

TOWN OF WILTON

22 TRAVER ROAD

WILTON, NEW YORK

PHONE: 518-587-1939

FAX: 518-587-2837

Susan Baldwin, Town Clerk

September 3, 2026

Public Hearing-Proposed Building Department Fee Amendments-7:00

Supervisor Sturm opened the public hearing on the proposed building department fee amendments at 7:01 p.m. Supervisor Sturm asked whether anyone had signed up or wished to speak on the proposed changes. There were no questions or comments. Supervisor Sturm closed the public hearing at 7:02 p.m.

Public Hearing-Proposed Amendments to Chapter 29, Article 26, Signs

Supervisor Sturm opened the public hearing on proposed amendments to Chapter 29, Article 26, regarding signs at 7:02 p.m.. Supervisor Sturm asked if anyone wished to speak.

John McEachron, 17 Smith Ridge Road said he disagreed with the proposed sign amendments. He explained that his objections had been expressed previously and that he would simply rest on those prior comments.

Mike Brice of Loudon Road addressed the board. He stated he had been looking into these sign things and, while he understood what the board was attempting to do, he felt the town had many more pressing issues than signs. He noted that signs have been going up for decades—construction signs, egg-selling signs, garage sale signs—and questioned why this was becoming an issue close to election time. He said that everyone in Wilton knew what it was really about and urged the board to focus more on emergency response and reverse 911 scenarios rather than sign regulations. He concluded by asking the board to give it a break.

With no further comments offered, Supervisor Sturm closed the public hearing at 7:05.

REGULAR TOWN BOARD MEETING-September 3, 2026

The Town Board meeting for the Town of Wilton on September 3, 2026 was called to order at 7:05 p.m.

PLEDGE OF ALLEGIANCE

Supervisor Sturm opened the meeting and those present recited the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

Toni Sturm-Supervisor
Deputy Supervisor Rohan Rohan-Deputy Supervisor
Erinn Kolligian-Councilwoman
Ray O'Connor-Councilman
Jeo Keneally-Councilman

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

PUBLIC COMMENT

Good evening. Kristyn Allen, 714 Wilton Gansevoort Road. The history of this case is available through FOIL, but the public record doesn't capture its human cost.

I began smelling sewage in February 2024. February became spring, summer, fall, winter again, and spring again. I shoveled snow while my nose was freezing from the cold and burning from sewage odors. I tended my gardens on hot summer days, unable to escape the smell. I stopped using my windows and I even bought a hydrogen sulfide gas detector.

Have you ever been drinking your morning coffee when suddenly you smell sewage coming in through the sliding door? Or have you ever been jolted awake in the dark because the smell of sewage has filled your bedroom?

Because I have.

Work was performed outside the Town's instruction, and the Town expects it to fail. Over a year of sewage exposure. Another year and counting with known risk of it happening again.

The Town tells me this is a priority that it will stay on top of. After years of the Town's nonchalance, I no longer trust that, so I supervise it myself. I've tracked deadlines, caught delays, followed up, and attended court. I do not work for the Town, but the Town's own attorneys have now caused three preventable delays.

Eight more weeks, lost. My third entire summer, gone.

The Town has expressed frustration to me about the Town's own performance.

The Town has shown patience and financial concern for people who refuse to comply, cooperate, or even communicate. Meanwhile, as my hardships pile up, the Town reminds me of

their rights and tells me repeatedly that this case is unusual because “most people comply.” Again and again, I pay the price for the Town's cavalier words and actions.

Town government is responsible for the safety and well-being of its residents.

I came to my government because an unimaginable harm was being imposed on me. I needed help, and I didn't get it. For you, this is paperwork, but for me, it's my life. Even when the Town acts, a lack of follow-through and oversight allows preventable failures to continue. From the start, and over and over since, the Town has treated something severe in my life like it can wait. In a case involving sewage, the only unyielding supervision has been mine, and that is appalling. I need relief, but I can't count on my Town, and that has hurt me.

Please consider how much of this you would tolerate before you felt violated in your own home and abandoned by your Town. How many summers would you give up while having to make sure your own government holds itself accountable?

The next Supreme Court date is September 9th. I expect my elected leaders to, one, make sure the Town's paid legal representatives are prepared for possible outcomes and next steps; and two, regardless of how the Court rules, treat this with urgency until there is compliance or consequences. Thank you.

John McEachron, 17 Smith Bridge Road, spoke about a recent tornado that hit his neighborhood. He thanked those who had stepped up during this difficult and frightening situation. First, he recognized the town highway department and specifically Highway Superintendent Mike Monroe noting that they were present when roads were blocked and trees were down and that their hard work, long hours, and dedication helped the neighborhood begin recovering. He thanked the town's first responders and all emergency services, praising their efforts in assessing damage, keeping people safe, and responding to residents' needs.

Most importantly, he thanked the citizens of Wilton who came to help their neighbors without waiting to be asked. He described people clearing branches, checking on families, assisting with cleanup, and offering help wherever needed. He emphasized that while a tornado can damage homes and disrupt lives, it cannot destroy the spirit of a caring community. He said that spirit was on full display in his neighborhood.

He thanked everyone who picked up a chainsaw, moved a branch, checked on an elderly neighbor, or simply showed up to lend a hand, stating that their kindness and generosity made a big difference. He remarked that what truly makes a town a great place to live is not just infrastructure but the people and their willingness to stand together when times are tough. He said that after the storm, he could not be prouder of the community. He concluded by thanking the highway department, first responders, emergency services, and neighbors, and said that when one person is hurting, everyone comes together. He closed with God bless and Wilton Strong.

Mike Brice, Loudon Road, raised an issue he said had been circulating on social media concerning information that appears when one Googles "Town of Wilton." He stated that Google's panel listed the Town Supervisor Sturm, Deputy Supervisor Rohan, and board member Joe Keneally, but omitted the two longest-serving board members. He considered this deceptive toward residents who might wish to contact those members or learn more about what is going on. He said the information showed only certain names under key town officials, including the supervisor, deputy supervisor, town board member, town clerk, highway superintendent, and others, but not the two senior board members. He said that two years ago, when this search was done previously, all board members had been listed.

Councilman Ray O'Connor asked whether Mr. Brice was referring to the town website or just what appears in Google's search results. Mr. Brice clarified it was just the Google listing, not the website itself, and said he had checked other towns like Moreau and Ballston Spa and found more complete listings for them. He stated that somebody had put the names in Google but left others out, and that it had been this way for at least eight weeks. He showed the board the search result on his device.

Supervisor Sturm replied that the people who control Google's algorithm are Google, not the town, and noted that the town's official website lists everyone appropriately. Mr. Brice responded that, as town supervisor, now that she was aware of the issue, she should look into it and try to correct it. Deputy Supervisor Rohan asked whether everyone had biographies on the town website; it was confirmed that members did. Councilman O'Connor did a live Google search on his phone and read out that it listed Supervisor Toni Sturm, Deputy Supervisor Rohan, Joe Keneally, and Erinn Kolligian, prompting a brief exchange and some joking remarks that one cannot believe everything on the internet. The board acknowledged Mr. Brice's concern while again stressing that the town does not control Google's search algorithms.

Lee Townsend, from Mount McGregor Road, came forward with a question about political signs. She said she had understood that political signs should not be displayed in Wilton before

September 19 and asked when they should be out. Supervisor Sturm responded that what Ms. Townsend was likely to see were signs left over from the primaries, mentioning certain candidate names. She added that the new code provides for a 45-day period before the event or election.

Ms. Townsend asked whether those leftover signs should be removed. Deputy Supervisor Rohan responded that he had seen some signs himself that were not compliant with the town's code. He said he had emailed Steve Bederian, the chair of one of the political committees, asking him to reach out to the campaign to have the non-compliant signs removed. He said he believed they should be gone, although Ms. Townsend noted some were still present. Deputy Supervisor Rohan explained that he had not personally removed them but had contacted the campaigns and advised them of the regulations.

Ms. Townsend asked if she, as a resident, could remove the signs herself and whether she risked being arrested. Deputy Supervisor Rohan replied he did not think she would be arrested but suggested that the cleanest approach would be for her to contact Town official John Herlihy who could then coordinate with party chairs and campaigns. Supervisor Sturm added that since these were so far out of cycle, code enforcement could pick them up. She indicated the town would proceed that way and conferred briefly with staff.

Franklin Meade, 24 Palmer Terrace, addressed the board about the Carr Road—Jones Road traffic project, which he had spoken about in prior meetings. He thanked town staff—Sandy, Sue, and Josh—for helping him obtain project documents. He explained that this was his third month discussing the project, which he believed did not meet the intent of the traffic calming goals set out in the town's comprehensive plan. He said the current design appeared to be a traditional roundabout meant to handle peak-hour traffic, but he believed it would be prone to misuse at other times.

Mr. Meade outlined three main issues the project was supposed to address. First, intersections had delays and crash rates above the state average, for which roundabouts made sense. Second, residents had repeatedly expressed concerns about speeding vehicles in the area. Third, the project was intended as a keystone effort to bring pedestrian access into the corridor. He argued that since vehicle speed is the number one risk to pedestrians, it made little sense to introduce pedestrians into an area with existing speeding issues without directly addressing speed.

He stated that past requests to reduce speed limits had been deemed unwarranted and argued that the town instead should engineer traffic calming into projects, as called for in the comprehensive plan. Addressing a prior assertion that single-lane roundabouts are inherently traffic calming, he used a geometric analogy: just as every square is a rhombus but not every rhombus is a square, a single-lane roundabout can incorporate traffic calming, but is not

inherently traffic-calmed. He suggested that a 1,000-foot roundabout would not be considered traffic-calmed simply by virtue of its geometry. In his view, real traffic calming requires deliberate deflections that slow vehicles.

Mr. Meade referred to the design plans he had marked up, showing the board his diagrams. He pointed to sections where vehicle paths had strong deflection, requiring drivers to navigate around the circle, and contrasted them with what he considered “wide open” curves with minimal deflection. He questioned whether deflection in the current design was sufficient to slow traffic and asked what other traffic calming elements were included, such as pedestrian bump outs and compound curves on approaches—features he believed were absent. He noted that the town’s request for qualifications (RFQ) and the engineer’s proposal did not explicitly request traffic calming as part of the design scope, and he had not yet reviewed the contract to confirm whether it was specified there. He asked, rhetorically, how the project could be labeled as traffic calming if such design features were never requested or defined in the scope of work. He closed by referencing a reported \$1.6 million increase in project costs for landscaping and urged the town to consider re-directing some of those funds to real traffic calming measures that addressed vehicle speeds, as residents had repeatedly requested. He then thanked the board.

Supervisor Sturm asked him to clarify what the board was looking at in his markups. Mr. Meade explained that the red notations reflected his comments on vehicle paths and deflection; the black arrows showed the design path, and he illustrated how a proper traffic-calmed approach would force a zigzag before entering the roundabout, preventing drivers from blowing past it.

Steve Bederian of 8 Woodland Drive responded to the earlier criticism that some board members were omitted online. He stated that the town’s website clearly lists elected officials, with the most senior Councilwoman Kolligian and Councilman O’Conor at the top, and the rest of the board all listed together. He maintained that no one had been slighted or left out on the official site. He also noted that while there had previously been a missing picture of Supervisor Sturm on the website, that had since been corrected or could be corrected and joked about donating a photo.

Minutes

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

RESOLUTION #209

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from August 6, 2026 with corrections.

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

TORNADO UPDATE

Supervisor Sturm recapped the situation, noting that many residents had experienced trees down, holes in roofs, and extended power outages. She acknowledged the frustration some felt about the pace of cleanup, particularly in hard-hit neighborhoods around Glenburnie, but explained that the town's first priority had to be opening major roads for first responder access. She praised the highway department for its continuous work clearing brush and debris and noted that roads were now open and many brush piles had been cleared at least twice, with periodic pickups continuing. The town had also engaged a tree company with large-scale equipment to accelerate clearing along major roads.

She reiterated appreciation for residents who had banded together to clear local streets themselves and emphasized that the community's response, along with that of the highway department and first responders, had been exemplary. Importantly, she noted that there were no reported injuries, which she considered remarkable given the extent of damage.

Supervisor Sturm then turned to communication issues during the storm. She explained that there had been frustrations with Town Hall's ability to communicate with residents in real time. At an emergency town hall meeting the following Monday, someone had asked about a reverse 911 system. She clarified that the traditional reverse 911 system no longer exists; instead, Saratoga County now uses the Wireless Emergency Notification System (WENS). She said she had posted WENS information on the town website about six weeks earlier, encouraging sign-ups, and would repost it prominently. She pointed to bright orange papers in the room bearing a QR code for WENS and indicated that links were also available on the county website, under the Department of Emergency Management, where residents could sign up for emergency notifications.

Supervisor Sturm explained that while the WENS system requires residents to take the initiative to sign up, it would allow the town to post notifications directly and more quickly in an emergency, without relying on the website vendor to update the site. She said the town was also

working to make more use of its email list and encouraged residents to sign up for town email notifications via a link on the left side of the town's main web page. She noted that the town was working with its webpage provider to regain direct control over outgoing email so that officials could send messages themselves, particularly during off-hours or if certain systems were down.

She then described the town's plan for debris pickup. Tree debris needed to be placed within the right-of-way, close to the road, with a final date for setting out such debris of Sunday, September 13. Crews would then circulate on Monday, and possibly Tuesday, to pick up remaining tree debris. She said the town was also working with Saratoga County on similar arrangements for county roads and was still contacting state officials about cleanup on state roads and potential extended time frames.

She reported conversations with County Waste, which collects up to 10 bags of yard waste free per round, and said she had requested an increase to 15 or 20 bags; she was awaiting confirmation. She reminded residents who use County Waste that they have at least 10 bags of yard waste pickup included. She also noted that Casella/Twin Bridges has no bag limit, and that they will pick up tied bundles of sticks but not sticks inside bags; bags containing sticks would not be collected.

Regarding building debris (e.g., damaged construction materials), she said the town had explored lower-cost options, including JDog Junk Removal and Hauling, a veteran-owned business suggested by Councilman O'Connor through his veterans' connections. While the company could not immediately commit to reduced prices, they had indicated that they might reduce rates if volume was sufficient. She advised residents to compare services among JDog and other junk/haul companies such as 1-800-GOT-JUNK to secure competitive rates.

Supervisor Sturm announced that the town had arranged for two large roll-off dumpsters to be placed at Gavin Park and Town Hall for residents to dispose of construction-type debris for a two-week period beginning Wednesday. She stressed that these dumpsters were for building and similar debris only and not for yard waste. She specified that sheet metal, concrete, electronics, and hazardous materials would not be accepted. The locations were described as follows: at Gavin Park, near the parking lot by the Beverly Street entrance; and at Town Hall, near or behind the senior center, clearly visible. Residents were asked to use the dumpsters only during daylight hours, including weekends. She said signage and website/email notices would clarify all restrictions.

She also spoke about the Department of Homeland Security's self-reported damage form, a five-page online form for homeowners to report storm damage. She urged residents who experienced storm damage to fill out the form, noting that the data would help Saratoga County

and FEMA gauge the total impact. She explained that, for the county to qualify for federal FEMA aid, two thresholds must be met: Saratoga County must document more than \$1.14 million in structural damage (not including private tree-removal contracts), and New York State must also meet a much larger statewide threshold. She said early indications from state officials suggested it might not meet state-level thresholds, but that the FEMA determination was still pending.

Eric Koglin asked whether the town had considered conducting a formal debrief involving all relevant parties and whether the town had an emergency response plan. Supervisor Sturm confirmed that the town does have such a plan and that they would be convening an emergency management group to review and update procedures based on lessons from the storm. She said she was also considering asking the county's emergency management supervisor, Andre Delvaux assist, especially since many town supervisors were relatively new following the 2025 elections and some might be replaced again in the next cycle. She noted that most emergency issues typically flow from the county down to the towns, but that in this instance, the tornado damage had been concentrated in Wilton, so information had to trickle up as well.

Mr. Koglin suggested including a community component so that residents could hear what the emergency plan is and understand what the town can and cannot solve. He mentioned prior experience with playbooks and scenario planning in other contexts such as online security and hazardous waste, stating that a similar playbook could help clarify roles among town staff and board members. He noted that during emergencies, multiple officials, not just the supervisor might need to act, and that the plan should reflect a team approach.

Supervisor Sturm agreed and said the town was already working on informational materials. She mentioned that, in response to concerns raised during the previous emergency meeting, Deputy Supervisor Rohan had drafted a guidance document to help residents avoid being overcharged by contractors—particularly roofers—following the storm. That document, covering what to look out for and steps to take, had been posted on the website on Monday evening along with the first debris-pickup announcements, and updated notices would be posted again.

Another resident asked whether the orange sheet on the wall contained the WENS sign-up information. Supervisor Sturm confirmed that the orange sheet mirrored the QR code on the agenda for WENS. Sue Baldwin, Town Clerk added that a separate paper provided the link for the Homeland Security self-reported damage form; that form did not have a QR code but was accessible via a web link. After clarifying that the WENS sheet was indeed for emergency notifications and not for submitting claims, the board confirmed that both resources were available on the table.

Deputy Supervisor Rohan thanked Highway Superintendent Mike Monroe, noting that the tornado had occurred exactly one week earlier and that it was unbelievable how quickly roads had been reopened. He praised Superintendent Monroe's readiness with an action plan, his coordination with partners to restore service quickly, and his responsiveness, including early morning calls on weekends. Highway Superintendent Monroe thanked the board and said he would pass the appreciation on to his crew, who had been working long shifts. Deputy Supervisor Rohan noted that crews were still at work in heavily affected neighborhoods that day.

Supervisor Sturm also recognized Richard Sears Tree Company as an important partner. She said the town had a limited contract with Sears for large-scale roadside clearing using heavy equipment like a 40-inch chipper, but that the company had gone beyond the contract by seeking out vulnerable residents such as elderly widows overwhelmed by damage and high quotes from other contractors and assisting them, sometimes at no charge. Deputy Supervisor Rohan and others recounted how neighbors responded by buying pizza for the crews and described it as a community effort during a difficult time, noting that while some companies were undercutting each other's prices, Sears had distinguished itself with generosity.

Councilman O'Connor added that he had recommended JDog Junk Removal and Hauling because it is veteran-owned and supportive of veterans' causes. He described their process: they visit the home to assess what can be taken, provide a no-cost estimate, and leave the decision to the homeowner, with other services also available for comparison.

SARATOGA PLAN

Town Engineer Ryan Riper explained that Saratoga PLAN was ceding its conservation easement around the Kings Mills property to the Town of Wilton. The underlying land is owned by the town, and the conservation areas extend in fingers from the subdevelopment's streets onto town land. Because the property is already town-owned and protected, it was considered duplicative for an outside land trust to hold an easement there. The town therefore agreed to assume the conservation easement itself.

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

RESOLUTION #210

NOW, THEREFORE, BE IT RESOLVED, to
approve the assignment of the
conservation easement from Saratoga
PLAN to the Town of Wilton

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

WWPP QUARTERLY REPORT

Margo Olsen, Director of Wilton Wildlife Preserve & Park and the Larry Gordon Outdoor Education Center. She explained that the report submitted to the board covered activities through the end of summer, including the entire second quarter and summer programming. She noted that the old winter lodge building had been demolished with significant help from the town's highway and building departments, with costs covered by the Preserve as previously agreed. A survey of the area had been conducted, assisted by Ryan Riper and others, with pro bono work performed to establish survey points. The LA Group, also working pro bono, was developing the site plan for a new education building. She described how programming efforts continue to focus on a wide range of audiences, from preschoolers to retirees, through school programs, after-school events, summer camps, and adult education, with topics spanning natural history, environmental education, and arts in nature.

She highlighted the success of programs such as Preschool Nature Hour, Academy for Lifelong Learning walks, and nature-based art workshops (writing, painting, sketching). She also pointed out strong regional engagement from multiple counties and emphasized that local schools receive particular attention. She discussed second-quarter attendance numbers, which were more than 30 percent higher than in the same quarter last year, thanks in part to a greatly expanded Wildlife Festival. The newly renovated Welcome Cabin at Camp Saratoga had also drawn many visitors; she reported that about 20 percent of second-quarter attendance came through the cabin, and that over 3,000 people had visited it so far this year. She closed by thanking Ryan and the trail stewards and briefly updated the board on storm impacts: county trails at Edie Road and the town's Neilman parcel had suffered significant tree damage and would remain closed for some time, but state and county crews had cleared trails at Kalabus-Perry and other areas. Trail stewards were mapping downed trees and providing that information to the county and state.

She also announced an upcoming fall fundraiser, "Wild About the Blue," to be held at the Wishing Well, honoring Anne and Ethan Winter for their role in helping create the Graphite Range Community Forest in partnership with the town and county.

30 Day Waiver

Town Clerk, Sue Baldwin explained that Canopy currently does not have a license to offer alcohol and that the 30-day waiver would expedite their ability to do so through the state licensing procedures.

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

RESOLUTION #211

NOW, THEREFORE, BE IT RESOLVED, to approve the waving of the 30-day waiting period for the Community Board notice for Canopy of Saratoga.

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

ELECTRICAL INSPECTOR

John Herlihy, Building Inspector explained that electrical inspectors must submit credentials and can be approved for residential and/or commercial work. He described how, in the recent tornado, residents with damaged meter boxes had needed inspections before National Grid would reconnect service. It is therefore important for the town to maintain a robust list of approved third-party inspectors, since inspectors are separate from electricians and residents must hire them independently.

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

RESOLUTION #212

NOW, THEREFORE, BE IT RESOLVED, to approve the addition of Timothy Staniak to the certified electrical inspector's list for residential inspections only.

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

BUILDING DEPARTMENT FEE AMENDMENTS

Sue Baldwin, Town Clerk explained that two minor fee items had been listed incorrectly (typos) when fees were updated, specifically related to accessory structures and portable storage units; these items were meant to be \$300, not \$150. The earlier public hearing on fees had been to correct that error. Deputy Supervisor Rohan asked whether all earlier recommended fee changes had been adopted, recalling he had objected to certain fees in the past and would review the minutes.

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

RESOLUTION #213

NOW, THEREFORE, BE IT RESOLVED, to approve the building department fee amendments for storage units.

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

Sign Code Amendments

Deputy Supervisor summarized the rationale and timing. He noted that a member of the public had raised two concerns during the hearing: the timing in relation to elections and the perceived motivation for the changes. He explained that the effective date of the proposed amendments was December 1, after the upcoming election, so the amendments would not affect that election cycle. He also stated that the primary reason for the update was that the current sign code is unconstitutional and poses a significant legal risk to the town; if challenged, the town could lose its entire sign code. The board had introduced changes months earlier, well before the current election period, and had held multiple hearings and revisions to ensure the new code would be constitutionally sound and implemented with ample public notice.

RESOLUTION #214

NOW, THEREFORE, BE IT RESOLVED, to approve the sign code amendments,

Article 29, Chapter 26 with an effective date of December 1, 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.

Temporary Waiving of Town Building Department Fees

Deputy Supervisor Rohan read a detailed draft resolution titled "Resolution temporarily waiving town building department fees for repairs related to the August 27, 2026 storm." The resolution recited that the storm had caused substantial damage to homes and properties in Wilton and that the town wished to encourage prompt, safe repairs without imposing additional costs. It noted that under Chapter 43, Section 18 of the town code, the building department fee schedule may be amended by resolution.

The resolution's operative provisions waived all Town of Wilton building department permit and inspection fees for work necessary to repair or replace property damaged as a direct result of the August 27 storm, subject to conditions:

1. The permit application must identify the work as storm-related and be submitted on or before December 31, 2026.
2. The building inspector or code enforcement officer would determine whether the work qualifies as storm-related and could request necessary information.
3. The waiver would apply to storm-related repair/replacement work, including work necessary to comply with current code requirements, but not to additions or expansions unrelated to storm damage; normal fees would still apply to non-qualifying portions of projects.
4. The waiver would apply only to fees imposed by the Town of Wilton Building Department and would not waive fees imposed by other agencies, third-party inspectors, other town departments/boards, or outside consultants or contractors.

A further clause clarified that nothing in the resolution waived or modified any permitting, inspection, building code, zoning, or other legal requirements; only the applicable fees would be waived. It also stated the resolution would take effect immediately and that the town board could extend the application deadline by subsequent resolution.

Town Attorney Schachner recommended minor edits, including adding language so that the waiver would not “waive or impede” any required fees or processes and explicitly referencing “contractors” along with consultants. Deputy Supervisor Rohan incorporated those changes and moved to adopt the resolution as amended.

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

RESOLUTION #215

NOW, THEREFORE, BE IT RESOLVED, to approve the waiving of building department fees related to August 27, 2026 storm related repair/replacement submitted on or before December 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.

Milling and Paving of Hilltop Drive

Supervisor Sturm explained that the road needed to be milled and resurfaced. Because the town does not have milling equipment, a contractor (Kubricki) would perform the milling, after which the town’s highway department would complete paving. She then raised a legal question for counsel: whether issues from a prior lawsuit involving parties connected to the property affected the town’s ability to move forward, particularly given an outstanding letter of credit held by the town for completion of roadwork.

Attorney Schachner and board members discussed the background. There had been long-standing questions about whether the town had ever formally accepted Hilltop Drive as a town road; if it had not, the town might not have responsibility to repair it. Records had proved difficult to locate, and litigation between private parties had further complicated matters. Schachner explained that the town had been trying to obtain details of a settlement agreement or court order related to that litigation, but key documents describing who was responsible for which portions of the road had not been filed with the county clerk. One or more parties’ attorneys had referenced such an agreement without providing it, and neither side had fully

cooperated. Without the agreement text, it was unclear what obligations might bind the parties or the town.

The board and staff reviewed that the road had been built approximately 15 years ago with contingencies in place before acceptance, particularly regarding road specs and final paving. Highway Superintendent Mike noted that the existing binder course had failed, the road had never been topped, and a full reconstruction was now required. The town had drawn on a letter of credit roughly a year earlier (about \$72,000) to preserve the funds, but the estimated total cost of repairs and paving was around \$100,000 in materials alone, not counting town labor and equipment. There was discussion about whether, if the developer had been required to build the road to town standards and had not done so, the responsibility still lay with the developer rather than the town. Deputy Supervisor Rohan suggested that if the town had conditioned acceptance on meeting specifications that were never met, then the road might not legally be a town road; one strategy could be for the town to assert that the private party, not the town, is the responsible owner and require that party to prove otherwise with documentation. Attorney Schachner, however, advised that legal strategy should not be discussed in detail in open session and should instead be addressed in executive session or under attorney-client privilege.

In response to concerns about safety at the top of the hill and deteriorating drainage infrastructure, the board acknowledged that time was a factor but agreed that the legal questions had to be resolved or clarified before spending public funds. It was noted that any further action or strategy would be discussed later in executive session or in privileged communications.

Outdoor Lighting Update

Deputy Supervisor Rohan explained that the zoning revision committee had been working on this for several months, culminating in a draft new chapter on outdoor lighting. He said this was in response to recurring resident complaints about light trespass and the town's current lack of clear regulatory standards. The draft code aims to set reasonable rules for outdoor lighting that rely on a complaint-driven enforcement process, rather than proactive enforcement, and that focus on situations where lighting from one property significantly affects another (for example, sleep-disrupting glare).

Supervisor Sturm asked specifically about longstanding lighting issues, such as the bright lights on tall poles at the Target/Ace Hardware warehouse along Ballard Road, which shine outward and create glare for drivers at night. She wanted to know whether the new code would allow the town to address such existing conditions.

Attorney Schachner noted that while the draft included a section on applicability to existing lighting, there would be legal limits on retroactively enforcing new regulations against

longstanding installations, particularly where properties might have vested rights or be considered “grandfathered.” Some commercial property owners might voluntarily adjust lighting (for example, by re-aiming fixtures or adding shields) if approached, but the town could not guarantee it could compel changes in every pre-existing case, especially where safety or operational needs were involved, or where residents had “come to the nuisance” (moving near pre-existing facilities).

The board discussed the legal principle of “coming to the nuisance” using examples such as building a home near the Northway and then complaining about traffic noise or building next to a golf course and later objecting to maintenance equipment. They noted that the new lighting chapter would be particularly helpful in future planning and new development reviews, where lighting conditions could be specified clearly in site plans and conditions of approval.

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

RESOLUTION #216

NOW, THEREFORE, BE IT RESOLVED, to
set a public hearing for the Outdoor
Lighting Code Update for October 1
,2026

AND FURTHER IT BE RESOLVED, to refer
the code update to Saratoga County
Planning board for a recommendation.

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

Public Announcements

Supervisor Sturm shared that on Sunday, September 13, from 1:00 to 3:00 p.m., the Wilton Historical Society would be hosting a presentation by Andy and Spano at the historical society facility (5 Parkhurst Road) about their historic home at 177 Parkhurst Road, known locally as the Old Stiles Tavern—a very old house sitting at the corner of Parkhurst and Gaylor Roads. She clarified that the event would be a presentation, not an open house at the home itself.

She also announced a household hazardous waste and electronic waste day on Saturday, October 10, from 8:00 a.m. to 1:00 p.m. at Town Hall. Residents would be required to register in advance

via the town website and list the types of hazardous materials they planned to bring. She noted that such events occur only every few years due to the effort and cost involved, and volunteer help is required.

She then announced a bulk waste day on the following Saturday, October 17, from 9:00 a.m. to 1:00 p.m. at both Town Hall and Gavin Park. Unlike hazardous waste day, bulk waste day would not require registration; residents could simply show up with large items such as couches, refrigerators, and stoves. A list of acceptable items was available on the town website.

Committee Reports

Councilman O'Connor began by reporting on the dedication of the Roy McDonald Veterans Fishing Pier. He described a well-attended grand opening under perfect weather, with former Senator Roy McDonald, his wife, daughters, and grandchildren present. Mr. McDonald, a decorated Vietnam veteran, had been instrumental in veterans' causes, and he was deeply touched by the honor; Councilman O'Connor mentioned that even a week later, Mr. McDonald remained visibly proud and happy about the recognition. The dedication had drawn a good crowd, and the town had received positive feedback. Councilman O'Connor praised the work of the highway department, especially Highway Superintendent Monroe, for installing a stone dust path and a circular walking loop that leads down to the stream and the elevated fishing pier. The spot was already drawing frequent visitors. Councilman O'Connor said he almost always saw cars in the lot when driving along Northern Pines Road.

Supervisor Sturm added that the site includes a shaded glade behind a row of tall arborvitae and pine trees overlooking a steep embankment above the stream. She said it was a beautiful place even for those who do not fish and that the town hopes to add benches there.

Councilman Keneally reported that the Emergency Services Planning Committee had skipped its usual late-summer meeting, both because it was the last Monday of summer and because emergency staff had just spent a long weekend responding to the storm. He and Eric Koglin planned to collaborate on updating the town's nuisance alarm and alarm system code, which he described as antiquated. He had researched other communities' approaches to false alarms and found a wide variety of methods. Supervisor Sturm reiterated that repeated false alarms are a serious strain on volunteer fire departments, causing volunteers to repeatedly leave work and respond to needless calls.

Councilman Keneally also noted that the Alternative Transportation Committee met briefly the previous day and that they had a new member, Steve Wilcox, appointed to the committee. Additionally, he described an ad hoc group convened at Supervisor Sturm's request to assess upgrades to the Town Board room's audio-visual and seating capacity. Town staff including Sue

Baldwin, Town Clerk, Ryan Riper, IT staff Dominic, and an outside AV designer met to address issues highlighted by a recent zoning board meeting where overflow attendees had to be directed to the senior center. The plan is to remove the back wall and expand the meeting space into the lobby area, and to design a unified new AV system with better microphones, potential LED screens at the front and rear, and improved camera placements so that both board members and audience can be seen clearly for streaming or hybrid meetings. They also envision flexible display configurations for remote participants and presentations.

Councilwoman Kolligian said she and Sue Baldwin were scheduled to meet with the county treasurer about short-term rental information and that she had an upcoming meeting with the school district on September 14. More detailed updates will be provided in October.

Deputy Supervisor Rohan noted ongoing work on a new multi-use path code. The town currently has a sidewalk code but no specific code governing multi-use paths, even as a new multi-use path is being constructed on Carr Road. He explained that a draft had been produced but recognized that the town now needs distinct definitions and rules for three categories: multi-use paths, sidewalks, and trails. These distinctions primarily affect maintenance responsibilities and liability, especially across easements involving private landowners. Deputy Supervisor Rohan and staff were revising the draft to reflect those differences.

He also reported that he had met the prior day with Eric Koglin and a representative from NYSERDA's subcontractor (Sierra Tuck Springs) to discuss code updates for battery energy storage systems (BESS) and solar energy. The town currently has a moratorium on BESS and existing solar code language that, in its current form, may be vulnerable if large-scale solar installations are treated as public utilities. Mr. Koglin emphasized that outright bans on such facilities, or bans disguised as over-burdensome regulations, are being struck down in courts and do not serve communities well. The goal, therefore, is to develop well-thought-out legislation that addresses legitimate siting, safety, and community concerns while still complying with state law and allowing reasonably sited projects to proceed under clear rules. This approach would preserve the town's leverage and ensure fairness while avoiding a "ban in disguise" that could be invalidated in legal challenges.

Comptroller's Report

Ms. Moran reported a single transfer related to the Olson Farm development, which had recently been added to the town's road maintenance schedule following core samples and recommendations to pave a particular section. As a result, the highway department needed additional Cherry asphalt solvent for its machines, at a cost of \$11,340. Funds would be transferred from the maintenance of roads blacktop budget line to cover this need.

1.) Budget Transfer

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

RESOLUTION #217

NOW, THEREFORE, BE IT RESOLVED, to approve the Budget Transfer on the 9/3/2026 Comptroller's Report.

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

2.) Budget Amendments

Ms. Moran said items 1–3 concerned summer camp salaries. She reported that summer camp salary costs had exceeded budget by approximately \$21,000. This overage resulted from staffing challenges in maintaining proper counselor-to-camper ratios and from accepting more campers than initially budgeted, which made staffing more costly. She proposed offsetting this by using additional revenue earned from higher camp enrollment and field trip fees, along with surplus interest earnings, to cover the difference.

Item 4 dealt with program supply costs for summer camp. Because there were more campers, more supplies were needed for arts, crafts, and activities. Additional funds were required from surplus revenues to pay for these supplies.

Supervisor Sturm commented that the camp's popularity is extraordinary, with registration filling in mere minutes when it opens in March. Ms. Moran noted that the camp currently charges less than \$1,000 for six weeks of full-time care, and less than \$1,500 including field trips, which is far below the cost of typical summer childcare. While the town does not seek to make a profit, Ms. Maria stated a goal of achieving a break-even program, avoiding recurrent salary overages. She planned to work with recreation staff (Ross and Matt) to review the fee structure for Wilton residents, non-residents, and non-school district participants, given rising costs.

Items 5–7 addressed tornado-related expenses. Ms. Moran reported that the town had utilized Richard Sears Tree Company for large-scale storm cleanup for a day at \$18,000 and rented a chipper for approximately \$4,000, totaling \$22,000 in additional expenses for the highway fund. She proposed covering that by transferring \$10,000 from the general fund's emergency disaster

budget (using the entire amount in that line) and an additional \$12,000 from surplus interest earnings, for a total transfer of \$22,000 to the highway fund.

Items 8–10 related to Hilltop Drive. Ms. Moran explained that in July of the prior year, the town had drawn down a \$72,000 letter of credit from the developer and recorded that money as deferred revenue on the balance sheet. With a current working estimate of about \$100,000 in material costs for reconstructing the road, she recommended moving the \$72,000 from deferred revenue to income (forfeiture of deposits), then using an additional \$28,000 from surplus interest earnings to fully fund a \$100,000 appropriation to the highway fund for Hilltop Drive, contingent on legal clearance to proceed. She emphasized that if legal questions were delayed or prevented the work, the town could reverse the transfer in a future amendment. The board discussed the timing and urgency, noting that if the town could proceed, paving would be needed to start promptly. They agreed to authorize the movement of funds so that money would be available if legal counsel confirmed the town could proceed.

Items 11–12 involved further road-related expenses, particularly at Smith Bridge Road. Ms. Moran explained that CT Male would perform an updated site assessment of the road over the dam to compare current conditions to those documented in a prior study, at a cost of \$2,800. She proposed funding this by transferring surplus interest earnings from the general fund to the highway fund.

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

RESOLUTION #218

NOW, THEREFORE, BE IT RESOLVED, to
approve the Budget Amendments on the
9/3/2026 Comptroller's Report.

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

3.) Personnel

Ms. Moran announced that Mark Concilla, currently a seasonal worker in the building department, was available to fill the full-time building inspector position vacated by John Herlihy in January. If approved, Mr. Concilla's hourly rate would remain \$40 per hour, with an effective date anticipated around September 22, pending completion of paperwork.

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

RESOLUTION #219

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Mark Concilla to the full time Building Inspector position effective September 22, 2026 at \$40.00 per hour.

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

JCAP Grant

Ms. Moran presented a request from Town Justice Dave Towne to apply for a Justice Court Assistance Program (JCAP) grant from the state. The court sought approximately \$30,000 to digitize its records, basing the amount on a quote obtained for such services. Ms. Moran clarified that the quote was preliminary and that, if the grant were awarded, the town would still have to follow procurement procedures to select a vendor. The board's action was only to authorize submission of the grant application.

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

RESOLUTION #220

NOW, THEREFORE, BE IT RESOLVED, to approve the request to apply for the JCAP grant for the up to \$30,000 for the 2026-2027 cycle.

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

ARPA Funds

Ms. Moran concluded her report by informing the board that the town's American Rescue Plan Act (ARPA) funds, also known as the State and Local Fiscal Recovery Fund money, had been fully

expended as of December 31, 2025. All required reports to the U.S. Treasury had been submitted and reviewed, and the Treasury had indicated that no further reporting was necessary. She noted this final communication for the record.

Executive Session

Supervisor Sturm announced the need to enter executive session. Councilman Keneally made a motion to go into executive session at 8:45 p.m. for discussions regarding proposed, pending, or current litigation; and matters involving the medical, financial, credit, or employment history of particular persons or corporations, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person. The motion was seconded by Deputy Supervisor Rohan.

Town Attorney Schachner asked for a general description of the topics to be discussed. It was stated that the executive session would cover tax certiorari cases, personnel matters, and issues concerning Hilltop Drive. Attorney Schachner noted that not all aspects of Hilltop Drive might fit squarely within the executive session categories, but that legal advice about the litigation could be discussed under attorney-client privilege. With that clarification, the board voted on the motion to enter executive session, all members voted in favor and the motion carried.

The open portion of the meeting then concluded as the board entered executive session to discuss those matters.

Reconvene in Open Meeting

On a motion introduced by Councilman O'Connor, the board reconvened into the open meeting at 10:10 p.m. Councilwoman Kolligian seconded the motion with all board members in favor, the motion passed.

Supervisor Sturm stated there was no action in Executive Session.

Adjournment

On a motion introduced by Councilman O'Connor, and seconded by Councilwoman Kolligian, the meeting was adjourned at 10:11 p.m.