

TOWN OF WILTON

22 TRAVER ROAD

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Susan Baldwin, Town Clerk

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REGULAR TOWN BOARD MEETING-June 5, 2025

Supervisor Lant called the Regular Town Board meeting to order at 7:00 p.m.

Pledge of Allegiance

Supervisor Lant led the board and the audience in reciting the Pledge of Allegiance to the Flag.

Supervisor Lant asked that everyone remain standing for a moment of silence for the 80th anniversary of D-Day and all of the Veterans who fought for our freedoms and have passed.

Roll Call

Roll Call by the Town Clerk showed all board members present except Councilman Bogardus who was excused.

John Lant-Supervisor
John McEachron-Deputy Supervisor
Erinn Kolligian- Councilwoman
Ray O'Conor-Councilman

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

Public Comment Session

There was none.

Approve Pending Minutes

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

RESOLUTION #144

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from May 8, 2025 as presented.

The adoption of the resolution was seconded by Deputy Supervisor McEachron, duly put to a vote, all in favor, except Councilwoman Kolligian who recused herself. The motion passed 3-0.

Traffic Mitigation Fee Waiver Request-BOCES

Brendon Stabler appeared before the board on behalf of CIDC Wilton, who is the developer of proposed WSWHE BOCES project at 230 Ballard Road. Part of the project is for three different schools on one site. The Town has traffic mitigation fees on development. He said he is before the board asking for consideration of waiving the fees for the project.

Mr. Stabler said the most obvious reason is CIDC is a 501c3, not for profit developer. Their mission is to reduce burdens on government entities, functioning as a conduit financier for the project to enable access to tax exempt bonds. BOCES is a school and not subject to taxes. Imposing traffic mitigation fees has an adverse impact, it ends up being on BOCES because the cost of the project goes up and BOCES has to pay rent on the facility. One of the more compelling reasons for the request is part of the project is CIDC has committed, during the construction of the project, to make over \$700,000 in offsite traffic improvements to North Road. It will correct the intersection near Target. Some of the improvements will directly benefit the project. A large amount of that cost is going towards fixing North Road and that will benefit the public and Target. Because the cost is over \$700,000 and the traffic mitigation fees assessed on the project are about \$230,000, we are requesting the town waive or offset the traffic mitigation fees. The town recently changed how the fees are assessed on the projects. The current method of calculating the fees is based on the P.M. peak hour of traffic trips generated by the project. The BOCES project adds zero P.M. peak trips. The school closes at 3:00 P.M. and everyone leaves by 3:30 P.M. For all of those reasons, we would like the Town Board to consider waiving the fees.

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

RESOLUTION #145

NOW, THEREFORE, BE IT RESOLVED, to waive the traffic mitigation fees of \$230,806.68 in lieu of offsite traffic improvements to North Road.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly put to a vote, all in favor except Councilman O'Connor who abstained. The motion passed 3-0.

Speed Limit Reduction Request Response from NYSDOT

"This letter is in response to your February 21, 2025, request to our office regarding a speed limit reduction for Blanchard Road in the Twon of Wilton. Our office has completed our study into your request.

Blanchard Road from Wilton Gansevoort Road to the Moreau Town Line is currently unposted and, therefore, governed by the statewide 55 mph speed limit. Based on our review, we have determined that a reduction of the speed limit is warranted. We have written a Notice of Order establishing a 45 mph speed limit for this segment of Blanchard 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 bringing your concern to our attention for review. If you have any questions, please call Kelley Kircher of this office. Sincerely, Michael W. Fenley, PE, Regional Traffic Engineer.

Resignation-Board of Assessment Review

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

RESOLUTION #146

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Jane Capello from the Board of Assessment Review.

The adoption of the resolution was seconded by Councilman O'Connor, with regret, duly put to a vote, all in favor. The motion passed 4-0.

Extension of Term-Supervisor

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

RESOLUTION #147

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing on July 3, 2025 at 7:01 p.m. for proposed Local Law #4 of 2025, increasing the term of office for the Supervisor from two years to four years

The adoption of the resolution was seconded by Deputy Supervisor McEachron, duly put to a vote, all in favor. The motion passed 4-0.

Silviculture and Timber Harvesting

Supervisor Lant asked Mark Schachner, Town Counsel, if it will be difficult to change the regulations for timber harvesting. Mr. Schachner said he wasn't sure what the Town Board's goal is and doesn't know if there is a way to make the changes enforceable. Supervisor Lant said a parcel on Route 50 was cleared for senior housing. There are piles of downed pine trees and they are a major fire hazard. We've had a lot of fires across the country. He said he would like a time limit as to when the downed trees have to be

cleaned up. Mr. Schachner said one way to accomplish that goal would be any project subject to planning and or zoning board approval have a condition of the approval, so it can vary with the project whether it is necessary on a small scale, or a much larger scale. This would be the easiest way by having conditions of approval to clean up the property. Councilman O'Connor asked what stage of approval the senior housing is in as far as review. Mr. Riper said they are before the IDA. They cut the trees down due to a deadline for the bat habitat. DEC has a regulation as to when the trees have to be taken down. The owners hired a company to take down the trees and the work was not done satisfactorily and the company was fired. They are hiring a new company and working on scheduling the cleanup. It should be cleaned up very soon. Mr. Riper said they have final approval. Councilman O'Connor said the planning board can require certain actions be taken until a project gets preliminary or final approval. Mr. Schachner said that it would not be subject to public hearing. It is not a change of code provision or zoning. It is not to change any laws. It would only work if the project is subject to planning board or zoning board review. An activity that is not subject to review, the suggestion would be meaningless. We have the boards who review and if those boards feel or they are educated about the town board's concerns and the boards agree with the concerns, they could lawfully impose conditions of approval requiring cleanup. There are two benefits are it doesn't require any changes in our zoning law and it does not have to be a one size fits all. It can be tailored to each application. Sometime the planning or zoning boards may not see the need for a condition on this topic, sometimes they may see some need for a relatively simple, straight forward minor condition on this topic and sometimes they may see the need for a substantial condition of this topic. It would be up to those boards. Councilman O'Connor asked if the senior housing land was cleared after they received final approval. Mr. Riper said it was. Supervisor Lant said the property on Galor has a big pile of debris. They went in once and chipped but the rest was left. Mr. Riper said he spoke to the owner of the property recently. There were two owners and now there is one. He is waiting on some paperwork to clear up and after that, he can move forward. Mr. Riper asked if the condition on the site plan approval was to clean up the property within forty five days, do they lose their site plan approval. Deputy Supervisor said it is a condition and if they don't meet the condition, they should. Mr. Schachner said you can say those words but it is not true. Deputy Supervisor McEachron asked how we can do it lawfully, do we have to change the law? Mr. Schachner said that would involve amendments. The typical answer to the question would be it is a violation of an approval. It would be like any other violation of approval. As Mr. Riper and Mr. Mykins both know, you are allowed to enforce violations of approval by issuing notices of violations, issuing cease and desist orders, by requiring different things and imposing fines. That may or may not satisfy the board's goal. The worst case scenario, the town could authorize a Supreme Court action requiring removal of whatever you wish to have removed. It would be expensive but that would work too. Councilwoman Kolligian asked if we have anything in the code which address this. Deputy Supervisor McEachron said we can't have piles of debris sitting around getting stagnant. Councilman O'Connor said when the Wilton Mall was initially proposed, it was on fifty-five acres of land. The owner went in a completely clear cut fifty-five acres on Thanksgiving weekend. He said he thought he had introduced a local law about land clearing. Mr. Riper said there is one for timber harvesting.

Chuck Gerber said he is a former Councilman and has spent his career in the field of forestry. He said if you check with NYS DEC there are State Fire Laws in effect and those properties may be in violation of. The state would enforce them but cannot guarantee that. He state he thought there was a fire law that states you cannot have brush over a certain height. Councilwoman Kolligian said we could send a letter to planning and zoning boards asking they keep this in mind when it comes to large scale projects. Mr. Schachner said the board can do that but he stated he is not saying there is nothing the board can do. He said he gave the board the easiest way to do this. Local laws can be adopted by public hearing, setting limitations of size, volume, duration and any other thing you want done. There is plenty the board can do. Mr. Schachner said the board could send a letter to the planning and zoning boards. Councilwoman Kolligian said if we need stricter regulations later we can, but in the meantime try this. Mr. Mykins said

when this became a concern he did reach out to the developer. They told him it would be taken care of by the middle of June. Mr. Mykins said he would reach out to them again.

Request to Bid

Supervisor Lant said he was approached by the President of SWYB for a new concession stand at Gavin Park. It is not in good condition; it's been broken into and attempted to set it on fire. We looked into having a new stand stick built. Scott Harrington research food trailers. They are self-contained and do not need a septic system. Councilwoman Kolligian asked why we would need a food trailer since they do not cook there. Supervisor Lant said we have a lot of tournaments and the organizations could use it to raise money. Deputy Supervisor McEachron said the concession trailer is less expensive than a stick built stand. You can get a great set up for \$30,000 to \$40,000. It can be moved and stored when it is not in use.

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

RESOLUTION #148

NOW, THEREFORE, BE IT RESOLVED, to approve the request to go out to bid for a Self-Contained Concession Trailer 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 4-0.

Appointment of Chairman to the Zoning Board of Appeals

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

RESOLUTION #149

NOW, THEREFORE, BE IT RESOLVED, to approve the appointment of Scott Kingsley as Chairman of the Wilton Zoning Board of Appeals, term of 06/05/2025-12/31/2025.

The adoption of the resolution was seconded by Councilwoman Kolligian, with regret, duly put to a vote, all in favor. The motion passed 4-0.

Committee Reports

Supervisor Lant thank Deputy Supervisor McEachron for getting the Splash Park up and running. He did a lot of painting of the features, cement work and saved the town a lot of money. Deputy Supervisor McEachron said the Splash Park has been fading out and now it has a fresh look. It's been simplified too. We pay a lot of money to have a representative sent here from Indiana to turn water on and off. The switches don't work and are manually overridden but still has to go through a complex board to turn the water on and off. It is now an on/off switch. One of the pieces that was replaced last year went bad again. It is under warrantee but it costs \$2,000 for them to look at it. It should be a lot easier to open and close now.

Councilman O'Connor said we had a meeting with the LA Group regarding the Northern Pines Fishing Platform and trails. We discussed a bid packet the LA Group will put out in July. We have a goal of starting construction in the fall. Supervisor Lant spoke to Highway Superintendent Mike Monroe about mitigating some of the costs by having the highway department do some of the paving of the parking area and help with the development of the trails. It's a really nice project.

Susan Baldwin, Town Clerk, thanked Dave Hoffman and Pack 24 for their help in placing flags on Veterans headstones for Memorial Day in honor of their service.

Comptroller's Report

1.) Budget Transfer

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

RESOLUTION #150

NOW, THEREFORE, BE IT RESOLVED, to approve the 2025 budget transfer requested for and listed in the Comptroller's 6/5/2025 Report to the Town Board.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 4-0.

2.) 2024 Budget Amendments

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

RESOLUTION #151

NOW, THEREFORE, BE IT RESOLVED, to approve the 2025 budget amendments requested for and listed in the Comptroller's 6/5/2025 Report to the Town Board.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly put to a vote, all in favor. The motion passed 4-0.

3.) Personnel

a.

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

RESOLUTION #152

NOW, THEREFORE, BE IT RESOLVED, to ratify the decision to change the title for Secretary to Highway Superintendent to Senior Clerk.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly put to a vote, all in favor. The motion passed 4-0.

Toni Sturm said she has a question regarding the Snook Kill Fishing access. The Gurn Springs site is on the west side of the Snook Kill. Will one of the trails go that far? It is sort of historical; the whole little village point of Gurn Springs is named after. Mr. Riper said not yet. The location is behind D.A. Collins. Ms. Sturm said there is no way to get there because the path from Traver Road puts you on the wrong side of the stream. Mr. Riper said that is correct. There was a bridge there but it collapsed. You can get across but it’s not public property. Long term there is thought and plans to make a connection from Traver Road. Councilman O’Conor said the path for the fishing station is an odd U shape. If you go down Northern Pines Road you will see a gravel area

Adjournment

On a motion introduced by Deputy Supervisor McEachron and seconded by Councilman O’Conor, with all board members in favor, the meeting was adjourned at 7:32 p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Supervisor, John J. Lant

_____ Councilman, Raymond O’Conor

_____ Deputy Supervisor, John McEachron

_____ Councilwoman Erinn Kolligian