

Regular Meeting and continuation of Public Hearings
of the Town of Wilmington Town Board,

February 10, 2026 Community Center 6:00 PM

To join virtual meeting please go to <https://meet.goto.com/townofwilmington>
OR join on your phone by dialing, 1-408-650-3123 Access code:377-399-733.

Attending Officers

Tim Follo - Supervisor

Darin Forbes - Board Member

Hanna Cromie - Board Member

Laura Hooker - Deputy Supervisor

Randy Winch - Board Member

Dawn Stevens - Town Clerk

The public hearing was called to order at 6pm, for the two local laws; **both laws are at the end of the notes for this meeting, with all changes made at the public hearing.** Supervisor Follo led the Pledge of Allegiance. Eleven people were signed in online and twenty-seven in attendance that signed in. Several individuals chose not to sign in.

PUBLIC HEARINGS

1. Annual Public Hearing on special water district assessments at ski center
2. Public Hearing on Local Law #1 of 2026: A Local Law to Amend the Zoning Ordinance of the Town of Wilmington

Motion was made to open the Public Lands Law #19, Moved by Supervisor Follo

Seconded by Laura Hooker

Vote Hanna Cromie / Yes

Tim Follo / Yes

Darin Forbes / Yes

Laura Hooker / Yes

Randy Winch / Yes

Carried 5-0

Public Hearing; Public Lands Law #19 Town of Wilmington on Parcel numbers 025.00-1-10.2 and 026.03-1-57-088

Supervisor Follo explained that the hearing is a procedural issue to ensure the Town receives reimbursement from New York State for water improvements in District # 2 for the Whiteface Ski Center. Supervisor Follo asked if there were any questions about the hearing. There were no questions or any new correspondence.

Motion to close the public hearing for local law # 19. Moved by Supervisor Follo

Seconded by Laura Hooker

Vote Hanna Cromie / Yes

Tim Follo / Yes

Darin Forbes / Yes

Laura Hooker / Yes

Randy Winch / Yes

Carried 5-0

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Public Hearing on Local Law #1 of 2026: A Local Law to Amend the Zoning Ordinance of the Town of Wilmington

Motion was made to open the Public Hearing on Proposed Local #1 of 2026

Moved by Supervisor Follos
Seconded by Laura Hooker
Vote Hanna Cromie / Yes
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

There was discussion on the square footage that would be allowed for commercial business without a variance, and the footage of vegetation and trees to screen the building from the street. Several types of screening were mentioned. It was also mentioned that a variance can always be applied for, and the square footage will be the usable retail space not necessarily the completed size of the structure.

Motion made to send the proposed changes to the lawyer for review and approval of the language.

Moved by Darin Forbes
Seconded by Tim Follos
Vote Hanna Cromie / Yes
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

Resolution 38-2026

Resolved to accept the changes after legal review and pass the local law #1 of 2026.

Moved by Darin Forbes
Seconded by Hanna Cromie
Vote Hanna Cromie / Yes
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

Motion to close the Public Hearing on the business above.

Moved by Hanna Cromie Seconded by Laura Hooker All Present in Favor

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The meeting was adjourned at 7:06 pm.

Resolution 39-2026:
Board Member Assignments

WHEREAS the town board of the Town of Wilmington recognizes that the operation of municipal administration and the provision of public services will be advanced by the strengthening of community bonds and improved communication through the work of town board members who volunteer to:

- 1) Serve as liaisons between the town board and the town's various departments, committees, independent public entities, quasic-public entities, and community groups, and;
- 2) Focus on specific long and medium term objectives, efforts, and public improvements,

BE IT RESOLVED:

That the following liaisons and subject-matter leaders are approved by the town board of the Town of Wilmington, New York:

Follos:

Fire & Rescue

Cromie:

Comprehensive Plan
Visitor's Bureau / events
Zoning code amendments

Hooker:

Budget
Handbook
Highway
Planning & zoning boards
Website
Zoning code amendments

Forbes:

Cemetery expansion
Highway
Historical Society
Parks, buildings, and grounds
Visitor's Bureau / events
Water

Winch:

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Homestead Housing
Library
Parks, buildings, and grounds
Senior services
Youth

Moved by *Darin Forbes*
Seconded by *Tim Follos*
Vote *Hanna Cromie / Yes*
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

It was discussed why rate changes were needed.

Resolution 40-2026: Transfer station fees

WHEREAS the town board of the Town of Wilmington seeks to establish transfer station fees that, in general:

- 1) Keep pace with inflation;
- 2) Keep pace with the fees charged by neighboring towns, and;
- 3) Reflect the town's costs to operate the transfer station,

BE IT RESOLVED that, pursuant to the advice of the town's transfer station attendant, the town board sets the town's transfer station's fees according to the following schedule:

Mattresses at \$10.00 for a twin and \$20.00 for a Queen or King,

Tires (off rim) at \$10.00, & Tires (on rim) at \$12.00.

Oversized tires (off rims) \$20.00, & (on rims) \$25.00.

Off road and equipment tires are not accepted.

Moved by *Darin Forbes*
Seconded by *Tim Follos*
Vote *Hanna Cromie / Yes*
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

Motion to discuss made by Laura Hooker and seconded by Randy Winch.

Resolution 41-2026: Cemetery Expansion

WHEREAS the town board of the Town of Wilmington recognizes that members of the Wilmington community — including Councilman Forbes and the town's Cemetery Sexton — have for several years advised the town board that it should take action to expand Haselton Cemetery, and

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WHEREAS the town board recognizes that the town will be well-served by Councilman Forbes' focused effort, experience, and leadership as the town seeks to accomplish this goal,

BE IT RESOLVED:

The town board hereby appoints Town Councilman Darin Forbes to direct its efforts to expand Haselton Cemetery, in consultation with the town's Cemetery Sexton, the town's Highway Superintendent, the town's Parks Superintendent, and other town employees, community members, and outside experts as he deems appropriate.

Councilmember Forbes shall be authorized to spend a preliminary sum of not more than \$2500.00 for this purpose described herein and is hereby asked to provide the board with monthly or bi-monthly updates about his progress on the afore described endeavor.

Moved by *Laura Hooker*
Seconded by *Randy Winch*
Vote *Hanna Cromie / Yes*
Tim Follos / Yes
Darin Forbes / Abstain
Laura Hooker / Yes
Randy Winch / Yes **Carried 4-1**

Resolution 42-2026: Amending the Zoning Ordinance of the Town of Wilmington to Promote Affordable Housing

WHEREAS the Town Council (hereinafter "town board") of the Town of Wilmington, New York (hereinafter "the Town"), believe the Town should be a pro-housing community, **BE IT RESOLVED** that subject to advice of counsel, public feedback elicited through a Public Hearing or Public Hearings, and revisions made by the town board, if any, the Town Supervisor and the Town Board of the Town of Wilmington, NY, shall take the actions necessary to enact Local Law #2 of the Year 2026.

Local Law #2 of the Year 2026: A Local Law to Promote Affordable Housing

Be it enacted by the Town Board of the Town of Wilmington as follows:

Section 1. Authority.

This local law is enacted under the authority granted by the General Municipal Home Rule law of the State of New York.

Section 2. Legislative Intent.

In January of 2024 the town board of the Town of Wilmington, New York resolved to support the Town's designation as a "Pro-Housing Community."

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In doing so, the town board pledged to streamline permitting for affordable housing, and to enact policies to support a broad range of housing development. The town board of the Town of Wilmington begins fulfilling those pledges by enacting this local law.

Section 3.

Article V of the Town's Zoning Ordinance is hereby amended through the permanent deletion of the following words:

“Additional Density Requirements for Manufactured Homes
A. Manufactured Homes”.

The minimum land area required for all mobile homes shall be 3 acres.”

Section 4.

“**Article IV – Use Regulations**” of the Town's Zoning Ordinance is hereby amended to require Site Plan Review of all new manufactured homes constructed, placed, or otherwise added to the Town. Prior to approving any site plan, the Town's land-use boards shall have the discretion and authority to mitigate the visual impact of all new manufactured homes by requiring additional screening and setbacks, using the following general guidelines:

- 1) Ensure that all new manufactured homes preserve and, where possible, enhance the existing natural and aesthetic qualities of the project site and its environment.
- 2) Utilize existing vegetation and topographical features, preserve existing vegetation where possible, and employ careful siting methods so as to minimize the visual impact of all manufactured homes.
- 3) At least thirty (30) feet of natural vegetation shall be left in its natural or improved state adjoining any public street or highway, or any adjoining property not in the same ownership.
- 4) The Town's land-use boards may, in their discretion, require additional measures to provide suitable screening, such as additional setbacks, planting, and fencing.

Section 5.

The references to Manufactured Homes in the subsection titled “Dwelling Units” in **Article XVI** of the Town's Zoning Ordinance are hereby permanently deleted.

Section 6.

The foregoing amendments to the Town's Zoning Ordinance shall apply only to manufactured homes assembled, produced, constructed, or otherwise manufactured during or after the year 2010.

Section 7.

Article XVI of the Town's Zoning Ordinance is hereby amended and shall henceforth read as follows:

“DWELLING UNIT – One or more rooms with provision for living, cooking, sanitary and sleeping facilities arranged for the use of one family or household, which shall not be less than 300 square feet. And there shall be a

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minimum of 60 square feet of habitable area provided for sleeping accommodations for each person excluding
kitchens, bathrooms and hallways.”

BE IT FURTHER RESOLVED:

The Town Clerk of the Town of Wilmington, New York, town employees, and town
officials are hereby authorized to publish required legal notices, and to take any
additional measures to ensure that all actions necessary for the adoption of Local Law #2 of the Year 2026 conform
with the laws of The State of New York, The County of Essex, and the Town of Wilmington.

BE IT FURTHER RESOLVED:

The Town Board of the Town of Wilmington, New York, does hereby authorize the
Town Supervisor to communicate with, send documents to, and take similar actions
with respect to the Adirondack Park Agency, the County of Essex, and any
departments or employees thereof, to ensure that the processes through which the
Town Board adopts Local Law 2 of the Year 2026 conform with the laws, requirements, and customary practices of
the State of New York, the Adirondack Park Agency, the County of Essex, and similar or related entities.

Moved by *Hanna Cronie*
Seconded by *Randy Winch*
Vote *Hanna Cronie / Yes*
Tim Follos / Yes
Darin Forbes / No
Laura Hooker / Yes
Randy Winch / Yes **Carried 4-1**

SUPPORTING DOCUMENTATION

Planning Board Minutes
November 5, 2025

1. Board to recommend multiple Land Use adjustments to the Town Board. On the livestock zoning issue, the board
believes it to be resolved at this time and are going to put it to rest. Jim Kelly thinks our existing code is sufficient, and
the board concurred. Doug agrees to table it at this time.

2. Manufactured Homes: The board recommends taking away the acre restriction and if it has town water then it
should be zoned the same as a regular home. If it doesn't have town water, then base the acreage on the engineer's
recommendation.

On a motion by Carol Wiebe, seconded by Randy Winch with all members in favor, the recommendation passed.

Town Board Resolution
January 31, 2024

Resolution 37-2024

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Resolved, that the board pass the following resolution in support of the Town of Wilmington being designated as a Pro-Housing Community and supporting development of properties for quality, accessible, affordable, and workforce housing, which was tabled at the January 10, 2024 meeting:

Whereas, the Town of Wilmington believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and community well-being;

Whereas, the housing crisis has negative effects at regional and local levels, and every community must contribute to housing growth and benefit from a healthy housing market; **Whereas**, supporting housing production of all kinds will increase access and choices for residents, provide integrated accessible housing for people with disabilities, bring economic vitality, and allow workers to live closer to employment;

Whereas, infill development that reduces sprawl and supports walkable communities has environmental and public health benefits;

Whereas, affirmatively furthering fair housing and reducing segregation is required by law and essential to a strong community;

Whereas, the Town supports multifamily, affordable, accessible, workforce, and supportive housing;

NOW, THEREFORE, BE IT RESOLVED, that the Town adopts the Pro-Housing Communities pledge and endeavors to:

1. Streamline permitting for multifamily, affordable, accessible, accessory dwelling units, and supportive housing.
2. Adopt policies that affirmatively further fair housing.
3. Incorporate regional housing needs into planning decisions.
4. Increase development capacity for residential uses.
5. Enact policies encouraging a broad range of housing development.

Moved by: Favor Smith

Seconded by: Darin Forbes

Carried: 4-1, with 1 abstention

Motion to discuss the following, made by Laura Hooker seconded by Randy Winch

Resolution 43-2026: Correcting an Error in the Zoning Ordinance of the Town of Wilmington

WHEREAS the Town Council (hereinafter "town board") of the Town of Wilmington, New York (hereinafter "the Town"), recognizes that there is a typographical error in the Town's Zoning Ordinance and that correcting that mistake is overdue, **BE IT RESOLVED** that subject to the advice of counsel, public feedback elicited through a Public Hearing or Public Hearings, and revisions made by the town board, if any, the Town Supervisor and the Town Board of the Town of Wilmington, NY, shall take the actions necessary to enact Local Law #3 of the Year 2026.

Local Law #3 of the Year 2026: A Local Law to Correct an Error in Zoning Ordinance of the Town of Wilmington

Be it enacted by the Town Board of the Town of Wilmington as follows:

Section 1. Authority.

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This local law is enacted under the authority granted by the General Municipal Home Rule law of the State of New York.

Section 2. Legislative Intent.

The Town of Wilmington's Zoning Ordinance was adopted in 2013. In the years since, it has become generally recognized that an error exists in Article IV of the Ordinance and that the use regulations governing "Forestry less than 50 acres" were transposed with those governing "Forestry more than 50 acres." The Town's Planning Board has encouraged the town board to correct this error. This Local Law does so.

Section 3.

Article IV – Use Regulations of the Town's Zoning Ordinance is hereby amended as follows:

- 1) Forestry of less than 50 acres shall require a Special Use Permit in the Hamlet and Moderate Intensity zoning districts and shall be a permitted use in the Low Intensity, Rural Use, and Resource Management for zoning districts.
- 2) Forestry of more than 50 acres shall be a prohibited use in the Hamlet and Moderate Intensity zoning districts and shall require Site Plan Review and approval in the Low Intensity, Rural Use, and Resource Management zoning districts.

BE IT FURTHER RESOLVED:

The Town Clerk of the Town of Wilmington, New York, town employees, and town officials are hereby authorized to publish required legal notices, and to take any additional measures to ensure that all actions necessary for the adoption of Local Law #3 of the Year 2026 conform with the laws of The State of New York, The County of Essex, and the Town of Wilmington.

BE IT FURTHER RESOLVED:

The Town Board of the Town of Wilmington, New York, does hereby authorize the Town Supervisor to communicate with, send documents to, and take similar actions with respect to the Adirondack Park Agency, the County of Essex, and any departments or employees thereof, to ensure that the process through which the Town Board adopts Local Law 2 of the Year 2023 conforms with the laws, requirements, and customary practices of the State of New York, the Adirondack Park Agency, the County of Essex, and similar or related entities.

	Moved by <i>Laura Hooker</i>
	Seconded by <i>Hanna Cromie</i>
Vote	<i>Hanna Cromie / Yes</i>
	<i>Tim Follos / Yes</i>
	<i>Darin Forbes / Yes</i>
	<i>Laura Hooker / Yes</i>
	<i>Randy Winch / Yes</i>
	Carried 5-0

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It was determined that this mistake was an error in entry and in the original document that this resolution will correct.

Motion was made to Discuss the following, moved by Laura Hooker seconded by Randy Winch

WHEREAS the town board of the Town of Wilmington recognizes that the Town's Comprehensive Plan was adopted a half-century ago and that the Town will be well-served by initiating a focused effort to either 1) Adopt a new Comprehensive Plan, or
2) Adopt a significant series of updates to the existing Comprehensive Plan,

It is hereby **RESOLVED** that the Steering Committee to guide the formation and initial efforts of the Comprehensive Plan Committee shall be comprised of:

Hanna Cromie
Patricia Winch
Rarilee Conway
Bill Wonderlin, and
Jenn Munsie.

The Steering Committee shall be authorized to elect officers, schedule meetings, assign tasks, communicate with community members and outside experts, and take any similar or related actions it deems necessary to either adopt a new Comprehensive Plan or adopt a significant series of updates to the existing Comprehensive Plan.

BE IT FURTHER RESOLVED:

1. The employees and officeholders of the Town of Wilmington and the members of the Steering Committee are encouraged to conduct all ordinary and appropriate forms of outreach and promotion in order to encourage Wilmington residents to participate in the Comprehensive Plan Committee.
2. The members of the Steering Committee shall lead and direct the efforts of the Comprehensive Plan Committee until another half-dozen members of the community are appointed to the Comprehensive Plan Committee and the committee is able to elect permanent officers.
3. Additional appointments to the Comprehensive Plan Committee shall be made by the town board.

There was a discussion that led to this being Tabled by Supervisor Follos and not discussed further at this time.

Resolution 44-2026: Appointing an Interim Director of the Wilmington Summer Youth Program

Whereas the town board of the Town of Wilmington recognizes that the town, its families, and its young people will be well-served by the town board's appointment of a focused, dedicated, and experienced Interim Director of the Wilmington Summer Youth Program,

BE IT RESOLVED: The town board hereby appoints Chelsea Sprague to direct its efforts to provide complete and accurate information on any and all forms, and any similar or related tasks necessary to secure the Essex County Department of Health's approval of the Wilmington Summer Youth Program, and any other necessary approvals.

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BE IT FURTHER RESOLVED: As Interim Director of the Wilmington Summer Youth Program, Chelsea Sprague shall consult with town board members, town employees, other community members, and outside experts as she deems appropriate.

BE IT FURTHER RESOLVED: Chelsea Sprague shall provide the town Supervisor with a final draft of the documents the town is required to submit to the Essex County Department of Health for the approval of its Summer Youth Program on or before April 1, 2026.

BE IT FURTHER RESOLVED: As Interim Director of the Wilmington Summer Youth Program, Chelsea Sprague shall be paid for the afore described work at a rate of \$25. Per hour.

Moved by *Laura Hooker*
Seconded by *Hanna Cromie*
Vote *Hanna Cromie / Yes*
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

Executive Session to discuss matters leading to individual appointments.

Motion made by *Hanna Cromie* **seconded by** *Laura Hooker*. *Time 7:55*

Motion made to come out of session and reopen the meeting by *Hanna Cromie* **Seconded by** *Tim Follos* *Time 8:30*

No action was taken in session.

Resolution 45-2026:

Appointments to the Planning Board and the Zoning Board of Appeals

BE IT RESOLVED:

Spencer Woodcock, shall be appointed as an alternate member of the Planning Board of the Town of Wilmington, with a three-year term expiring on December 31, 2028.

Be it further resolved:

John Hensley, shall be appointed as an alternate member of Zoning Board of Appeals of the Town of Wilmington, with a three-year term expiring on December 31, 2028.

Moved by *Hanna Cromie*
Seconded by *Laura Hooker*
Vote *Hanna Cromie / Yes*
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-0**

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Motion to adjourn, moved by Darin Forbes seconded by Hanna Cromie, all in favor.

Respectfully Submitted,

Dawn Stevens