

TOWN OF WILTON

22 TRAVER ROAD

WILTON, NEW YORK

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Susan Baldwin, Town Clerk

7:00 P.M. -PUBLIC HEARING-OUTDOOR LIGHTING CODE UPDATES

Supervisor Sturm opened the public hearing on the proposed outdoor lighting code updates at 7:00 p.m. With no one wishing to speak, Councilman O'Connor made a motion to close the public hearing at 7:01 p.m. Councilwoman Kolligian seconded the motion with all board members in favor.

REGULAR TOWN BOARD MEETING

Supervisor Sturm welcomed everyone and call the meeting to order at 7:01 p.m.

Pledge of Allegiance

Roll Call

Roll Call by the Town Clerk showed the following board members present except for Councilman Keneally, who was absent:

Toni Sturm-Supervisor

Connor Rohan-Councilman

Erinn Kolligian-Councilwoman

Ray O'Connor-Councilman

Joe Keneally-Councilman, absent

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

Public Comment

Lee Townsend presented a letter signed by residents of Mount McGregor Road, asking the town to address large holes and depressions that make the road unsafe, particularly as winter approaches.

We as residents of the Mt. McGregor Road are imploring the town to address the continued deterioration of the road. To date there has been no substantive remediation to the unsafe conditions of this road. As residents we have addressed this condition multiple times. Knowing there is uncertainty in an entity claiming the ownership hence responsibility for the road and

upkeep. We are requesting a "temporary mitigation" by patching the large holes and depressions existing on the road. As we approach the winter months driving means going in the middle of the road which is unsafe and not legal putting any and all users at risk of an accident. Signed: Lee Townsend, Sharon Spaulding, Michelle O'Brien, Patrica Caprood.

The town noted that questions about ownership and responsibility for the road remain unresolved.

Good evening, Kristyn Allen, 714 Wilton Gansevoort Rd

For the record, my most recent remarks can be found in the Town Board meeting minutes for August and September.

I attended Supreme Court on September 9th as an observer. Previous Town attorney failures left me unwilling to trust the process without seeing it for myself. The Judge acknowledged my presence and asked me to state my name. When I did, he appeared to recognize my connection to the case, and moments later, he told the Town attorney that he had read my comments in the Town's meeting minutes.

I speak so my experience exists outside of me even if no one listens, but in an unexpected place, someone did. It was incredibly validating to learn that my comments rippled all the way up to Supreme Court. With just a few words, a Judge I'd never met made me feel seen, heard, and important.

For months, I have publicly and privately called out numerous attorney failures. Despite the defendants being in default, and the Town being the only active party in the case, consequential problems continued straight through the final step of securing a strong court order. Wilton deserves much better representation than this.

I remain thankful that this Board authorized Supreme Court action. Over the last few years and across two administrations, I've reached out to many people within the Town. Several people ignored me, and although a few engaged or said they'd stay with this, I still felt placated, demoralized, and alone, like my situation wasn't even worth basic follow-up. Only one person said they'd stay with it, and then actually did.

Just as those few words from the Supreme Court Judge made me feel seen and heard, having one person in Town listening, responding, advocating, taking ownership, and pushing this forward has made an immeasurable difference to me. Deputy Supervisor Rohan, thank you for stepping forward and staying there.

That continuity and transparency have made the Town's efforts visible to me. I've learned that several people in Town Hall are coordinating, reviewing liability, engaging other agencies, and preparing contingency plans, and I appreciate the proactivity.

I love my home, and I love Wilton—even when it doesn't love me back! Nine years ago, I chose Wilton on purpose and I felt so lucky and proud to have found such a perfect house for me, right where I wanted to be. I never thought that defending my home—and my own sense of safety and security—would consume years of my life.

I hope that this momentum will continue until the remaining violations next door to me are resolved. Please keep going. I just want my Town's rules, processes, and protections to work the way they're supposed to, and I'm finally feeling a little encouraged. Thank you.

Zachary Karem said he believed a board member's "no car wash" sticker was inappropriate and that board members should keep such opinions private.

Mike Brice criticized a recent press conference for not being publicly announced and asked about training for the county's wireless emergency notification system. Supervisor Sturm said training was in process. Brice also raised concerns about storm cleanup, while Supervisor Sturm said she had offered support from neighboring communities but had deferred to the highway superintendent's judgment.

Amber Moon said she is a long term Wilton resident. She said some of you and maybe one specifically thought that my father, John McEachron, has somehow spread negativity regarding the cleanup after a tornado ripped through some of our Wilton neighborhoods. She said this infuriated her because she has to ask when, how? If you ask the residents of the Town of Wilton, they will tell you the exact opposite. She said her father saw strangers who needed help and sprung into action. He volunteered his time away from his business and his family, donated his own personal equipment and manpower. He came running with a skid steer, town truck and chains in tow. Not for political gain, not for spotlight attention but from the goodness of his heart. She said even if her father wasn't running for Town Supervisor, he would've still been out there getting his hands dirty. He would've still come home every night sore and tired because that is just who he is. Those neighborhoods that were hit didn't see someone trying to gain votes, most of them didn't even know he was running. All they saw was a kind soul who was willing to help them. Let me ask you Mrs. Supervisor, where were you and your efforts after the storm passed. Where was the care and compassion for your Wilton residents? After watching the video of the press release it's a disgrace to slander my father's name when you, yourself, showed no effort to help our great Town of Wilton. Negativity, no. Anyone who thinks so is delusional. The proof is there. All you have to do is look beyond political BS and open your eyes. This great man spreads positivity on a daily basis. Some of you could learn a thing or two from him.

John McEachron said he was a little appalled after watching the video of the press release. He said it is not him who has spread negativity on social media. He said he came to a board meeting following the tornado and did nothing but praise everyone in the room. To put his name to that is just nonsense and everybody knows it. He said he has done a lot for the town since he was on

the board and has done a lot for the town since he's lived in it. He said he was a volunteer fireman for twenty years. He said he wasn't trying to get votes then nor was he trying to get them during the tornado. He said he painted half the appliances at Gavin Park on his own time on weekends with his own equipment. He said he wasn't getting votes then. These are the things he does on a daily basis. He said he didn't need his name slandered by nobody on the board, ever.

Approve Pending Minutes

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

RESOLUTION #221

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the August 31, 2026 and September 3, 2026 meetings, as typed.

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

2027 Tentative Budget

Ms. Moran said the proposed \$40.4 million 2027 budget is about \$1.1 million higher than the current budget, in part because of planned capital investments, including approximately \$250,000 for the highway garage roof and \$600,000 for highway equipment. Ms. Moran said the budget is balanced and includes projected new occupancy tax revenue. Our governmental support represents a greater part of our expenditures, closely followed by culture and recreation which is investments in our park and programming. Another large expenditure is employee benefits. We are investing in our employees to keep them engaged and investing in their health insurance. Health insurance has increased by about 10%. We have a sound budget and look forward to talking about it more in detail at our upcoming Budget Workshop on October 19, 2026 at 8:00 a.m. The public is invited to join us.

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

RESOLUTION #222

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing for the Tentative

Budget on November 5, 2026 at 7:00 p.m.

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

Transfer of Development Rights (TDR) Wilton Woods

Joe Dannible of EDP representing Belmonte Builders, presented the transfer of development rights proposal, explaining that it would preserve about twenty acres from development of about twenty homes that will be transferred into the Forest Grove subdivision without any additional clearing or roads. The discussion included a proposed nature trail connection from Edie Road toward the Picket parcel and a connection from Bullard Lane toward Scout Road, including a short, paved segment near Coville Court.

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

RESOLUTION #223

NOW, THEREFORE, BE IT RESOLVED, to approve the Transfer of Development Rights from the Wilton Woods Subdivision to Forest Grove Subdivision.

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

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

RESOLUTION #224

NOW, THEREFORE, BE IT RESOLVED, to approve intent to accept the land from Wilton Woods subdivision.

The adoption of the resolution was seconded by Deputy Supervisor Rohan,

duly put to a vote, all in favor the motion
passed 4-0.

Saratoga Springs Senior Center

Loise Celeste and Kylie Cohan of the Saratoga Senior Center described services available to Wilton residents, including volunteer transportation and errands, friendly visits, aging-in-place assistance, care navigation, and weekly food assistance deliveries. Ms. Celeste stated she recently visited the Wilton Senior Center. We have a grant to do some outreach from the Regional Food Bank to help any residents especially those in the rural areas. We learned they no longer had transportation and the van was no longer available. We spoke about some of the services we do have and wanted to make a presentation to the Town. She said she has been with the Saratoga Senior Center for sixteen years and we've continuously grown throughout those years. Our support services started around 2014 to help people navigate information, referral and advocacy. We deliver bags from the Regional Food Bank for people who cannot get out or need help in their homes. It is not food pantry, it is food assistance once per week on Thursday. We do a lot of aging in place services. It is a lot less expensive to age in place than go into some other type of housing. We help people with their yards with fall cleanup, we put friendly visitors in the home, help people grocery shop, pick up prescription medicine and all of that is with volunteers. In 2014 we started a volunteer match program that matches volunteers in the community with seniors in need. They may just need a ride to a doctor's appointment or to help with caregiving by giving someone a break. We provide transportation, holiday assistance and our Senior Life Transition Program is the most recent addition. The new program helps people with serious illness or chronic illness. A lot of the referrals come in from doctors, or health insurance companies. Anyone can call and get help. We will go out and do a home visit and see how we can help. We are constantly trying to recruit volunteers. If there is a service out there, we do not want to duplicate it. If the county has a service, we will refer to them. For many years we referred people to the Wilton van for transportation. We will try to fill the gap for that.

Proposed Outdoor Lighting Amendment

Deputy Supervisor Rohan spoke about the Outdoor Lighting Amendment. He stated he was striking "*measure*". In order to measure a lumen, it requires some very specialized equipment which we don't have any reason to have. We are replacing that language with a unit of measurement of the total quantity of visible light emitted by a light and or fixture as rated by the manufacturer or where no rating is available or the rating appears inaccurate as reasonable determined by a code enforcement officer. Deputy Supervisor Rohan said regarding the applicability to existing lighting, Section 7C; last month the board talked about what we could do about light that already exists. There are a few things, the adoption of this code, as written, does not make anyone change anything. It is still triggered only by complaint of nuisance lighting. The City of Glens Falls has language requires all existing outdoor lighting that does not conform to

the chapter be altered, removed or replaced with no “grandfathering”. He proposed that existing lighting determined to be a nuisance be modified only as necessary to abate the nuisance. The change to 7C would strike *“required to be brought into compliance with the provisions in this chapter within 30 days of written notice of the code enforcement officer”* and replace *Notwithstanding subsection A, any existing outdoor lighting that is determined, by the code enforcement officer, to constitute a nuisance under section 5 shall be modified by re-aiming, shielding light output or other corrective measures to the extent necessary to abate the nuisance within the compliance period set forth in the notice of violation issued pursuant to section 8.*

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

RESOLUTION #225

NOW, THEREFORE, BE IT RESOLVED, to approve the Outdoor Lighting Code Amendment.

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

Automatic Door Openers Bid

Sue Baldwin, Town Clerk reported that the town had received one bid for the automatic door openers project and recommended rejecting the bid due to it being substantially more than an earlier informal quote.

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

RESOLUTION #226

NOW, THEREFORE, BE IT RESOLVED, to reject the bid for the automatic door openers for the Town Hall complex.

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

716 Wilton Gansevoort Road Sewer Connection

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

RESOLUTION #227

NOW, THEREFORE, BE IT RESOLVED, to act on the NYS Supreme Court Order for Saratoga County Sewer District 1 connection at 716 Wilton Gansevoort Road, TMN .

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

Town Complex Master Plan

Supervisor Sturm stated there is a revised scope for the town hall master plan, prioritizing the design and placement of a new salt shed so the project can move forward within the available funding timeline.

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

RESOLUTION #228

NOW, THEREFORE, BE IT RESOLVED, to approve the Town Hall Master Plan Update.

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

Creation of a Part-Time Building Department Clerk

Supervisor Sturm said she would like to create a part time clerk to the Building Department. They are busy and will only get busier.

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

RESOLUTION #229

NOW, THEREFORE, BE IT RESOLVED, to approve the creation of a part clerk (17.5 hours per week) position in the Building Department.

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

Automated License Plate Reader Systems

Deputy Supervisor Rohan introduced a draft ordinance concerning automated license plate readers. He described privacy concerns about the technology and explained that the draft would need further legal and stakeholder review, including consideration of private businesses, existing cameras, and governmental entities outside the town's jurisdiction.

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

RESOLUTION #230

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing on November 5, 2026 at 7:01 p.m. for Local Law #5 of 2026, the proposed ban of Automated License Plate Readers in the Town of Wilton.

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

Resident Sponsored Bounce House Events

The board voted to prohibit resident-sponsored bouncy-house events on town property, citing safety and liability concerns.

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

RESOLUTION #231

NOW, THEREFORE, BE IT RESOLVED, to
ban resident sponsored bounce houses
on Town of Wilton Property.

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

Request to Shim and Overlay North Road

Supervisor Sturm said the Highway Department will shim and overlay repair of North Road while the town works toward funding and planning a more complete repair.

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

RESOLUTION #232

NOW, THEREFORE, BE IT RESOLVED, to
approve the request for shim and overlay
repair of North Road.

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

During the discussion, the board noted that work on Mount McGregor Road remained dependent on clarifying ownership and responsibility.

Committee Reports

Councilwoman Kolligian said she, the Town Clerk and the Assessor attended a Saratoga County Town Clerks Association meeting in Malta to discuss short-term rentals. There is some revenue coming into the town as there is a 10% increase in occupancy tax related to the rentals. The county now has a registry for anyone with a short term rental needs to register their home. The issue is when VRBO or Air BNB sends payment to the county, it is a lump sum. They do not release owner's names or addresses of the rentals. You can't match it up against anything. If you register with the county, it is \$200 for two years, Saratoga Springs is doing their own program. Once we

have the list of homes, fire codes will be enforced. They will have to have emergency evacuation plans in their house, egress, the house has to be inspected for proper fire extinguishers, any renovations done without permits will be flagged. A question was asked about where the line is between a residential home and a commercial property.

Councilwoman Kolligian said the Gavin Park master plan is moving along, including potential parking expansion and trail work. We did get approval from the school district on September 14, 2026 for expanding the parking onto school property. We will also be able to put up the Veteran's banners on school property where the walking trail is. We've talked to all of the groups using the park and have received feedback. Softball needs space so we are looking at some of the fields to be converted or use a turf infield and be able to have softball and baseball.

We are working on the MOU for SMBA (Saratoga Mountain Bike Association) for the trail work on the north side of Scout Road. The contract has been reviewed with a few minor changes.

Councilwoman Kolligian said she appreciated everything the Saratoga Senior Center does as well as everything Judy does at the Wilton Senior Center.

On Friday, October 9, 2026, the Town of Wilton will have a Trunk or Treat and a magic show at Gavin Park beginning at 5:00 p.m.

Councilman O'Connor shared information about donation needs for the Veteran's Community Housing Coalition. We have a facility in town and they serve a multi-county area. When veterans are making the transition from temporary housing provided by VCHC, the VCHC operates a food pantry. The food pantry also supplies household cleaning items like laundry detergent, dish soap, paper towels and trash bags. They are running very low. If there is anyone who would like to contribute, those items would be very welcome. You can go to VCHCny.com as well. While you are on their website, you can get the details about the Veterans Ball at the 1863 Club at the Saratoga Raceway on October 7, 2026. Councilman O'Connor said he met with VCHC Executive Director, Diane Nazzaro and Assemblywoman Carrie Woerner about the twelve acres of state owned land on Northern Pines Road, adjacent to our veteran's housing. We are getting close to the actual transition of the property from the state to VCHC to provide more services to veterans. The Wilton Wildlife Preserve and Park is having their annual fundraiser, Wild About Blue on October 18, 2026 from 4:00 p.m. to 7:00 p.m. at the Wishing Well Restaurant.

Deputy Supervisor Rohan said the Code and Zoning Revision Committee has had two meetings and we keep pushing ahead on code for multi-use paths, trails and sidewalks. At this point, we only have a sidewalk code. We are building multi-use paths without code for them. We need to establish liability and maintenance. We have miles of trails without any code.

Supervisor Sturm announced the creation of a disaster response committee to assess and update the town's disaster response. The following people have been appointed to the committee:

Supervisor Sturm-Chair

Sue Baldwin

John Herlihy

Mike Hewitt

Daune Bogardus

Nash Alexander

Andre Delvaux

Comptroller's Report

1.) Budget Amendments

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

RESOLUTION #233

NOW, THEREFORE, BE IT RESOLVED, to approve the budget amendments listed on the Comptroller's 10/1/2026 report to the Town Board.

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

2.) Asset Disposal

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

RESOLUTION #234

NOW, THEREFORE, BE IT RESOLVED, to approve the request from Highway Superintendent Monroe to sell a used dump body to the Town of Northumberland.

The adoption of the resolution was seconded by Deputy Supervisor Rohan,

duly put to a vote, all in favor the motion passed 4-0.

3.) Health Insurance

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

RESOLUTION #235

NOW, THEREFORE, BE IT RESOLVED, to approve MVP HMO an EPO Insurance for Town of Wilton employees with a 10% employee contribution.

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

3.) Town Clerk Department

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

RESOLUTION #236

NOW, THEREFORE, BE IT RESOLVED, that Monica Hills be hired as a 2nd Deputy Clerk at \$26 per hour, with full benefits, effective October 6, 2026.

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

Executive Session

Councilman O'Connor made a motion to enter executive session at 8:25 p.m. for discussions regarding proposed, pending, or current litigation and the medical, financial, credit,, or employment history of a particular person or corporation, or matters leading to appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of that person

or corporation. Deputy Supervisor Rohan seconded the motion with all board members in favor.

Councilman O'Connor made a motion to reconvene into open session at 9:30. Deputy Supervisor Rohan seconded the motion with all board members in favor.

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

RESOLUTION #237

NOW, THEREFORE, BE IT RESOLVED, to approve the appointment of Marjorie Little to the vacant Board of Assessment Review position, 10/1/2026-9/30/2027.

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

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

RESOLUTION #238

NOW, THEREFORE, BE IT RESOLVED, to approve the hiring of Marcus Hart to the vacant Building Inspector position at a rate of \$45 per hour with full benefits.

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

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

RESOLUTION #239

WHEREAS, THF Saratoga Dev LP c/o Walmart Property Tax Department #US02056(“Petitioner”) and the Town of Wilton are desirous of having certain assessment issues resolved as to property owned by Petitioner in the Town of Wilton, commonly known as 16 Old Gick Road (SBL #153.-3-110) in the Town of Wilton; and

WHEREAS, a settlement proposal resolving pending tax certiorari litigation was recommended by the Vincelette Law Firm, trial counsel to the Town of Wilton, and reviewed by the Wilton Town Board at its regular monthly meeting, and

WHEREAS, such a proposed settlement would present the parties with an expeditious and economic alternative to further litigation so as to resolve issues between the parties, and

WHEREAS, the Town Board has determined that the proposed settlement is in the best interest of the Town; now

THEREFOR, BE IT RESOLVED, that the Town Board does hereby accept a proposed settlement for the 2026 tax certiorari proceeding filed by Petitioner in which the 2026 assessed value of the parcel designated as SBL #153.-3-110 shall be reduced as follows:

<u>Year</u>	<u>Parcel No.</u>	<u>Prior Assessed Value</u>	<u>New Assessed Value</u>	<u>Reduction</u>
2026	153.-3-110	\$16,500,000	\$13,794,000	(\$2,706,000)

<u>Prior Market Value</u>	<u>New Market Value</u>	<u>Reduction</u>
\$26,315,789	\$22,000,000	(\$4,315,789)

RESOLVED, that pursuant to Section 27 of the Real Property Tax Law, the assessed value of the subject property for the 2027, 2028 and 2029 assessment rolls shall be \$12,555,200; and it is further

RESOLVED THAT Petitioner shall be entitled to a refund of excess taxes paid based upon the above revisions;

and it is further

RESOLVED, that the Town Board does hereby adopt this resolution to end the litigation between THF Saratoga Dev LP and the Town of Wilton as to the above referenced assessment.

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

Adjournment

On a motion made by Councilman O'Connor, seconded by Councilwoman Kolligian with all board members in favor, the meeting was adjourned at 9:35