

TOWN OF WILTON

22 TRAVER ROAD

WILTON, NEW YORK

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Susan Baldwin, Town Clerk

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PUBLIC HEARING-Code Revisions and Amendments

7:00 P.M.

Lenny Goldstock spoke saying they have a project on 612 and 631 Maple Ave and my partner, and I are well into the process for both the Medical Arts project at 612 and the mixed-use project at 631. We heard there might be a reduction in the unit count breaker in the hamlet. We want to ask if you would consider us grandfathered in. We are well down the road in our project. We have done quite a bit of engineering and sitework and have on-site approval for the mixed-use project at 631.

John McEachron spoke up and assured Mr. Goldstock that during the Code Revision meeting it was announced that anyone that had an application in already would be grandfathered in.

Mr. Goldstock thanked the board members for their information and was satisfied with the answers he received.

Joanne Klepetar from 101 Parkhurst Rd, wondered how much effort it would be to have put the proposed revisions on the website for all to see. Sue Baldwin, Town Clerk stated that the proposed revisions are posted on our website on the code revision page.

Peter Belmonte of Belmonte Builders spoke regarding the Forest Grove subdivision off Jones Rd. He is here to speak on two issues. The first one he believes was answered by Deputy Supervisor McEachron earlier. He too was concerned about the destination of Forest Grove knowing that he had put a lot of time and effort and considerable funds into getting the subdivision where it is now. He wants to make sure that they can move forward. John has clarified that, and he is very appreciative of this. The second half of the conversation is that he understands that change makes people uncomfortable. We all get uncomfortable when there is a lot of change. But change is good, in his opinion. It brings opportunity with it. When you look at how Wilton has grown over the past decade or longer you see that a lot of commercial businesses came to this area. There are more businesses, more sporting events, a great park that has come into existence because of the population growth in the town. Change and development bring funds to the Town. If you look at Forest Grove, it is going to contribute over 5.5 million dollars in fees for the Town of Wilton over the life of its existence. That, plus 1.2 million dollars in building permit fees. If you take that number of about 7.5 million dollars and divide it over 10 years of existence, that development is generating approximately 700,000 dollars a year for the prosperity of the town of Wilton. Think about what that does as far as employment, services, some of the funds are being focused on the improvements for Ingersol Rd. That's just one subdivision. Granted it is an unusually large

subdivision and I am quite confident that this is part of the concern of the Town. Forest Grove occupies approximately 800 + acres of land.

We are constructing on approximately three hundred acres of land and donating and preserving upwards of five hundred acres to the welfare of the Town. No matter what the density was or how the density gets changed that is the underlying density of this Town. We have concentrated on a single area and created this abundant amount of open space which is going to be covered with walking trails that are open to the public. It is going to bring benefits to the Ingersoll Rd. traffic improvements and there are many other donations that we make to other benefits, especially those to the children of the Town because we feel we are an active member of the community. When a town slows construction down, it may not be seen instantaneously. You really need to look 3-5 years out. When that pendulum swings and other towns overtake you, sales tax revenue is going to be a very difficult pendulum to swing back. Ultimately it will lead to other towns around the Saratoga area having an increase in taxes. Other taxes will have to be put in place to do the highway improvements or other taxes will be put in place. Please think long term as you make this decision. I understand the public is asking for this. I don't think the public elected officials to represent them in making decisions based on a group of people their opinion in public opposing the direction you are going in. It is really to represent the town.

Joe Dannible from Environmental Design Partnership spoke as states his company has been working with the Town of Wilton for over 40 years. They have been involved directly or indirectly in most of the residential development in this town. He personally has been involved for about 20 years of that. He has had direct involvement with dozens of conservation subdivisions in hamlet mixed use projects. He personally worked with Keith Mans in the middle of the late 2000's to develop chapter 10921, which is the issue I am talking about tonight. More recently I worked with the town with the transfer development right codes. It was a very exciting time. I followed it, I was involved with it, and I watched Wilton promote the ideas of good planning and smart growth. Smart growth is an approach of development and conservation strategies that can help protect the health of nature and natural environment and make our community more attractive, economically stronger, socially diverse, and resilient to climate change. Principles, mixed land uses, compact design create a range of housing, preserve open space and farmland, foster distinctive attractive communities with a strong sense of place, direct development towards existing communities, encourage community and stakeholder collaboration and development decisions.

Wilton's code and the desirability of this town are the success story of smart growth and is what has been happening here. It is one of the most desirable communities within the Capital Region. The proposals: section 10921, the HM zone, erode the principles of smart growth and are in sharp contrast to good planning principles. They effectively prohibit the use of the conservation subdivision design within the R2 zone district. They cripple the ability to use conservation subdivision design within the R2 zone. The proposal also removes the planning board's ability to have any discretion over the standards of any community. This eliminates the potential for the planning board to allow for a range of housing opportunities within any community. I can go on for hours of the negative effects of urban sprawl; loss of vast areas of open space, reduction, or elimination of preserved lands, increase of road length which

leads to the increase of maintenance of those roads requiring tax money to pay for that. Increase in the consumption of natural resources, additional trees taken down.

A few quick questions. I have reviewed the list of committee members. Was there any member on the committee that has a formal education in growth and development? If so, what were their opinions in the proposed changes and how they affect conservation residential design and urban sprawl? Were there any stakeholders invited to join the committee? The large landowners who this is going to affect the values of their property and the new developers in the process of developing community. In closing, we need to learn from our mistakes of the past. A prime example of the effects of urban sprawl is the state of New Jersey. The state of New Jersey was feeling development pressure so the town boards of the communities within New Jersey started to make lots bigger, make roads longer. They did that and what it did was not stop development. Development is here and it is going to continue to grow. What is does is spread out the development, loses open areas, open space, and slowly erodes your community down into large single-family homes of identical styles. Thank you.

Geoffrey Booth, a principal with New York Development Group spoke and says his company has developed several projects in the town and loves this town. He loves Ryan Riper and Mike Mooney. The town has a good process and does a great job in the approval process. You hold our feet to the fire which we are not always happy with, but it makes for a better development. We go through these projects and in many instances, they take months or years to negotiate with the landowners. Landowners look around and in many cases it's the retirement sales of this land. It's their kid's education. Farming is important. No one must sell their farm but when they get to the point where it doesn't make sense, the kids don't want to continue with farming they decide they want to sell the property. Effectively what happens when you decrease your zoning by 25% is you decrease what they can sell their land for....by 25%. You then increase sprawl and make it more difficult for projects to pencil out. Landowners will say "you don't want to give me what you gave the guy down the street." Well, it's based on how many lots we can put on the property. As we go through this process with developing in the town, we have extended water and trails through all our projects. They are all connected. We have put a tremendous amount of money into the water and sewer district which will help fund other improvements. We ran water all the way up Edie Rd. and there are a bunch of landowners that didn't have public water and have had issues with their water. They no longer have these due to public water. When you do this, you don't necessarily see it today but down the road when a project doesn't come in front of you because they couldn't make it work due to the lack of public water and sewer what happens to that project?

The assessment evaluation helps in the amount of sales tax revenue that you generate. If you reduce that by 25%, all those lots that you could have had, you don't get the tax revenue. The mortgage tax that comes to the town, that money goes away. You will feel that 3 years, 5 years, or ten years down the road. I remember a supervisor in another town years ago and she campaigned on anti-development. Stop the development. As soon as she came in, she looked at it and said wow, the amount of money that we put in the budget from mortgage tax is incredible. As she got into it and realized what is needed to make a budget work. Maybe it wasn't such a bad thing. One more thing is affordability. If you drive the prices up to a point where only the wealthy people can afford houses you make it difficult to bring a

diverse population of homeowners into your community. The government wants to build 800,000 homes in NY State. You still want to offer a broad cross section of housing. If you push the cost of the land and the development where it doesn't make sense or only the wealthy can afford it, you cut out a lot of those people.

Regular Town Board Meeting

Supervisor Lant called the meeting to order at 7:18 p.m.

Roll Call

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

John Lant-Supervisor
John McEachron-Deputy Supervisor
Duane Bogardus-Councilman
Erinn Kolligian-Councilwoman
Ray O'Connor-Councilman

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

Public Comment Session

Michael Bollinger of 227 Jones Rd. spoke regarding the development of traffic circles on Jones Road along with mixed use trails on Jones Road and Carr Road. The residents in this area have questions and concerns about this project. He would like to know if any other research has been done as far as the mixed-use path. Have other alternative parcels or designs been considered? He feels this path is going to be built to serve the Links development and the corner of Traver Road and Gailor Road., then down to Jones Road and Carr Road and over to the Northway. It doesn't necessarily serve the rest of the community.

Ed Kokowski of 7 Knollwood Dr. is opposed to the new request for the approval of the Quaker Springs Solar Farm that was on the agenda at the recent zoning board meeting. The fact that the solar companies are going on the fact that they are to be considered utilities is just a loophole and the community in the Knollwood Area are still opposed to this solar farm as before.

Supervisor Lant stated that New York State has made this decision, not the town and the town will fight the State, as necessary.

Michael Brice of 233 Loudon Rd. feels the storage facility built on Route 50 is unsightly and thinks feels that the town needs to be more aware of the esthetics of the building done in the town. It is the third storage facility that has been built within one mile of Route 50. He thinks that the plans and drawings submitted to the town need to be scrutinized more closely. He also is unhappy with the fact that the DEC approved the building of a house on the land on the corner of Edie and Loudon Roads. There was a pond there with wetlands. The house is now flooded because the pond has leaked back into where the

house is being built. The town should have blocked this. He thinks there should be more residents involved with more committees to police these situations.

Bob Marchillo of 39 Knollwood Dr. is speaking regards the Quaker Springs project. He asked the Board if the code that was changed last year could be changed again. Councilman Bogardus stated that if the State decides that the code needs to be changed permanently to include solar utilities the town will fight it in court but that is where the final decision will be made. Mr. Marchillo also wanted to remind people that there was a 5-day solar fire in Western NY and is worried about the community homes around the project. Councilman Bogardus spoke up to say that the fire was caused by a battery storage facility, not a solar farm. We do not have nor intend to have any battery storage facilities in this town.

Mary Gell of 23 Knollwood Dr. spoke in opposition of the Quaker Springs project. She feels that the company did not come in honestly the first time and won't be honest with the residents a second time around, either. She wanted to ask the board what the residents can do in the meantime. She was told by the board to talk to our Assembly Members, attend all the meetings and be aware of conversations regarding this subject.

Angus Wyckoff of 10 Knollwood Dr. spoke in opposition to this solar project. He feels any industrial project within 100 ft. of a residential area should not be allowed. He wanted people to be aware that NY State, over the last 3 years, has had the highest net outflow of residents of any state in the union including California. However, there are two counties that have had an increase. Hudson County below Albany and with the highest influx being Saratoga County. He feels that the reason for this increase is because the town board is focused on the quality of life for all residents, and he urges the board to continue what they are doing, and the residents will continue to support their efforts.

Approve Pending Minutes

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

RESOLUTION #107

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the February 1, 2024 meeting, as typed.

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

Park and Recreation Commission

Ken Bishop said the Park and Recreation Commission wanted to attend a meeting to introduce themselves since we have new members on the board. Mr. Bishop said he's been on the Commission for fourteen years. Kelly Milne said she joined the Commission about a year and a half ago and has been

a Wilton resident for three years. She said she is a full time banker and is looking forward to having the parks and recreation in the town thrive to help out, support and be an advocate for the town. Andrea Glogowski said she moved to Wilton in 2019 and joined the Park and Recreation Commission earlier this year. She said she is getting accustomed to the projects and what we have going on. Supervisor Lant thanked them and the rest of the board. Mr. Bishop said Mark Dailey and Trey Bodkin are also on the board. We are losing Chad Jerome and we are looking for new members. We have been working on the Veteran's Fishing Platform on Northern Pines Road. We will also be having a joint trails committee meeting with people across Saratoga County and the Town of Wilton, Wilton Wildlife Park and Preserve, Saratoga Plan, Saratoga Plan Committee and Friends of Gavin Park. We are trying to all get together to share thoughts and what could be done. Mr. Bishop thanked the board for their support.

Camp Saratoga Delegan Pond Fishing Program

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

RESOLUTION #108

Camp Saratoga Delegan Pond, Scout Pond, Fishing Program

The Town of Wilton Town Board, owners of property known as Camp Saratoga will stock Scout Pond for resident fishing.

1. The stocking program is for the **Town of Wilton's disabled residents and youths under age 16 only.**
2. April 1st to October 15th, will be reserved for fishing by Town of Wilton disabled residents and **youths aged 16 or under** and may be assisted by an immediate adult family member.
3. Fishing limit is 2 fish per day.
4. **No** live bait is allowed (worms and lures permitted).

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

Fishing Access to Snook Kill

Councilman O'Connor said he, Mr. Riper, the LA Group, Mark Dailey, Kelly Milne and the Veterans Community Housing Coalition which has about twelve units adjacent to the town property off Northern Pines Road. Mr. Riper said the site is off Northern Pines Road, north of Gailor Road. There is a cemetery and a field. On the right side it is town land. Councilman O'Connor had a meeting with Veterans Housing Coalition to discuss housing needs and it sparked the conversation about fishing access. The uses allowed on the town property have been discussed for years and what the residents would like. The Veterans were very enthusiastic about having a fishing access. We talked to the LA Group and they are going to sketch a site design, construction drawings and wetlands delineation. There will be a fishing access but need to find out where it can be located. The proposal from LA Group was submitted to the board and the fee is close to \$40,000 for the design only to start the process. Councilwoman Kolligian asked if the access is for everyone. Councilman O'Connor said it is and the design will include a parking area. Mr. Riper said the fishing access will be on the Snook Kill, which is very clean. Last year the town board approved a fishing access along the Snook Kill and DEC does stock the stream with trout. We will try to work with the county because Northern Pines Road is a county road. We would like to widen the should so the veterans can walk from their housing to access the platform.

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

RESOLUTION #109

NOW, THEREFORE, BE IT RESOLVED, to accept the proposal from LA Group in the amount of \$39,670 for the design of site, engineering of the fishing platform and wetland delineation and permitting.

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

Road Dedication-Harran Lane

Mr. Riper stated Harran Lane is an existing road. The highway department noticed the road had been fully abandoned by the town. There was an error in the process and this action will correct it.

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

RESOLUTION #110

NOW, THEREFORE, BE IT RESOLVED, to accept the road dedication of Harran Lane with the following stations:.

STA 0+000 to STA 5+75

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

Road Dedication-Forest Grove

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

RESOLUTION #111

NOW, THEREFORE, BE IT RESOLVED, to accept the followings road dedications in Forest Grove Conservation Subdivision:

**Daintree Drive STA 14+50 to 26+67
Angeles Avenue STA 0+00 to 14+08
Plumas Place/Sagano Street STA 45+70 to 47+32**

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

Retiree Health Insurance Coverage

Ms. Moran said the town was notified as of March 13, 2024; the larger health networks are dropping Humana health insurance. The town reached out to the health insurance carriers and found an addition to our retiree plan. We have one retiree who lives out of state and Humana is working very well and does not want to drop it. The additional insurance will cost the town about \$100 more per month, per retiree but it will provide the retirees with continuation of coverage they are accustomed to. The retirees have indicated they were very happy with Humana but the providers were having problems with the Medicare Advantage plan. The new coverage is effective April 1. If there is some incident in the two weeks gap we have been told the doctors and Humana will work something out.

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

RESOLUTION #112

NOW, THEREFORE, BE IT RESOLVED, to approve the addition of CDPHP Insurance for retirees with Medicare Advantage effective April 1, 2024.

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

Dam Inspection Project

Mr. Riper said the board looked at this last year and it was approved for the Smith Bridge Dam and the Delegan Pond Dam. The money was not carried over in the new budget so this is a reapproval or reassignment of the funds. Supervisor Lant asked what the cost of the inspection of the Smith Bridge Dam will be. Mr. Riper said it is about \$7,000. Supervisor Lant said the City of Saratoga Springs owns the south side of the dam.

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

RESOLUTION #113

Set Public Hearing for Code Amendments

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

RESOLUTION #114

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing for code amendments 129-146 and 129-21E for Thursday, April 4, 2024 at 7:00 p.m.

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

Dump Body Bid Award

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

RESOLUTION #115

NOW, THEREFORE, BE IT RESOLVED, to accept the bid from Steel Sales Inc. for \$68,175.00 for a 10' Tenco dump body.

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

Resignation-Town Justice

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

RESOLUTION #116

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Matthew Coseo as Wilton Town Justice with extreme regret, as of February 15, 2024.

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

Resignation-Park and Recreation Commission

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

RESOLUTION #117

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Chad Jerome from the Park and Recreation Commission.

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

Resignation-Wilton Planning Board

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

RESOLUTION #118

NOW, THEREFORE, BE IT RESOLVED, to accept the resignation of Chad Jerome from the Wilton Planning Board.

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

Committee Reports

Deputy Supervisor McEachron said they are waiting for a few items for the cameras at Gavin Park. Supervisor McEachron said Mr. Belmonte is trying to help us and thanked him for that.

Councilman Bogardus said there are a few unfinished items from the court building renovation. We need to purchase new seating and a couple of other security projects. He said he is getting some quotes and will be submitted to the Comptroller.

Supervisor Lant said he never noticed the traffic on Route 9 when he was working because he started at 6:00 a.m. Maple Avenue, from Daniels Road to Northern Pines Road, is very congested. Route 9 is broken up and a medical center with apartments is going to make it worse. There will be a lot of angry residents because they can't get out of Smith Bridge Road. He said he brought this up to the planning board and it is a disaster down there. There is a lot across from Smith Bridge Road for sale for \$700,000. If another business goes in there, it will only make things worse. The board should give it some thought about making an offer on the property or have a building moratorium in that zone. Deputy Supervisor McEachron asked if the lot still has access to Daniels Road. Supervisor Lant said there are a lot of telephone poles back there. If we purchased the property we could consider a roundabout there. Councilwoman Kolligian said we would have to make a request to the state for a roundabout. They wouldn't put a light in at the middle school. Councilman Bogardus said the proposed medical building petitioned the state for a traffic light. Mr. Riper said their proposal is a new traffic signal at their facility. Deputy Supervisor McEachron said the buses should start getting filled instead of everybody dropping their kids off.

Supervisor Lant said the state did some redistricting and we are the only town in the county that was cut in half. He said he is not happy with it.

Comptroller's Report

1.) 2024 Budget Transfer

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

RESOLUTION #119

NOW, THEREFORE, BE IT RESOLVED, to approve the 2024 budget transfer requested for and listed in the Comptroller's 3/7/2024 Report (attached) to the Town Board.

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

2.) 2024 Budget Amendments

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

RESOLUTION #120

NOW, THEREFORE, BE IT RESOLVED, to approve the 2024 budget transfers, 1-7, requested for and listed in the

Comptroller's 3/7/2024 Report (attached)
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 5-
0.

3.) Internal Review-Justice Court

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

RESOLUTION #121

NOW, THEREFORE, BE IT RESOLVED, to
approve the 2023 annual internal review of
the court records with no exceptions noted.

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

4.) Personnel

a.

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

RESOLUTION #122

NOW, THEREFORE, BE IT RESOLVED, to
appoint Mellissa Strong to the position of
Senior Clerk at a rate of \$30.00 per hour
with full benefits effective March 8, 2024.

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

b.

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

RESOLUTION #123

NOW, THEREFORE, BE IT RESOLVED, to
approve the request for overnight travel for

Susan Baldwin to attend the New York State Town Clerks Association, April 21-24, 2024.

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

5.) Proposed Fee Reduction

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

RESOLUTION #124

NOW, THEREFORE, BE IT RESOLVED, to approve a 50% reduction of summer camp fees for the children of town employees.

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

6. Settlement of Windstream Claim

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

RESOLUTION #125

NOW, THEREFORE, BE IT RESOLVED, to accept the negotiated settlement of \$1,536.30 with Windstream Company to close out the account.

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

Appointment-Town Justice

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

RESOLUTION #126

NOW, THEREFORE, BE IT RESOLVED, to approve the appointment of Chad Jerome

to the position of Wilton Town Justice,
03/07/2024-12/31/2024.

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

Adjournment

On a motion introduced by Deputy Supervisor McEachron and seconded by Councilman Bogardus, with
all board members in favor, the meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Councilman, Raymond O'Connor

_____ Deputy Supervisor, John McEachron

_____ Councilwoman Erinn Kolligian

_____ Councilman Duane Bogardus