected.

Councilwoman Kolligian said she would like to see some bids get some real, tangible numbers for us to look at before we decide if we repave it, if we make it a dirt road, I think it'll give us at no cost, a clearer picture.

Mr. Riper said we would have to close the road during the construction for that. Highway Superintendent Monroe said two foot material has to come out and clay.

Councilman Keneally said there's one homeowner at the Wilton Gansevoort end. Highway Superintendent Monroe said we would have to make accommodations to get but that's the only one. The

full depth only has to go to the creek. The other side of the creek we ground ourselves probably 20 years ago. The subbase there is not the issue. It's from BOCES to the creek.

Supervisor Sturm said the old dump is there in that same stretch between BOCES and the creek, and that requires annual monitoring, that's not going to affect that process.

Ms. Moran asked if we will get the information that Deputy Supervisor Rohan had made the point before about use of the road to determine the priority level, to determine whether you're getting the bang for the buck, right?

Highway Superintendent Monroe said the issue with that is, at the end of the day, it's still a town road and legally, we're responsible. Whether 5 cars go over it, or 100 cars go over it. Once we're put on notice on it and there's an incident or school bus goes over it, God forbid there's an incident, we are still responsible.

Councilman Keneally asked if it is currently used by school busses. Highway Superintendent Monroe said he is not sure of that. He asked the board if they have all travelled the road.

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

#### **RESOLUTION #115**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the full two foot reclamation and paving of North Road to go out to bid.

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

#### **Klepetar Conservation Easement**

Supervisor Sturm noted it is at their behest that this is not a more formal proclamation, big brouhaha, but wanted to make an announcement and just point out that our own Wilton residents, the Klepetars, have created a conservation easement of 444 acres of property up on the Palmer and Ridge, in conjunction with their double plan, everything is completed. However, there are no trails at this point on the property, and as part of conservation easement, it still belongs to the Klepetar family, but there are a host of restrictions placed on the land regarding development and what can go on there. But it's and I think it's been their hope always, that maybe seeing and a part of making this announcement and making this public is that perhaps it will encourage other people who are either in possession of land or in any kind of similar position to consider.

#### **Adirondack Action-Brine Tank Grant**

*Dear Members of the Town Board:*

*On behalf of ADK Action, I am pleased to provide this letter confirming that the Town of Wilton, a participating member of the Clean Water Safe Roads Network, has received grant funding from AdkAction for the purchase of a 3,000-gallon brine storage tank.*

*This equipment was funded through AdkAction's Clean Water Safe Roads initiative, which supports highway departments and roadway managers in implementing best management practices to reduce road salt use and protect water quality. The total value of the brine storage tank, inclusive of purchase and shipping, was \$4674.78.*

*The purchase and shipment of the tank were verified by WIT Advisers in accordance with AdkAction's grant administration requirements.*

*We commend the Town of Wilton for its ongoing commitment to responsible winter road management and the protection of local water resources. Should you require any additional information, please do not hesitate to contact our office. Respectfully, Courney Meisenheimer, Project Manager.*

### **Committee Reports**

Councilwoman Kolligian said she didn't know if Mark and Maria Dailey were still in the audience, but wanted to thank Mark for getting up during the public comment period and with his detailed information from the work we've been doing on the commission, it's a great group of people. She said she's been to two of the meetings and we meet the first Monday of the month. It's a very enthusiastic group. Mr. Dailey recommended that the Committee of nine divide up, maybe into subcommittees. We found that some of the biggest projects that we're looking at is the Veterans walk with the flags around Gavin Park. The website and trying to make it more interactive. Information regarding the trails was received by Josh Carlsson and was shared. We do want to try to publicize more of our trail information. Maybe at the playground a QR code, like looking for something else to do, and they can scan it, and then our trails come up and again, like the age appropriateness. But when people are looking for things to do with their families. The third subcommittee is the master plan and the fourth is looking at other areas in town where we have property that may be available for pocket parks. She said she would like to get the board to approve to move forward on the master plan. She said she doesn't think without the master plan, we can do any of these objectives. We need to make sure we're doing it right, versus piecemeal. When we look at the aerial map of Gavin Park, we have to remember that everything beyond the tree line is the school district. So as much as it looks like we have space available, we're pretty restricted. We have Saratoga Wilton Youth soccer that's possibly looking to put up a facility in there. We've got pickle ball courts going in. We've talked about putting lighting on those so that they can operate later into the evening, just similar to like East Side Rec. The master plan is our starting point and there's probably some other details that were not listed out in the master plan that was provided to all of us. But to Mr. Riper's point in his email today, we can always do an addendum to add on additional items. The commission did suspend their trails meetings they've been holding once or twice a year. If Steve Bederoam, is still in the audience, the commission was still interested in working on the trail, that they could reach out to you and maybe get some information from you, or even join your committee.

Mr. Heller said his firm, the LA group, worked on the master plan back in 2005. A lot of the aspects that we had in that master plan have been implemented in those locations, like the spray park. Now we're starting to get beyond and there's been a lot of changes in the Town of Wilton, lot of growth in the past 20 years, a lot of changes in different interests in sports and things like that. The main thing that we're looking to do is first understand what do the people want. He said he knows there's been some surveys that are going out to the town, is there more need or want for more soccer, more baseball? What size baseball? What size softball? Once we understand that, then starting to play with a very defined area. Like Councilwoman Kolligian said it isn't a very large property. We are seeing how we can locate all these things and what we can get on the site and reconfigure some things, understanding that there is a lot of

want there. There are some things that we did not include in our current scope that we did do back in 2005. One of the things that we did do back in 2005 was we did have a public comment period where, at Gavin Park, we invited people in there. We had some boards. We sat and talked with them. This is what we want, have them even put little stickies on a board of we want more tennis sports here or we want more pickleball, even though I understand Pickleball is going in right now. So that is something that we can definitely offer. That's not in our current scope, but in our scope is creating a new master plan, laying out and trying to set the town up for the future. So maybe the next project is a new baseball field. Where should it go? What size should it be? What are their approximate costs associated with that?

Supervisor Sturm said we have a vehicle from a very robust questionnaire in October of this past year, the first town newsletter was mailed out to all homes in the town. We've been planning on doing a spring version of that as well, if you just posted the questionnaire on the on your website, you're missing huge part of the population. There be a questionnaire about Gavin Park and about what people want, would be perfect timing for that. It's very important to have an idea of what is the population looking like, looking forward as we're planning ahead, because this plan is going to serve us for the next 10to 15, years. So to have some sort of look at what are population projections. Because a lot of the undeveloped land left in Wilton is actually in the South Glens Falls School District that has higher school tax rate. And is that, you know, can we project the same rate of development that we've been having all along, shifting it to a different school district that maybe is less desirable for that reason, it's also further away. It's off the Route 9 corridor. And to get that kind of additional look at population dynamics and what can we expect in the next 5, 10, 15 years in terms of school age kids, and what portion might be South Glens Falls School District, Saratoga Schools, etc, that you can come up with that you'd be able to add that in as well. Councilman O'Connor said he thinks that weaving that information into the plan is a good idea. He said he sat on a committee for the Saratoga Spring School District recently looking at their long term planning for facilities, which included everything from sports programming to academics, school safety and that sort of thing. They have very current information about the entire student body, their trends. There are 1000 fewer students in the Saratoga Spring School District than there were 10 years ago, which is surprising given where development has gone. But a lot of the development involved is empty nesters, smaller families, people just relocating within our region, within the school district, blending all that information ultimately into the final product. Supervisor Sturm we are going to fill out what your idea of this master plan a little bit more beyond what you talked about, and what you've already proposed to Parks and Rec. Mr. Riper said the board can award the LA Group the contract based on the proposal that they've already submitted for the initial work to get started. Then, they can look at the additional scope of work and provide an addendum to the proposal. At the next meeting we can look at the proposal, the addendum, if the board so chooses to. The board can move forward with the original scope and get this started. Supervisor Sturm asked if we could get a timeline for completion of the job. Mr. Heller said it would most likely be close to five months.

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

**RESOLUTION #116**

NOW, THEREFORE, BE IT RESOLVED, to  
approve the contract with LA Group for the  
Master Plan Update for Gavin Park

The adoption of the resolution was  
seconded by Councilman O'Connor, duly put

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

Councilman O’Conor said he has a committee report on our fishing station, the real series of installation work has been initiated. If weather and everything else cooperates we're looking at getting the actual dock and everything squared away, hopefully by the end of this month or early April, and then the pathways or trails that would go down to the fishing station. He said he spoke with the Highway Superintendent Mike Monroe and we have to wait until the ground dries out with the weather conditions. So hopefully, maybe in May, June, the latest, we could get that work done and get folks in there using an efficient station. Doug Heller may want to comment from the LA Group point of view on that. Mr. Heller said it's really exciting. It's going to move really quickly in the next month. This weekend you're going to start to see some equipment being put out there, besides just excavators. It will be the back home platform itself. So next week, they're going to start drilling the Hebner piles. And then after that, it's then going to actually be the application and the installation of the platform itself. I know if you've driven by Northern pines, which I do every day, it seems like excavators have been sitting there for a few weeks. Once this project is done and there's lots of activity there, we may have reason to go back and ask for another speed reduction on Northern Pines Road.

#### Comptroller’s Report

##### **1.) 2026 Budget Transfers**

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

#### **RESOLUTION #117**

NOW, THEREFORE, BE IT RESOLVED, to approve the 2026 budget transfers requested for and listed in the Comptroller’s 3/5/2026 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 Councilwoman Kolligian, the board adopted the following resolution:

#### **RESOLUTION #118**

NOW, THEREFORE, BE IT RESOLVED, to approve the 2026 budget transfers requested for and listed in the Comptroller’s 3/5/2026 Report to the Town Board.

The adoption of the resolution was seconded by Councilman Keneally, 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 #119**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the request for overnight travel for Ryan Riper to attend the New York Planning Federation Conference in Cooperstown, NY, April 19-21, 2026.

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

**2.**

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

**RESOLUTION #120**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the request for overnight travel for Susan Baldwin to attend the New York State Town Clerks Association Regional Meeting in Schenectady, NY, March 15-16, 2026.

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

**3.**

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

**RESOLUTION #121**

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Daniel Jones, Court Officer, effective March 16, 2026.

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

**4.) Internal Review-Justice Court**

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

**RESOLUTION #122**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the 2025 annual internal review of the court records with no exceptions noted.

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

**Adjournment**

On a motion introduced by Councilwoman Kolligian and seconded by Councilman O’Conor, with all board members in favor, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

\_\_\_\_\_

Susan Baldwin, Town Clerk

\_\_\_\_\_ Supervisor, Toni Sturm

\_\_\_\_\_ Deputy Supervisor Conner Rohan

\_\_\_\_\_ Councilman, Raymond O’Conor

\_\_\_\_\_ Councilwoman Erinn Kolligian

\_\_\_\_\_ Councilman Joe Keneally

