



TOWN OF WILTON

Susan Baldwin, Town Clerk

sbaldwin@townofwilton.com
www.townofwilton.com

22 Traver Road
Wilton, NY 12831

Phone: (518) 587-1939
Fax: (518) 587-2837

WILTON TOWN BOARD MEETING

December 4, 2025

PUBLIC HEARING-7:00 P.M. **Alternative Energy Systems**

Proposed Local Law #5 of 2025

Eric Kooglin of 20 Kendrick Hill Road said he thought the draft of the law needs a lot more attention before it can be passed. It is strictly about banning the battery energy storage systems. He said he understands and he heard the logic from the October 2, 2025 meeting. There is a lot more to it than what is going on. For instance, the Moss Landing Facility that just about everyone knows about, was twenty year old technology. He said he isn't advocacy for a battery energy storage facility. He said he wanted to make a really concerned, thoughtful approach to revising a law. He said he has thirty five years with the Environmental Protection Agency working as a bureaucratic scientist, driving a desk more than being out in the field but has had a lot of experience with laws, rules and regulations. He has been a member of a Homeowner's Associations, boards with written rules regulations. He said he wrote up a paper which is far more than three minutes and offered to leave it with the board, if they are interested. He said he's done some research over the past few weeks and there is a lot to be gained by considering including something like this as a possible business opportunity for people. This would be assuming we could deploy the proper permitting and fire and safety codes. The National Fire Protection Association has an extensive set of statutes. ASTM and Underwriters Lab have already explored this and the scientific literature is more than you could begin to mention in terms of battery technology. The technology is going out faster than people can keep up but there are things that can be done to bring the business opportunity into the community. If we employ the right safety and performance standards in the permitting, that means bringing in the right people who want to do the job. He said he could be an "armchair quarterback", as anybody can but we need to bring in some qualified people from HAZMAT and other organizations. They do create toxic gases, the problem is it is mostly a confined space problem. The existing draft of the regulation states you can use them in residential and two family dwellings. He said he didn't know if everyone understands the hazards associated with that. The toxic hazard is not even mentioned in a confined space. It is not as bad when a battery facility burns. He said he would like the board to give it a little more time and said he is willing to work with people if they want to sit down and craft something. What we have now, you can't just do a global search and replace. There is a whole other issue with alternative energy that we need to consider. Wind is not mentioned. The title could be Alternative Energy Technologies. That includes incineration, coal, and a broad spectrum.

Nicolas Smith of 136 Gracemore Road said he wanted to echo a lot of the sentiments that the gentleman before gave. He encouraged the board not to approve the blanket ban just because they tend to be non-enforceable with this type of installation. It is not going to accomplish what the goal of the legislation is. These facilities meet all of the same standards that allow for cell towers and solar facilities to be considered public utilities. Once you have a public utility, the public utility standard needs to be applied to their review. Public utility, by definition, offer a public good so they cannot be banned outright. They also need to be reviewed at lighter standard for any variances that are required. If the law just includes a blanket ban, all that we are accomplishing is giving up any opportunity to receive guidance as to where these should be cited. If it just states it is not allowed and the ban is not enforceable, then it is just saying nothing.

On a motion introduced by Councilman O'Connor, seconded by Councilwoman Kolligain, the board closed the public hearing at 7:05 p.m.

REGULAR TOWN BOARD MEETING-7:05 P.M.

Pledge of Allegiance

Supervisor Lant called the Regular Town Board meeting to order at 7:05 p.m.

Roll Call

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

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

Public Comment

Minutes

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

RESOLUTION #239

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

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

30 Day Waiver for The Brackett House

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

RESOLUTION #240

NOW, THEREFORE, BE IT RESOLVED, to waive the 30 Day Advance Notice for a New York State liquor license application for The Brackett House at McGregor Links, LLC.

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

Demolition-153 Louden Road

Mark Mykins, Senior Building Inspector said his recommendation last month was to remove the home and clean up the property. He said he wasn’t able to go back to the site but Marcus Hart did go out with Deputy Supervisor McEachron on Wednesday, December 3. Deputy Supervisor McEachron said he did go out the house. What he witnessed was a mess. He said he could see where they made progress and you can actually step foot in the house. Every floor in the house is saturated and soggy. You almost have to step like when we were fireman. You put your foot down and test if you’re going to go through the floor. Councilman Bogardus said it is sounding the floor. Deputy Supervisor McEachron said in his opinion, the house will never be able to be habitable. Mr. Hart said he agrees with the statement Deputy Supervisor McEachron gave. The amount of work the structure needs is beyond saving. Deputy Supervisor McEachron said there is black mold, the floors are saturated with something. He said he was very disappointed when they went out. There is a path from the house to yard. We opened up a shed and found animals in cages. He said he felt bad for the animals in cages. The house needs to be torn down and removed immediately.

Rachel Furman said she and her mother are in the process to get another home. Deputy Supervisor said we will be doing a service by having the property leveled and cleaned. The cost will go on the tax bill. He said he feels sorry for the neighbors where that stuff is going to end up. Whatever is living there will end up in your neighbor's yards. If you're going to get a new house, that's great. He said he is a very compassionate person. He went to the site with compassion in hand but when he walked into the shed and hear someone tell him that they don't know how the animals got in there. They don't know how the animals got in the shed, they don't know how the shovel got stuck in the door, they don't know how they got in the cages, the compassion was gone after that.

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

RESOLUTION #241

NOW, THEREFORE, BE IT RESOLVED, to approve bidding for the demolition of 153 Louden Road, TMN. 155.-1-4.21 and;

BE IT RESOLVED, to accept the lowest bid for the demolition, cleanup and debris removal of all building and site and;

FURTHER IT BE RESOLVED, to relevy the cost of demolition and cleanup onto the 2027 Saratoga Town and County Tax Bill.

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

Proposed Local Law #5 of 2025
Alternative Energy Systems

Supervisor Lant said it would be fair if we let the incoming board members study this Local Law and make their recommendations. Councilman Bogardus said he agreed with that. He said hopefully we can come to a good compromise and give some insight. He said he spoke at length about it going by current and old standards. If we can come up with an alternative energy source for our town and be safe for our residents he said he would support it.

No action was taken.

Road Dedications-Branch Boulevard and Wistmans Way
Phase 2B-Forest Grove Stormwater Easements and Conveyance

Supervisor Lant asked the Highway Superintendent if he looked at the roads. Superintendent Monroe said he did and they meet our standards.

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

RESOLUTION #242

NOW, THEREFORE, BE IT RESOLVED, to accept following road dedications for Forest Grove Subdivision, Phase 2B:

Branch Boulevard: 8+80 to 17+75
Wistmans Way: 41+35 to 58+95 and 85+10 to 94+50

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

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

RESOLUTION #243

NOW, THEREFORE, BE IT RESOLVED, to accept following stormwater easements and conveyance for Forest Grove Subdivision, Phase 2B:

Branch Boulevard: 8+80 to 17+75
Wistmans Way: 41+35 to 58+95 and 85+10 to 94+50

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

Proposed Local Law #1 of 2026
683 Saratoga Road PUDD

Scott Lansing with Lansing Engineering appeared before the board representing 683 Saratoga Road, LLC. The parcel is located at 683 Route 9, approximately thirty one acres and we are proposing a PUDD including two commercial buildings which are 6,500 square feet on Route 9. On the interior road there will be eight, ten unit condominium buildings. It does include a four lot subdivision which includes a lot for each of the commercial buildings, a lot for the existing buildings and the forth lot for the condominiums in the back. It is served by public water and sewer. We are proposing pedestrian pathways, one along the frontage of Route 9 with sidewalks coming in and connecting all of the properties to the main road. We do have a trail that goes up the hill in the back of the parcel. There is a pond on the parcel and we are proposing a gazebo and gathering area. The project meets all town requirements for parking. This is the first step in the PUDD process and we are requesting the board refer the project to the Wilton Planning Board for comments and a referral. Councilman O’Conor asked where the project is on Saratoga Road. Supervisor Lant said it is the old Turkey Farm.

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

RESOLUTION #244

NOW, THEREFORE, BE IT RESOLVED, to refer 683 PUDD to the Wilton Planning Board for an advisory opinion and request the Wilton Planning Board accept Lead Agency for SEQRA.

FURTHUR IT BE RESOLVED, to refer 683 Saratoga Road PUDD to the Saratoga County Planning Board for an advisory opinion.

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

Road Dedication Ivy Ridge Subdivision

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

RESOLUTION #245

NOW, THEREFORE, BE IT RESOLVED, to accept following road dedications for Ivy Ridge Subdivision:

Wisteria Court 0+38 to 15+41
Cross Vine Way 0+39 to 18+23

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

Saratoga County Hazard Mitigation Action Plan Update 2025

Mr. Mykins said this update has been in the process for about a year. Saratoga County has been getting together for a Hazardous Incident Plan for the entire county. This plan gets us FEMA funds in the case of an incident such as a tornado or major snowstorm. Steve Bederian said he read through the update. It mentions dam collapse but only the one on Route 50 at Loughberry Lake. It does not mention Smith Bridge Dam. Mr. Mykins said that is because it is not our dam. It belongs to the City of Saratoga.

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

RESOLUTION #246

A RESOLUTION OF THE TOWN OF WILTON ADOPTING THE SARATOGA COUNTY HAZARD MITIGATION ACTION PLAN UPDATE 2025

WHEREAS the Town of Wilton recognizes the threat that natural hazards pose to people and property within the Town of Wilton; and

WHEREAS the County of Saratoga has prepared a multi-hazard mitigation plan, hereby known as Saratoga County Hazard Mitigation Action Plan Update 2025, in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS Saratoga County Hazard Mitigation Action Plan Update 2025, identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of Wilton from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town Board demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Saratoga County Hazard Mitigation Action Plan Update 2025.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF WILTON, NEW YORK, THAT:

Section 1. In accordance with (local rule for adopting resolutions), the Town Board adopts the Saratoga County Hazard Mitigation Action Plan Update 2025. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

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

Reappointments-WWSA

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

RESOLUTION #247

NOW, THEREFORE, BE IT RESOLVED, to approve the reappointment of following to the Wilton Water and Sewer Authority.

Evan Schnieder 12/04/2025-12/31/2027
David Huestis 12/04/2025-12/31/2029

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

Reappointment-Board of Assessment Review

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

RESOLUTION #248

NOW, THEREFORE, BE IT RESOLVED, to approve the reappointment of Marti LaDue to the Board of Assessment Review.

Marti LaDue 12/04/2025-9/30/2030

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

Committee Reports

Councilwoman Kolligian said she wanted to take this time to thank John McEachron, John Lant and Duane Bogardus for their leadership and their time and dedication to this town. Their love of the town is so evident to all of us who know the three of you. So much of the work you do is behind the scenes but not everybody gets to see, but we do. She said all of the work over the years, even before she was on this board and was on the planning board and worked with you, it is evident not just on this board but you served as firefighters and led us in so many ways. Thank you to all three of you.

Councilman O’Conor said he has shared this dance with these three gentlemen for the last six years and it has been an honor and a pleasure to work with the three of you.

Deputy Supervisor McEachron said you know where you can find him. It has been his pleasure for the last twelve years.

Councilman Bogardus said he chaired the Town’s Emergency Services Committee. The committee looked at all aspects of emergency response in the town. We discussed how we responded to COVID and natural disasters. We looked and past, current and future practices of the Greenfield Fire District, Wilton Fire District and Wilton EMS. We looked at what we did, what we are doing and what we need to do. The committee worked for over a year with code enforcement trying to increase and update our building codes as far as what a responding fire department sees. We have great open communications with code enforcement officers. The

Comptroller’s Report

1.) 2025 Budget Transfers

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

RESOLUTION #249

NOW, THEREFORE, BE IT RESOLVED, to approve the 2025 budget transfers requested and listed in the Comptroller's 12/04/2025 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 5-0.

2.) Personnel

a.

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

RESOLUTION #250

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Shari Worth-Holden, Clerk to the Justice, effective January 5, 2026.

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

b.

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

RESOLUTION #251

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Shari Worth-Holden, part-time clerk, effective January 6, 2026 for up to 17.5 hours per week, as needed, through and including April 6, 2026. The rate of pay is \$35.17 per hour with no benefits.

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

c.

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

RESOLUTION #252

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Cassidy Doescher to the full time, vacant Clerk to the Justice position beginning January 6, 2026 at a pay rate of \$30.00 with full benefits, contingent upon successful completion of all preemployment screening.

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

d.

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

RESOLUTION #253

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Mark Mykins, Senior Building Inspector, effective January 2, 2026.

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

e.

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

RESOLUTION #254

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of John Herlihy to the full time, vacant Clerk to the Justice position beginning January 2, 2026 at a pay rate of \$with full benefits, contingent upon successful completion of paperwork.

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

f.

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

RESOLUTION #255

NOW, THEREFORE, BE IT RESOLVED, to approve the creation of a part-time fire and building inspector

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

g.

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

RESOLUTION #256

NOW, THEREFORE, BE IT RESOLVED, to ratify the hiring of Gavin Halligan to the full time MEO position beginning December 1, 2025 at a pay rate of \$25.91 with full benefits.

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

h.

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

RESOLUTION #257

NOW, THEREFORE, BE IT RESOLVED, to approve the proposal to increase the pay rate for Nicole Monroe, Sole Assessor, to \$45 per hour or \$81,900 annually beginning January 1, 2026.

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

Adjournment

On a motion introduced by Councilman Bogardus, seconded by Deputy Supervisor McEachron, the meeting was adjourned at 7:45 p.m.