

TOWN OF WILTON

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Susan Baldwin, Town Clerk

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REGULAR TOWN BOARD MEETING-June 1, 2023

Supervisor Lant called the Regular Town Board meeting to order at 7:00 p.m. and noted the scheduled public hearings were cancelled.

Pledge of Allegiance

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

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'Connor-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

Ed Kokowski of Knollwood Drive said he is opposed to any solar project approval before the moratorium is completed. He said he is a resident of Wilton and feels very strongly if it is worth doing, it's worth taking the time to do it right, for Wilton and anyone else involved in the project.

Mary Gell of Knollwood Drive said she agrees with Mr. Kokowski. She said her neighborhood is a small, close knit neighborhood. We take care of each other. She said her house abuts the proposed solar array. She said all of the neighbors who will be directly impacted are present tonight. Her husband is putting in new floors and they want to stay in their house but he said they will move if it happens.

Toni Sturm of 41 Parkhurst Road said she wanted to comment on one of the items taken off the agenda. It is proposed Local Law #8, to regulate soliciting. She asked if it would be on the agenda again. The Town Clerk said the wording needs some work. Ms. Sturm said she would like to ask the board, in the current wording, the definition of soliciting was extraordinarily broad. It included such things as conducting

surveys, distributing handbills and pamphlets, all sorts of activities that did not have any commercial or exchange of money nature attached to it. She said the wording was so broad that it could really impede expression of free speech and community among neighborhoods where people could reach out. She said when she was a kid, she did a survey of some of the old homes in Wilton. She knocked on doors, met with the homeowners, and did a survey on the history of their old homes. This would prohibit that. What about Girl Scout cookies? What about any activity that is very small scale in neighborhoods? The wording has a very chilling effect on that. There is also a sentence stating anyone with a felony conviction can't get a permit for soliciting. If someone has done time and has finished their time for the state, this is a state that allows felons with completed convictions to be able to vote in elections. Why couldn't someone who started a business get a permit? She said she could understand sexual offenders, you wouldn't want them roaming around the neighborhoods. She said she has those kinds of concerns.

Ms. Sturm said she was at two of the three committee meetings. There was a committee meeting on amending codes and one on the Jones Road bicycle trail and the solar committee. She said, to her knowledge there were no minutes taken at any of these meetings and would like to comment on that and ask the town to provide the resources so that can happen. The clerk noted there were minutes taken and are on the website.

Joanne Klepetar of Parkhurst Road said she would like to make a comment about the monies available from the American Rescue Plan and the uses for that money. It is rumored that there is a possibility of a new conference room or possible addition for a larger conference room. She said she feels like for the four or five times a year there is standing room only, a new sound system and some comfortable, stackable chairs would be sufficient. She said she also thinks it's been almost twenty years since a townwide survey has been done and the Comprehensive Plan will be up for redoing in one or two years and wondered if there is any consideration in doing a townwide survey again. She said she thought Mr. O'Connor was mainly in charge of it twenty years ago. She said she has those results and suspects the results would probably be about the same as they are now. People don't want all that development; they want open space and so on. She said she thinks if residents had their choice of a quality of life project as opposed to a new conference room, it may be something to consider.

Paul Kelly asked if there will be a separate comment period for the Lodestar. The clerk noted the public hearing will be next month. Supervisor Lant suggested he speak. Mr. Kelly apologized for not being prepared but it has come to his attention that Lodestar Solar is seeking a suspension or termination of the moratorium as opposed to one particular project on Route 50. He said he didn't know if it was going to be taken up tonight or next month. Councilman O'Connor said the applicant is requesting a public hearing for next month. Mr. Kelly said he will not be here next month so his comments will be kept in mind for next month. The review of the solar issue here, he said while he has some sympathy towards the predicament of the applicant and they do have some persuasive arguments regarding reliance on the town code and what not. Since the town has the moratorium he said he planned on being more prepared but didn't have time to go through and look at what their situation is. He said he will not be here next month and thought the moratorium would still be in effect and won't have time to make those comments. He said he will try to pass them along to someone else to submit. He said maybe the moratorium is not completely lifted at this time but not completely delayed, which is why he said he didn't have an opportunity to address all of the items. Councilwoman Kolligian said the moratorium has not been lifted. She noted his comments can be submitted in writing. Mr. Kelly said it seemed like they (Lodestar) was seeking an exemption or some kind of relief. Deputy Supervisor McEachron said that is not going to change the moratorium. He said they will find out more next month. Mr. Kelly said to him, a moratorium means you cannot proceed with anything, regardless of when it is submitted because you need an approval. Deputy Supervisor McEachron said he wouldn't want to do that to someone who has time and

money into a project, solar or otherwise. If someone has their application in, paid their dues, we decide we've found a problem and set a moratorium, he said he wouldn't want an applicant to spend all of that money for nothing. Mr. Kelly said in the application the applicant stated they spent fifteen months on the project and seven months at the town council. There were eight months not involved with the town at all. You are running a business and running risks in your business calculations. Deputy Supervisor McEachron said he is not saying we are going to give the applicant the exemption. Mark Schachner, Town Counsel said there are a lot of mischaracterizations. The application is not to end the moratorium. The application is for a variance from the moratorium. We are not being gracious in affording anyone an opportunity for a public hearing. The law requires a public hearing be held on an application for a variance from the moratorium. The issues being raised are perfectly appropriate to be raised at the public hearing whether you are physically present or submitting concerns in writing and said he thinks the town board should not debate the issue tonight, prior to the public hearing.

Approve Pending Minutes

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

RESOLUTION #148

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the May 4, 2023, as written.

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

Honoring William Morgan Sr.

Supervisor Lant said a longtime Wilton resident passed away last month. He said he always felt he was a hero and a legend in this town.

Proclamation

COMMENDING WILLIAM MORGAN

WHEREAS, **William Morgan** was a member of the National Guard for three years; and

WHEREAS, **William Morgan** was dedicated to the Wilton Fire Department holding every line of office; and

WHEREAS, **William Morgan** served as Fire Commissioner for three-five year terms and Chief of the Wilton Fire department for thirty years;

WHEREAS, in 1972 **William Morgan** was instrumental in obtaining the first 3,000-gallon engine tanker in the Town of Wilton; and

WHEREAS, **William Morgan** was key in introducing the Knox Box to the Town of Wilton providing safe entry, without damage to commercial properties for Fire and Police personnel; and

WHEREAS, **William Morgan** had supported the community through volunteering his time and proving his commitment to the Wilton Fire Department for sixty-seven years; and

WHEREAS, **William Morgan** served the residents of the Town while on the Board of Assessors and later as Motor Equipment Operator for the Wilton Highway Department for twenty years; and

PROCLAIMED, that the Wilton Town Board commends **William Morgan** for his commitment to the Town and its residents; and be it further

PROCLAIMED, that the Town Clerk forward a duly inscribed copy of this Proclamation of Commendation to the family of **William Morgan**; and

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the Seal of the Town of Wilton this 1st of June 2023.

Supervisor Lant said Bill Morgan was the father of six kids and married to a wonderful woman named Alice, who left us all too soon. Supervisor Lant thanked the family.

Proposed LL #7 of 2023-Code Amendments CR2-RB-1

Ryan Riper, Director of Planning and Engineering said there is an existing CR-2 zone on Route 9 near SUNY Adirondack and is proposed to change to RB-1 near Route 9 and Northern Pines Road.

The board answered all questions on the Full Environmental Assessment form (attached) with Town Counsel and completed SEQRA.

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

RESOLUTION #149

NOW, THEREFORE, BE IT RESOLVED, to make a Negative Declaration under SEQRA for the zone change from existing CR-2 to RB-1 on Route 9.

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 to 0.

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

RESOLUTION #150

NOW, THEREFORE, BE IT RESOLVED, to approve Local Law #7 of 2023, CR-2 Zone to RB-1 Zone on Route 9.

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 to 0.

TDR-Lands of Pickett to Forest Grove

Joe Dannible of EDP appeared representing the applicant, Forest Grove, LLC and the application for the town's newly adopted Transfer of Development Rights. It has been in legislation for about a year and we were the first project to go through this process. We started at the town board, then the planning board and on May 17, we received a positive recommendation for the transfer of development rights from the Pickett parcel to the Lands of Forest Grove. In exchange, the entirety of the Pickett parcel, 80+ acres will be dedicated to the town. Mr. Dannible indicated areas of the map depicting Forest Grove, the Pickett parcel and the phases of the project. One hundred acres has been acquired next to the project and another parcel they are working on purchasing at the north end of the property. The approved master plan was shown. Mr. Dannible said it is a unique property associated with the transfer of development rights (Pickett parcel). We are surrounded on three sides by the Lands of the State of New York and the Lands of the Town of Wilton. This parcel will create a large, contiguous parcel of land that is all open space. He noted, hearing from a prior speaker in the audience, having open space areas is a very desirable attribute of the Town of Wilton. By approving this project, he said they would be advancing that idea to create larger contiguous pieces of open space. In consideration for the transfer, if we were to consider subdivision on this land, without town board approval, we worked with the town engineer as well as a third party engineer and came to the conclusion that 29 lots would be a reasonable approval on the property. We are requesting to transfer 29 lots from the Pickett parcel and add them to the Forest Grove community. There will be some rearranging and changing to the lots. The area highlighted in green (indicating) would be the approximate location of the 29 lots to be added to the property. Once the board approves the transfer, the project goes back through the planning board for subdivision approvals. We think this is a great opportunity for the town to bring the lots to the subdivision but more importantly, create a large contiguous open space in the Town of Wilton. Councilwoman Kolligian said this is a great example of why the town adopted the Transfer of Development Rights.

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

RESOLUTION #151

NOW, THEREFORE, BE IT RESOLVED, to approve the Transfer of Development Rights of 29 lots from Lands of Pickett to Forest Grove Subdivision..

AND FURTHER IT BE RESOLVED, the Town of Wilton accepts the dedication of open space

Lands of Pickett, 87.00 +/- acres, 141.-3-12, 141.-3-52 and portion of 142.-1-39 for the approval of the Transfer of Development Rights (TDR) of 29 lots to Forest Grove Subdivision.

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

Councilman O'Connor said he walked the rough cut trail from Scout Road to the Wilton Emergency Squad. He said it's going to be a nice trail and it's about 3 miles long.

Senior Housing

Scott Lansing of Lansing Engineering appeared on behalf of the Markstone Group. He said he was before the board last month and there were a few requests. The project is located at 4029 Route 50, south of Ingersol Road, approximately 30 acres and currently zoned C-1 commercial. There is an existing gift shop on the northern area of the parcel. We are proposing a senior living community. Each building is 130 units for a total of 390 units. There is a single, primary boulevard type access in the center of the parcel. There is a secondary emergency access where the small clearing is on the northern portion of the parcel. The code requires 25% green space and we are providing 73%. There is a 50' front yard setback requirement and we are providing, at a minimum, 149'. There were some concerns about the position of the building and we have centered the buildings on the parcel to provide maximum buffers on each side. We have included a natural grading plan for the parcel so we know where we need to clear to enable us to maintain a large swath of trees along the front of the parcel. There were questions at the last meeting about whether it was at all possible to preserve the gift shop. The Historic Preservation Board wanted to inspect the structure and possibly repurpose portions and take pictures of the structure. He said he spoke to the Town Historian and she submitted a memo. Mr. Lansing said he did speak to the applicant and they are under contract for the parcel and have coordinated with the real estate broker and the town historian to look inside the structure. Another question was what the projected price range of the units is. A single bedroom unit is about \$2,500 per month, one bedroom with a den is \$2,900 per month and a two bedroom would be \$3,500 per month. These are numbers the applicant is projecting at this time and may change when the project is approved and what the market is. The last item was the traffic impact study for the project and we have provided a copy of that to the town for review. Mr. Lansing said Alanna Moran, PE of vhb Engineering is present to answer any questions.

Deputy Supervisor McEachron asked Mr. Riper if he approved of the traffic study. Mr. Riper noted the study reports there is no mitigation needed. Route 50 is a NYSDOT road. Mr. Riper said there was mention last month of a deceleration lane for the turn into the parcel. NYSDOT may have issue with that and not allow one in their right of way. Ms. Moran said they will not put one of those in. Mr. Riper said pulling out of the site may be more difficult. It comes down to the level of service, the time it takes to make your turning movement. Ms. Moran said vhb did complete the traffic evaluation for the proposed project which is a senior housing unit of 390 apartments over a six to seven year period to complete. Vehicle exiting the site and having the opportunity to make the left hand turn has been mentioned. There are a couple things we look at to determine if some form of mitigation is needed for that. Site distance: Does a vehicle waiting at that driveway have sufficient site distance to safely make that maneuver? In this case,

we are well above the site distance guidelines for the operating speed on the roadway. Level of service: How long it takes for a vehicle waiting at the driveway, typically left out of the site. During the morning peak hour, it is about thirty seconds. The peak is 8:00 a.m. to 9:00 a.m. The afternoon peak hour is 4:00 p.m. to 5:00 p.m. We are looking at 665 vehicles in the morning and 1,148 vehicles in the afternoon. Ms. Moran said this is the route she takes home and knows there is less traffic in the morning and more in the afternoon. Deputy Supervisor McEachron asked if they have enough room to get out of there? Ms. Moran said visually, very much so. We compared it to the actual operating speed on the roadway. It is 55 mph in both directions. It is posted 45 mph. There is plenty of site distance to turn into and out of the parcel. Level of Service: In the morning peak hour, it is about 22 seconds, a level C service. During the afternoon peak hour, we are closer to 100 to 110 seconds to make the movement. The delay is caused by a very large increase in volume between now and full build out, roughly 2027. We are increasing those volumes by 45% in the a.m. peak hour and 60% in the p.m. peak hour. During that afternoon delay we have 28 vehicles turning left out of the site and 15 vehicles turning right. During all other times of the day, we are not seeing that. We are not recommending putting in a two way left turn lane or a left turn lane into the site. It is not necessarily needed since a lot of that volume is conceptual at this point. We are saying we will be okay getting into and out of the site without providing a turn lane. Deputy Supervisor McEachron asked if there was any consideration of the roundabout. Mr. Riper said it would probably slow the traffic down at the northern end. Common sense comes into play. Usually there are peak hours and people are going to work. Someone who knows the timing may take a right and take Ingersol Road or Old Gick Road. People learn how to mitigate themselves. Councilwoman Kolligian asked what it would take to get the slow down lane on Route 50 into the parcel. The speed limit is posted at 45mph and the average speed is 55mph. Ms. Moran said 85% of the vehicles are traveling at 55mph. The average is less than that. The NYSDOT is not typically a fan of deceleration lanes. They don't like them in this region. Councilwoman Kolligian said one was put in for Perry Road. Ms. Moran said Perry Road is not considered a deceleration lane, it is a left turn lane. When you are northbound on Route 50 at Perry Road, the left hand turning traffic actually gets out of the way and makes that left turn. The turn went in as a safety mitigation. There was a crash pattern there, NYSDOT saw it, the town saw it and it was put in. Due to the site distances being very good where the site driveway will be for this project, we are not anticipating this a site for a potential crash history. Deputy Supervisor McEachron said Perry Road was also not a square intersection. Councilwoman Kolligian said people would accelerate through the light heading north and then brake to take the left. She asked how far the new site entrance is from Perry Road and will it be the next acceleration zone. Ms. Moran said taking a left into the site does not oppose someone. You don't have to wait for the southbound traffic to find a gap. You can just turn in. Mr. Riper said the boulevard entrance could be enhanced to be a little bit wider. Councilwoman Kolligian said it will be like Daniels Road, they will cross the white line, slow down and take the right hand turn. Can we be proactive and request the state to install a lane? Ms. Moran said a deceleration lane is at an unsignalized location so vehicles can pull over and slow down without being in the way of traffic. A turn lane is usually at a signalized intersection. NYSDOT is generally not a fan of deceleration lanes. Councilman Kolligian said that is the reason we don't have one at Daniels Road and Maple Avenue Middle School.

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

RESOLUTION #152

NOW, THEREFORE, BE IT RESOLVED, to approve the Special Permit for Senior Housing at 4029 Route 50, Tax Map No. 154.-1-1.

The adoption of the resolution was seconded by Councilwoman Kolligian duly put to a vote, all in favor, except Supervisor Lant who was opposed. The motion passed 3 to 1.

Lodestar Solar

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

RESOLUTION #153

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing for a variance to the Solar Moratorium to Lodestar Solar on July 6, 2023 at 7:00 p.m.

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

Erik Anderson, representing Lodestar, said the project is located off Route 50. He said he wanted to introduce himself and is available for questions.

30 Day Waiver for PSG Golf

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

RESOLUTION #154

NOW, THEREFORE, BE IT RESOLVED, to approve the 30 day waiver for a liquor license for PSG Golf, 615 Maple Ave.

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

Fee Waiver-Gavin Park

Discussion was held on the fee waiver and insurance waiver for the pavilion rentals by town residents at Gavin Park. The item was tabled until July 6, 2023 for the board to have more information.

Bid Acceptance

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

RESOLUTION #155

NOW, THEREFORE, BE IT RESOLVED, to approve bid award for the replacement of a fuel tank to Dalrymple for \$83,105.58

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

Committee Reports

Supervisor Lant thanked Boy Scout Pack 4024 for placing flags on our servicemen’s headstones in Gurn Springs Cemetery and South Wilton Cemetery in honor of Memorial Day.

Supervisor Lant said Saratoga County would like to enter into an Intermunicipal Agreement for Ballard Road. Mr. Riper said Saratoga County is repairing and repaving Ballard Road from the I-87 bridge to Route 9. The town worked with them and would like to “piggy-back” on the contract. It is a good cost saving way to make some improvements on Traver Road and North Road at the intersection of Ballard Road. North Road needs to be repaired, it is heavily rutted from truck traffic and was planned to be done soon. We included engineered drawings with the bid package and they added us in. The total for North Road, Traver Road and a turn lane on Ballard Road for the trucks. We will pay for half of the turn lane and the total is approximately \$587,000. We will need to enter into a contract with the county and the county will pay the contractor and we will reimburse the county.

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

RESOLUTION #156

NOW, THEREFORE, BE IT RESOLVED, to enter into an Intermunicipal Agreement with Saratoga County for the repair and paving of Ballard Road, North Road and Traver Road

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

Councilman O’Conor said they had a Trails and Pathways Committee meeting. He said Josh Carlsson, Land Use Administrator, did a nice job putting together a map of all of the trails in the town. We have developed 83 miles of trails throughout the town. We talked about bikeways and paved access, including along Jones Road. Mike Monroe, Highway Superintendent, is part of the committee and talked about widening out roads and spots where feasible, narrowing the vehicle travel lanes to give more space to pedestrians and bicyclists as we move forward. The planning department and the planning board tries to make

interconnectivity of properties and trails like the TDR project for the Pickett property. We will be able to make trails from that property to other properties and publicly owned lands. Mr. Riper said the meeting was a very educational piece on all of the trails and networking that is happening in the town and has happened over the years. It is growing significantly with the Forest Grove subdivision. You can now walk from the Wilton Emergency Squad through Forest Grove, cross Edie Road and into the Scout Road trails and continue on by crossing a few roads.

Councilman O’Conor said he met with a couple of representatives including folks from Lodestar. They looked at ways we should and could amend our zoning ordinance to make sure, if solar development take place, it is done in a fashion that is safe and doesn’t intrude on residential properties. There was discussion on environmental issues and were clarified to ensure it is done in a way that is environmentally sound. We are anticipating we will have recommendations for zoning changes to the town board before the moratorium expires and the interests of the town and its residents are met.

Deputy Supervisor McEachron said the Zoning Revision Committee was informative with a lot of homework. Next week’s meeting will address some density issues, height issues, commercial and residential issues. The next meeting is June 8 at 5:00 P.M.

Deputy Supervisor McEachron said the Splash Park at Gavin Park was resurfaced and looks great.

Deputy Supervisor McEachron asked if the town waived the fee for the pavilion rental, would it be treated like the Splash Park where you don’t need insurance. Ms. Moran said she doesn’t think the fee triggers the insurance requirement. The insurance company should be consulted. Councilman McEachron said we could waive the fee for the pavilion but require insurance. He said he thought the pavilion was donated. Ms. Moran said it was not, it was built by the town. Councilman O’Conor said the only structure that was given to the town was the gym by the Christopher Dailey Foundation.

Supervisor Lant said he mentioned the town received a bid for a new sound system. We called another local vendor and he made some adjustments. Last month’s meeting wasn’t good but it was our human error. We will find out if the problem was corrected in a couple days. Ms. Moran said she’s confident the issue has been resolved. At last month’s meeting we did not have sound in the microphones.

Comptroller’s Report

1.) 2023 Budget Amendments

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

RESOLUTION #157

NOW, THEREFORE, BE IT RESOLVED, to approve the 2023 budget amendments requested for and listed in the Comptroller’s 6/1/2023 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 Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #158

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Patrick Grogan, Motor Equipment Operator, effective May 4, 2023.

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

b.

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

RESOLUTION #159

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Brandon Arnold, Motor Equipment Operator, effective June 1, 2023.

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

c.

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

RESOLUTION #160

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Kyle Poteralski as a full time Motor Equipment Operator at a base rate of \$22.94 per hour with benefits, pending all screening and background checks.

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

d.

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

RESOLUTION #161

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Joseph Bogovich as a full time Maintenance Worker at a Step 2 rate of \$18.54 per hour with benefits, pending all screening and background checks.

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

e.

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

RESOLUTION #162

NOW, THEREFORE, BE IT RESOLVED, to approve Jason Brueckner to carry over of one week of vacation beyond the anniversary date for a specific time in the near future.

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

Audited Financial Statements

Ms. Moran said the board received statements from our auditors, Cusak and Cusak for the 2022 fiscal year. We received an unmodified opinion, which means it is a clean opinion. The financial statements contain the long term view of the town’s health as well as the near term view under a different account recognition. There are the townwide financial statements in the beginning. We experienced a 3.6 million dollar surplus this year in our long-term position, mostly related to the reduction of liability for other post-employment benefits. The benefits are actuarially determined by a firm and that rate went down. On the fund financial side we look at what activities happen during the year. We did well. The town is in great health. We are using some of our available fund balance for different projects. We are not stockpiling the surplus, we are using it. Our sales tax has been very strong, even in 2022 with what is happening with the mall, our sales tax still exceeded what it was last year. Sales tax was 65% of our total revenue and it is very important. It is the 10th consecutive year the town has had no debt. The town board is doing a phenomenal job keeping costs contained so we can be in a strong position. The town received a donation of the Christopher Dailey Gym valued at 1.2 million dollars. Councilman O’Conor said there is language

you always look for from the auditor. Among them are “the financial statement disclosures are neutral, consistent and clear”, regarding difficulties in performing the audit, the auditors “found no significant difficulties in dealing with management in performing and completing the audit”, “there were no corrected or uncorrected misstatements in the financials”, and finally “there were no disagreements with management” and that would be Ms. Moran. It is an A+ grade.

Other

Mr. Riper noted an email was sent to the town board about the town being at the point where we may need to build an addition to the town hall. Several of the planning board meetings are standing room only with people in the lobby. We hired a consultant to look at what would be feasible as an addition on the existing building. The building is an L shape. The plan would be to square off the building and provide a significant amount of space and room for a much larger meeting room. The room would have upgraded technology. Instead of projectors, there would be digital screens. Even board members would have screens instead of piles of paper. There are currently no vacant spaces in the town hall for future employees except for the basement. We currently have three employees in the basement. Deputy Supervisor McEachron said the vault is at capacity and this is being built for the future. The building has served its purpose but it is outdated. Mr. Riper said if ARPA funds are used, you have to be under contract by 2024. The court also needs more room and there has been discussion about moving Wilton Water and Sewer Authority from the court building to the town hall. Mr. Riper said he has been in many meeting where the applicants display their project on the screen but not everyone can see. There will be multiple screens to ensure everyone can see what is going on. Councilwoman Kolligian asked what happened to the original master plan for the town complex. No one could recall a master plan. Councilwoman Kolligian said she agrees with the need for more space and the upgrades but did not agree to using ARPA funds for the project. Mr. Riper said he saw Councilman Bogardus while doing a site inspection and he indicated he would like to be on the committee for the building addition.

Mr. Kokowski said he would like to see more information on the website from the Solar Committee. He said he would like to know when the next meeting is, a progress report. Councilman O’Conor said he prefers to not allow any progress to go any forward until the committee has made any of the necessary legislative changes to ensure projects are done in order to protect the environments, residential and commercial properties. In conversation with a couple of solar companies, they don’t disagree with us. They want to be good corporate citizens of the town like most every business. They know by doing so, they are likely to be successful. We don’t have the date set for the next meeting but will be looking at the calendar in the next few days to set the next date. Councilman O’Conor said they have been looking at guidelines set by NYSERDA on solar arrays and connections. There are certain factors in some of these projects that are a higher risk We are in mind not to take those risks in our community. We have some work to do. We are hopeful, by the moratorium period ends, that we will have the zoning and legislative changes completely drafted and the town board be able to act on them. Mr. Kokowski asked if there will be a period of public comment. Councilman O’Conor said there will be. Any change to the code requires a public hearing. Ms. Sturm said at the last committee meeting there was a draft of code revisions, is that accessible online. Mr. Riper said he wasn’t sure if it was online but there were extra copies for the audience. Councilman O’Conor said there is a lot of editing in the document and we don’t want to put anything on the website that is not accurate and not heading in the right direction. Councilwoman Kolligian said the committee is learning. The connections to National Grid are only in certain areas and it has helped to recognize those areas and where projects may be more appropriate. Mr. Kokowski said the solar companies seem to feel they should be able to go ahead and follow the old requirements. That is what he understood from the variance letter from Lodestar. We have to wait for the moratorium to be over before we approve anything. Deputy Supervisor McEachron said we can’t stop the applicant from

requesting a variance. Mr. Kokowski said the variance letter was asking for way more than that. Deputy Supervisor McEachron said it appears as though the committee is doing their due diligence.

John Hannon said the board was discussing the expansion of town hall for a community room. Would it be better served to, as a multi-function type of expansion , to put an annex at what is now existing at Gavin Park. That way we don't have the security issues and you could expand in front of both gyms and utilize it for different organizations. We already have the land. Deputy Supervisor McEachron said we may need a survey. Mr. Hannon said he's had conversations with Supervisor Lant about using the pavilions and the facility more and making it user friendly environment for the citizens of Wilton. If we are looking at bike trails on Jones Road, this gives multi-access to a multi-purpose vision.

Adjournment

On a motion introduced by Councilman O'Connor and seconded by Deputy Supervisor McEachron, with all board members in favor, the meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Supervisor, John J. Lant

_____ Councilman, Raymond O'Connor

_____ Deputy Supervisor, John McEachron

_____ Councilwoman Erinn Kolligian

_____ Councilman Duane Bogardus