

Regular Meeting and continuation of Public Hearings
of the Town of Wilmington Town Board,
February 25, 2026 Community Center 4:00 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 Follos- Supervisor

Darin Forbes - Board Member

Hanna Cromie – Board Member

Laura Hooker – Deputy Supervisor

Randy Winch - Board Member

Dawn Stevens – Town Clerk

Supervisor Follos called the meeting to order and led the Pledge of Allegiance. Four people were signed online and eleven in attendance that signed in. Several individuals chose not to sign in.

Motion made to accept the January minutes as written, moved by Laura Hooker, seconded by Hanna Cromie, all in favor.

Resolution 46-2026: Assessors' Salaries

WHEREAS the town board of the Town of Wilmington recognizes that significant additional responsibilities and obligations have been placed on the town's two current assessors due to the town's longstanding need to hire a third assessor, and;

WHEREAS the town board of the Town of Wilmington has thus far been unsuccessful in its attempts to hire a third assessor and is compelled to take action to attract applicants for the position;

BE IT RESOLVED:

That the salary of the town's lead assessor shall be increased by \$1250. annually, and that the salary for the town's two additional assessors shall be increased by \$1250. Annually. Effective immediately.

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

Randy Winch stated that he would like to see the assessors set at least a few hours a day a week to meet with the taxpayers.

Resolution 47-2026: A resolution strongly urging immediate review of electric delivery charges; demanding improved cost controls and transparency; and authorizing formal complaints to the New York State Public Service Commission regarding the escalating cost of electricity

WHEREAS residents, seniors, and small businesses in the Town of Wilmington are experiencing unsustainable, repeated, and compounding increases in electric bills that are placing a growing financial strain on households and the local economy; and

WHEREAS a substantial portion of these increases is attributable not to increased energy consumption, but to escalating delivery charges, fees, and approved rate adjustments imposed by NYSEG; and

WHEREAS electric delivery charges and rate structures are regulated and approved by the New York State

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Public Service Commission, which is statutorily charged with ensuring that utility rates are just, reasonable, and affordable for ratepayers; and

WHEREAS the Town Board has received numerous complaints from residents who are struggling to afford basic electric service and who have expressed serious concern regarding the frequency, magnitude, and lack of transparency surrounding recent and ongoing rate increases; and

WHEREAS rural and low-density communities such as the Town of Wilmington are disproportionately impacted by delivery charge increases and cost-recovery mechanisms that fail to adequately account for affordability, equity, and the cumulative burden placed on ratepayers; and

WHEREAS the Town Board finds that continued approval of rate increases without stronger cost controls, greater transparency, and meaningful affordability protections is unacceptable and contrary to the public interest;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Wilmington formally and strongly urges the New York State Public Service Commission to conduct a thorough and immediate review of electric delivery charges, rate increases, and cost-recovery practices applicable to NY SEG customers; and

BE IT FURTHER RESOLVED, that the Town Board calls upon the Public Service Commission to prioritize ratepayer affordability, demand greater transparency from NYSEG, and require demonstrable cost-containment and operational efficiency measures before approving any future rate increases; and

BE IT FURTHER RESOLVED, that the Town Board expressly opposes continued or automatic rate increases that shift rising operational, infrastructure, and administrative costs onto ratepayers without clear justification or adequate protection for rural communities; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to submit formal complaints, written comments, and supporting documentation to the New York State Public Service Commission on behalf of the Town and its residents, objecting to excessive electric costs and requesting regulatory intervention; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to transmit copies of this resolution to the New York State Public Service Commission, NYSEG, the Governor of the State of New York, members of the New York State Legislature, and neighboring municipalities served by NYSEG, and to encourage coordinated action among affected towns; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption.

Moved by *Hanna Cromie*
Seconded by *Laura Hooker*
Vote *Hanna Cromie / Yes*
Tim Follos / Yes
Darin Forbes / Yes
Laura Hooker / Yes

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Randy Winch / Yes Carried 5-0

Randy Winch supplied the following information to the Public on the above matter;
Energy affordability program, if you receive Heat, Snap, Medicaid, Veterans Disability, or SSI call 800-572-1111.
Enhanced Energy Affordability Program: call 877-400-2501 Household Income, 1- person \$69477.
2- people \$90854.
3- people \$112232.
4- people \$133609.

Resolution 48-2026: Negative SEQRA Declaration for Local Law 1 of 2026

Whereas Local Law 1 of 2026 will strengthen the Town of Wilmington's land-use controls and contribute to increased environmental protection; and

Whereas the Town Council of the Town of Wilmington, as lead agency, has therefore determined that Local Law 1 of 2026 will not have an adverse environmental impact;

BE IT RESOLVED that the Town Council of the Town of Wilmington, New York issues a negative SEQRA declaration for Local Law 1 of 2026; and

BE IT FURTHER RESOLVED that a draft Environmental Impact Statement will not be prepared for Local Law 1 of 2026.

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

Motion to discuss the following, **made by** Laura Hooker, **seconded by** Hanna Cromie

Resolution 49-2026: Altering the text of Local Law 1 of 2026

Pursuant to public feedback received during the Public Hearing on Local Law 1 of 2026 and the advice of counsel, **BE IT RESOLVED** that Section 3(A) of Local Law 1 of 2026 is hereby amended to read: "An individual retail trade use shall not exceed 6000 square feet of floor area, whether in one building or more than one building."

BE IT FURTHER RESOLVED: Pursuant to public feedback received during the Public Hearing on Local Law 1 of 2026 and the advice of counsel, Section 6(A)(2) of Local Law 1 of 2026 is hereby amended to read: "At least 40 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."

Moved by Tim Follos
Seconded by Laura Hooker
Vote Hanna Cromie / Yes
Tim Follos / Yes
Darin Forbes / NO
Laura Hooker / Yes
Randy Winch / Yes Carried 5-1

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Resolution 50-2026: Scheduling a Public Hearing on a Local Law to Promote Homeownership and Attainable Housing in the Town of Wilmington

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 Homeownership and Attainable Housing in the Town of Wilmington

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.”

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.

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“**Article IV – Use Regulations**” of the Town’s Zoning Ordinance is hereby amended to require Site Plan Review of all manufactured homes constructed, placed, or otherwise added to the Town after the adoption of this local law.

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) All manufactured homes constructed, placed, or otherwise added to the Town after the adoption of this local law should preserve and, where possible, enhance the existing natural and aesthetic qualities of the project site and its environs.

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 vegetation shall be left in its natural state adjoining any public street or highway, or any adjoining property not in the same ownership. This vegetative buffer shall run along the entire property boundary adjoining the public roads or properties 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 and planting.

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

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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.

BE IT FURTHER RESOLVED:

A Public Hearing on Local Law 2 of the Year 2026 shall be held at the Wilmington Community Center at 6 p.m. on Tuesday, March 10.

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 the aforementioned Public Hearing conforms with the laws of The State of New York, The County of Essex, and the Town of Wilmington.

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**

Resolution 51-2026: Accepting Bryan Kennelly's retainer agreement

Whereas the Town Council of the Town of Wilmington, New York, desires to name an experienced and locally based attorney who is familiar with both the laws governing municipalities in the State of New York and the history, development, and character of the town of Wilmington as the Town's Attorney, **BE IT RESOLVED** that the Town Council of the Town of Wilmington, New York hereby accepts the terms described in attorney Bryan Kennelly's retainer agreement and authorizes Town Supervisor Follos to sign the agreement. Minus the section saying there will be a charge for copies, we will receive copies of everything at no charge per Supervisor Follos.

Moved by *Laura Hooker*

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

Resolution 52-2026: Advertising for a Grant Writer & Seasonal Staff

Whereas the Town Council of the Town of Wilmington, New York, recognizes the benefits of hiring an individual to propel, advance, oversee, organize, and coordinate the town's grant applications; oversee grant administration; and assist the Town Supervisor, **BE IT RESOLVED** that the Town Supervisor is hereby instructed to advertise for an individual capable of carrying out the responsibilities described herein, and;

Whereas the Town Council of the Town of Wilmington, New York, recognizes that the town's Parks, Buildings, and Grounds Department has been understaffed in recent years and that this has contributed to the accumulation of an unacceptable amount of deferred maintenance on the town's structures and amenities, **BE IT RESOLVED** that the Town Supervisor is hereby instructed to advertise for seasonal employees to assist the Parks, Buildings, and Grounds Department in the early spring, with the possibility of continuing employment into the summer.

Vote **Moved by Hanna Cromie**
Seconded by Laura Hooker
Hanna Cromie / Yes
Tim Follos / Yes
Darin Forbes / **NO**
Laura Hooker / Yes
Randy Winch / Yes **Carried 5-1**

Motion to pay the audited invoices for January.

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

Executive session was called to discuss matters leading to the appointment of an individual or individual's at 6:12, **Moved By** Tim Follos , **seconded by** Laura Hooker, **all** in favor.

Motion was made to come out of executive session and resume the meeting at 6:38. Moved by Hanna Cromie, seconded by Laura Hooker, all in favor.

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Resolution 53-2026 Resolved to dissolve the steering committee effective immediately.

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

Meeting was adjourned at 6:45.

Respectfully Submitted,

Dawn Stevens