

TOWN OF WILTON

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Public Hearing-Proposed Local Law #3 of 2025, Extension of Moratorium for Cannabis Manufacturing, Cultivation and Distribution **7:00 P.M.**

Steve Bederian of 8 Woodland Drive spoke regarding zoning requirements for Cannabis Cultivation, Manufacturing and Distribution. He shared his experience with commercial use of cannabis, including benefits for medical treatment.

Supervisor Lant asked if there were any more comments. There were none. Deputy Supervisor McEachron made a motion to close the public hearing. Councilman O’Conor seconded the motion. The public hearing was closed at 7:02 p.m.

Public Hearing-Proposed Local Law #4 of 2025, Amendment of Traffic Mitigation Fees **7:01 P.M.**

Supervisor Lant asked if there were any comments. There were none. Deputy Supervisor McEachron made a motion to close the public hearing. Councilwoman Kolligian seconded the motion. The public hearing was closed at 7:03 p.m.

Regular Town Board Meeting

Supervisor Lant called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Roll Call

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

John Lant-Supervisor
Deputy Supervisor McEachron
Duane Bogardus-Councilman
Erinn Kolligian-Councilwoman
Ray O’Conor-Councilman

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

Approve Pending Minutes

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

RESOLUTION #116

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the Mach 6, 2025 meeting, as typed.

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

Public Comment Session

There was none.

Wilton Mall

My name is Faraz Khan. My family and I were local to the area. I was born and raised in the Albany/Colonie area. I came back about ten years ago.

My family's been in development in the capital district for over 50 years. For me, it's been almost 25 years. We also own the Clifton Park Mall, about 20 minutes from the Wilton Mall. Wilton Mall is a great property; it's in a great town and in a great location. Unfortunately, it's been a little neglected for the past several years, and we think we can give it a substantial renovation. Although we do plan on eventually developing apartments, it's more important for us to revive the mall. We think that we can create some life back into it. I have about seven tenants that we plan to bring on over the next eight months, we are in discussion with additional tenants. These are local and national tenants. It'll be a combination of retail and a couple outlet clothing stores, which I think will be a nice draw. As exciting as the one Chinese restaurant in the food court is, we think that there's room for a few other businesses. We're bringing in a pizza place, possibly a Mediterranean restaurant and a few other cuisines, a coffee shop and a number of other amenities. This was last minute and I appreciate the board allowing me to speak. I look forward to working with all of you.

Councilman O'Connor asked Mr. Khan: Do you see any differences between the Clifton Park market and the Wilton market, as far as potential and future uses?

Mr. Khan responded: they have similarities, but I think Wilton is more interesting. I love Clifton Park, but there's a lot more output potential here in Wilton again, it's a great piece of property, great location. It's just been underutilized, and people haven't seemed to pay much attention to it for the last several years. With major renovation, we can really make it a bit nicer, more upscale but not so high end. Steve Bederian asked Mr. Khan if he saw the plans that were proposed in the previous few years and if they were going to be somewhat similar to that design. Mr. Khan responded: Somewhat. I like the density. I think that's a

good number of units. But for us, we don't like that particular plan. For Miami, Florida, it would be fine. But for those of you that are from the area, we don't have the same weather that they do, so it would be better to have the units more garden-style outdoor units but connected. We really think it's important to have a corridor connecting the apartments to the center and we don't want to tear down the old Bon-Ton. We want to keep it. We're going to renovate it, we're going to redevelop it, and bring new tenants into the space.

Councilman Bogardus said Wilton Mall used to be a family destination when his kids were younger. It had a well-established food court and shopping center. The parents would sit and talk while the kids rode the merry-go-round and had fun.

Mr. Khan said, for those who don't know, we've owned Clifton Park Mall, or Clifton Country Mall, as some people still call it, for about two years. Within the first 20 months, we were able to increase traffic from 4.8 million to about 5.6 million visitors a year, which is about an 18% increase. We plan to finish this month with six million visitors. We think we can get six million visitors at Wilton Mall. It's going to take us about two and a half years, but I think we're going to hit it. I remember when they opened. It was 1990 and it was the new mall. However, if anyone looks at the floor tiles and they've been maintained but they are the same tiles from when the mall opened. For the most part, everything is the same as when it opened, and you've got to freshen things up.

At the Clifton Park Center, we've had forty-eight events at the mall in the last two years, including craft fairs, flea markets, wedding shows. We do a lot with nonprofits. Wilton Mall is so much bigger. Clifton Park Center only has the small interior corridor that's left. I think we can do a lot at Wilton. SPACs not too far away. We could get some of these groups occasionally to park the buses in the parking lot. The supervisor knows that we want to work with you. If you need the space, if there's a community event that you want to do, we plan to work hand in hand. Supervisor Lant spoke and thanked Mr. Khan for working with our county sheriff's department and leaving them there. That's a big plus for our town.

Wilton Wildlife Preserve and Park-Quarterly Report

Margo Olson, Director of Wilton Wildlife, said the Winter outdoor recreation was very popular this year due to the wintery weather we had. Trail grooming at Camp Saratoga was possible and made the renting of snowshoes and cross-country skis, as well as other winter programs, very successful. The numbers were almost doubled this year over last year. Our mission is to reach more people, and we were able to do that.

The Larry Gordon Outdoor Education Center pathways are now usable due to the absence of snow and are very successful. Ms. Olson thanked the Highway Department and DA Collins for all the hard work they did on those pathways. Work continues of the Education Center with the insulation installation that just finished, and the next step will be sheet rocking and completing the interior work. At this point, the goal is to be completed by July and opened to the public. Ms. Olson thanked the town and the town staff for all their efforts on this extensive project.

Ms. Olson said there is an Eagle Scout project that will begin at Camp Saratoga. Philip will be putting in three educational gardens. A native plants garden, an indigenous plant garden as well as kitchen garden. The Wilton Wildlife educator Kaleigh is working with Philip to help decide which plants will be planted and he is about to start his fundraising for this project. There will be flyers posted soon for an Applebee's pancake fundraiser so we can help support him and his project.

The Wilton Wildlife staff is replacing the kiosks at Camp Saratoga. They are in the process of finalizing the plans to construct new kiosks due to damage by severe weather. Exhibits and collections for the scouting cabin are being prepared for when the Education Center opens in July. Fundraising is continuing and a grant was just received from the NYS ZBGA Capital Program for approximately \$100,000 and they will be deciding which projects will be done with this funding. Former owners of the Wilton Mall had previously agreed to a significant donation to Wilton Wildlife when they proposed developing housing at the mall. Discussion was had regarding what happens now that the property has been sold and whether that donation will be forfeited in the future.

Proposed Local Law #2 of 2025-Cannabis Manufacturing, Cultivation and Distribution in the C-2 Zone

The clerk noted the Saratoga County Planning Board returned the referral with a decision to approve.

"The Saratoga County Planning Board questioned the process of the Special Use Permit review by the Town Board, as opposed the Planning Board. The Saratoga County Planning Board is advising municipalities that are contemplating land use decisions on cannabis matters to consult with the NYS Office of Cannabis Management. The NYS Office of Cannabis Management can be a resource for any questions that may come up during the process of updating Town regulation on cannabis manufacturing, cultivation and distribution in order to establish standards to govern state-licensed facilities."

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

RESOLUTION #117

NOW, THEREFORE, BE IT RESOLVED, to approve Local Law #2 of 2025, Cannabis Manufacturing, Cultivation and Distribution in the C-2 Zone.

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

Proposed Local Law #3 of 2025-Extension of Moratorium on Cannabis Manufacturing, Cultivation and Distribution

There was no action on this agenda item as the need to extend the moratorium was not necessary.

Proposed Local Law #4 of 2025 Amendment of Traffic Mitigation Fees

The Clerk noted since there was no action on Local Law #3, the Proposed Local Law for the Amendment to Traffic Mitigation fees becomes local law #3. New York State Department of State requires local laws to be in numerical order.

Mr. Riper said the board will need to decide at what point of the process when the fees go into effect. Councilman O’Conor said his understanding is that the change is related to projects being measured by traffic generation as opposed to square footage. Mr. Riper said it is more appropriately based on the number of trips being generated by the project. Councilman O’Conor said he is supportive of the change but thinks it should apply to new applications only. Other projects that have come before the appropriate bodies have already planned out their fee schedules.

The clerk noted the Saratoga County Planning Board returned the referral with their decision to approve. “The Saratoga County Planning Board understands the costs of traffic mitigation could increase over time, especially as changes in technology or inflation can impact the overall cost structure. A regular review process to reflect current costs of mitigation efforts may be considered.”

Councilman Bogardus asked if the motion should be for new applicants only. He said we have applicants who haven’t really started the process. Mr. Riper said it is usually for projects which have not pulled building permits or projects before the planning board seeking final approval. There are three stages before the planning board; conceptual, preliminary and final approvals. The board can choose what point the new fees should be implemented. Deputy Supervisor McEachron said if the applicant has already gone through three stages they shouldn’t have to pay the new fees. Councilwoman Kolligian agreed as they already have financing completed.

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

RESOLUTION #118

NOW, THEREFORE, BE IT RESOLVED, to approve Local Law #3 of 2025, Amendment to Traffic Mitigation Fees, applicable to new planning board applications as of April 4, 2025.

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

Contract between SSCSD and T/O Wilton for Assessment Litigation

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

RESOLUTION #119

NOW, THEREFORE, BE IT RESOLVED, to approve the 2025 contract between the Saratoga Springs City School District and the Town of Wilton for assessment litigation.

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

Contract between Friends of Gavin Park and the Town of Wilton

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

RESOLUTION #120

NOW, THEREFORE, BE IT RESOLVED, to approve the 2025 contract between the Friends of Gavin Park and the Town of Wilton to promote their mission.

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

Carr and Jones Roads Traffic and Connectivity Improvements

Mark Schachner, Town Counsel, read the questions for potential environmental impacts, Part 1 SEQRA and the board answered.

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

RESOLUTION #121

NOW, THEREFORE, BE IT RESOLVED, to declare lead agency and a negative declaration under SEQRA for the Carr and Jones Roads Traffic and Connectivity Improvements.

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

Resignation-Wilton Zoning Board of Appeals

Councilman O’Conor said he called Mr. O’Brien and thanked him for his service as Chairman of the Zoning Board of Appeals. He said they reminisced about the town over the last forty years.

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

RESOLUTION #122

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation from Joseph O’Brien from the Wilton Zoning Board of Appeals, effective April 3, 2025.

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

Committee Reports

Deputy Supervisor McEachron said the board should think about a replacement for Chairman. We can find out who is interested in the position and have them intern for the rest of the year. Councilwoman Kolligian said we may not have to have them intern. We can interview those interested. Deputy Supervisor McEachron said his thought is, if you run a couple meeting, you may not want to do it. If you have three people run the meeting and two say no, it’s not for me, it makes our job easier. Mr. Riper said Chris Ramsdill, Vice Chairman, has been running the meeting. Deputy Supervisor McEachron said Scott Kingsley has run a meeting too. Councilman Bogardus said Mr. Kingsley did reach out to him and let him know he is interested in the Chairmanship. Deputy Supervisor McEachron said he has had a couple people call him with interest. Discussion was held.

Councilman O’Conor said the Army Corp. of Engineers approve our fishing platform and trail project on Northern Pines Road. There is also a numbered Assembly Bill that Carrie Woerner sponsored for the twelve acres of land, north of our project, to be given to the town. The town, in turn, can work with the Veteran’s Community Housing Coalition to create some additional veteran housing.

Deputy Supervisor McEachron said we need to come up with a plan for the warped wall. It is under the old pavilion right now. It may need some kind of canopy or a carport structure. The park may have some money. Ms. Moran said it would be in Mr. King’s department code and there is money in there now. We could also, when we have our quotes and go through the procurement process, we will have a better idea of the actual cost and go through budget amendment or budget transfer. Deputy Supervisor McEachron said the warped wall is foam and has to be under cover. The plan was to incorporate it in the zip line. Deputy Supervisor McEachron said he will look further into it and report back to the board in May.

Councilman O’Conor asked Mr. Riper if we still need a permit from NYSDEC for the fishing platform. Mr. Riper said it was a NYSDEC permit and we received it. He said he received the 90% complete plans for the fishing platform review.

Comptroller’s Report

1.) Budget Amendments

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

RESOLUTION #123

NOW, THEREFORE, BE IT RESOLVED, to approve budget amendment from Appropriated Reserves-Park (A5111) to Playground and Recreation Center-Contractual Expenditures (A7140.4) for \$26,415.00, subject to Permissive Referendum.

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

2.) Personnel

1.

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

RESOLUTION #125

NOW, THEREFORE, BE IT RESOLVED, to approve the request for overnight travel for Susan Baldwin, Town Clerk, to attend the New York State Town Clerks Association Annual Conference in Syracuse, NY, April 26-30, 2025.

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

2.

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

RESOLUTION #126

NOW, THEREFORE, BE IT RESOLVED, to approve the request for overnight travel for Michael Monroe, Highway Superintendent, to attend the 2025 Highway School in Ithaca, NY from June 2-4, 2025.

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 #127

NOW, THEREFORE, BE IT RESOLVED, to hiring of Logan Allen for a seasonal position, at the rate of \$22 per hour with no benefits. Effective start date of April 8, 2025, conditioned upon the successful passing of all pre-employment screening.

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

4.

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

RESOLUTION #128

NOW, THEREFORE, BE IT RESOLVED, to approve the request from an employee to donate 80 hours of sick leave to another employee who is out of sick leave.

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

Informational

Ms. Moran noted the Town’s 2024 Annual Report has been filed with the Office of the State Comptroller.

Adjournment

On a motion introduced by Councilman O’Conor and seconded by Councilwoman Kolligian, with all board members in favor, the meeting was adjourned at 7:58 p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Supervisor, John J. Lant

_____ Councilman, Raymond O’Conor

_____ Councilwoman Erinn Kolligian

_____ Councilman Duane Bogardus