

**Agenda of the May Regular Monthly Meeting of the Wilmington Town Board &
PUBLIC HEARING
6 p.m., May 12, 2026**

1. **PUBLIC HEARING** on Local Law 3 of 2026: A Local Law to Increase the Salaries of Elected Assessors in the Town of Wilmington
2. Announcements & reports
 - Discussion: Beach lights, road paving cost, etc.
 - Discussion: Blight
 - Discussion: Senior van
 - Discussion / resolution: Replacing sign at Community Center
 - Discussion / resolution: Jay News MOU
3. Discussion & roll call vote: Local Law 2 of 2026: A Local Law to Correct an Error in the Zoning Ordinance of the Town of Wilmington
4. Discussion & roll call vote: Local Law 3 of 2026: A Local Law to Increase the Salaries of Elected Assessors in the Town of Wilmington
5. Discussion: Summer Youth Program
 - Health Director for Summer Youth Program
 - Resolution: New Door for Parks / Youth Building
6. Discussion: Local Law 4 of 2026: A Local Law to Improve Access to Housing in the Town of Wilmington
7. B.A.R. appointments
8. Discussion/ resolution: Facility Use agreement
9. Discussion / resolution: Ride for the River
10. Comprehensive Plan
 - Resolution authorizing appointment of Comprehensive Plan Working Group
 - Resolution authorizing grant applicant by Comprehensive Plan Working Group
 - Resolution: Climate Smart Communities pledge
11. Discussion / resolution: Town logo contest
12. Discussion / resolution: Procurement policy
- 13 Discussion: Annual Financial Report
14. Employee Handbook
15. Executive Session to discuss the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of an individual or individuals

Please note: This agenda is in draft form and may change.

Local Law #3 of the Year 2026:

A Local Law to Increase the Salaries of Elected Assessors in the Town of Wilmington

Be it enacted by the Town Council (“town board”) of the Town of Wilmington (“the town”) as follows:

§1. Authority.

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

§2. Legislative Intent.

The Town of Wilmington is one of five towns in Essex County that continues to use the traditional system of three elected assessors.

The town has struggled to find town residents willing to serve in the role of assessor for several years. Prior to the adoption of this local law, the town has lacked an assessor for well over a year. Prior to that, the town lacked two assessors.

Prior to the adoption of this local law, Town Supervisor Timothy Follo regularly advertised, promoted, and announced these open positions for nearly two years. Thus far, his efforts have only managed to recruit one new assessor, in the spring of 2025.

The town board therefore deems it advisable to raise the salaries of the town’s assessors in order to:

- 1) Increase the appeal of the position to residents of the town; and
- 2) Appropriately compensate the town’s assessors for the period their office has been understaffed.

§3. Salary Increase.

Pursuant to the adoption of this local law, the town’s assessors’ salaries shall be increased by \$2000 annually, paid on a pro-rata basis. For the assessor employed on the date of the passage of this law, the salary increase described herein shall be retroactive to the first of the year.

Pursuant to the adoption of this local law, the town’s lead assessor’s salary shall be increased by \$3000 annually. For the lead assessor employed on the date of the passage of this law, the salary increase described herein shall be retroactive to the first of the year.

§4. Permissive Referendum.

This local law shall be subject to a Permissive Referendum, in accordance with Article 7, §90 through §94, of the State of New York’s Town Law.

§5. Effective date.

The date this local law shall take effect shall be controlled by the laws, rules, and regulations regarding local laws subject to permissive referenda in New York State. If the period during which a petition for a permissive referendum may be lawfully submitted expires without the submission of a sufficient petition, this local law shall be filed in the office of the Secretary of State of the State of New York, whereupon it shall take effect immediately.

Salaries of elected & appointed assessors in Essex County

Chesterfield: Sole appointed (but during the summer splits salary with a “summer assessor” appointed by the main assessor), \$21,600

Crown Point: Sole appointed, \$22,670

Elizabethtown: Sole appointed, \$23,00

Essex: 3 elected, paid a total of \$14,516

Jay: Sole appointed, \$53,000

Keene: Sole appointed, \$55,697

Lewis: Sole appointed (shared with Elizabethtown): ~\$25,000

Minerva: Sole appointed, \$18,437

Moriah: 3 elected, paid \$15,911, \$8910, & \$8910, respectively

Newcomb: 1 elected, paid \$30,000; elected assessor appoints an assistant who is paid \$16,000

North Elba: Sole appointed, \$161,425

North Hudson: 3 elected, paid \$10,262, \$6357, & \$6357, respectively

St. Armand: Sole appointed, \$17,920

Schroon: 3 elected, paid a total of \$55,839

Ticonderoga: Sole appointed, \$29,835

Westport: Sole appointed, \$25,000, works for Jay and & Keene as well

Willsboro: Sole appointed, \$34,200

Local Law #2 of the Year 2026:

A Local Law to Correct an Error in the Zoning Ordinance of the Town of Wilmington

Be it enacted by the Town Council 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.

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 of Wilmington's Planning Board has encouraged Wilmington's 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 to read 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 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.

Section 4.

The Town Board hereby declares its legislative intent to supersede any provision of the Zoning Ordinance of the Town of Wilmington, New York, that is inconsistent with the amendments adopted hereby.

If any local laws, or parts of any local laws, are inconsistent with any of the provisions of this local law, this local law shall control.

The Town's forms, rules, and regulations shall, to the extent necessary, be updated to reflect this Local Law.

To the extent any provision of the Zoning Ordinance of the Town of Wilmington, New York, is inconsistent with this Local Law, this Local Law shall control.

Section 5. Effective date.

This local law shall take effect immediately upon filing in the office of the Secretary of State of the State of New York.

Local Law 4 of the Year 2026:
A Local Law to Improve Access to Housing in the Town of Wilmington

Be it enacted by the Town Council (“town board”) of the Town of Wilmington (“the town”) as follows:

§1. Authority.

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

§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 begins fulfilling those pledges by enacting this local law.

§3. Amendment to Article XVI of the Town’s Zoning Ordinance

Article XVI (“Article XVI – Definitions”) of the Zoning Ordinance of the Town of Wilmington (hereinafter “the zoning ordinance”) is hereby amended. Pursuant to the adoption of this local law, the following words shall be added to Article XVI of the town’s zoning ordinance:

Dwelling, Tiny House – A dwelling unit of less than 500 square feet.

§4. Amendment to Article IV of the Town’s Zoning Ordinance

Article IV (“Article IV – Use Regulations”) of the zoning ordinance is hereby amended. Pursuant to the adoption of this local law, “Dwelling, Tiny House” shall be added to the Residential Use Regulations (“use table”) in Article IV of the town’s zoning ordinance.

§5. Amendment to Article IV of the Town’s Zoning Ordinance

Article IV (“Article IV – Use Regulations”) of the town’s zoning ordinance is hereby amended. Pursuant to the adoption of this local law, “Dwelling, Tiny House” shall require Site Plan Review in the Hamlet 1, Hamlet 2, and Moderate Intensity zoning districts.

§6. Amendment to Article IV of the Town's Zoning Ordinance

Article IV ("Article IV – Use Regulations") of the town's zoning ordinance is hereby amended. Pursuant to the adoption of this local law, "Dwelling, Manufactured Home" shall require Site Plan Review in the Hamlet 1, Hamlet 2, and Moderate Intensity zoning districts.

§7. Amendment to Article V of the Town's Zoning Ordinance

Article V ("Article V – Dimensional Regulations") of the zoning ordinance is hereby amended. Prior to the adoption of this local law, the subsection of Article V regulating manufactured housing read as follows:

Additional Density Requirements for Manufactured Homes

A. Manufactured Homes. The minimum land area required for all mobile homes shall be 3 acres.

Pursuant to the adoption of this local law, the subsection of Article V regulating manufactured housing shall read as follows:

Additional Density Requirements for Manufactured Homes

A. Manufactured Homes. The minimum land area required for all manufactured homes shall be 1 acre. No more than one manufactured home shall be permitted per acre.

§8. Amendment to Article V of the Town's Zoning Ordinance

Article V ("Article V – Dimensional Regulations") of the town's zoning ordinance is hereby amended. The following words shall be added to Article V:

Additional Density Requirements for Tiny Houses

A. Tiny Houses. The minimum land area required for all tiny houses shall be 1 acre. No more than one tiny home shall be permitted per acre.

§9. Amendment to Article VI of the Town's Zoning Ordinance

Article VI ("Article VI – General Regulations") of the town's zoning ordinance is hereby amended. Prior to the adoption of this local law, the section of Article VI regulating manufactured homes read as follows:

Manufactured Homes

A. Purpose. The purpose of this section is to promote the health, safety, and general welfare of the community, including the protection and preservation of the property of the Town of Wilmington and of its inhabitants by establishing specific requirements and regulations governing the installation of manufactured homes.

B. The installation of the manufactured home shall conform to the requirements of the NYS Building Code and the United States Department of Housing and Urban Development.

(1) All manufactured homes within the Town of Wilmington shall be installed on a permanent foundation with the wheel and tongue removed.

(2) The manufactured home shall have an approved metal, wood, or other suitable skirting or framing, properly ventilated and attached, which shall enclose the area from the bottom of the floor line of the mobile home to the ground, and which shall be installed within thirty (30) days of the installation of the mobile home.

Pursuant to the adoption of this local law, the section of Article VI regulating manufactured homes shall read as follows:

Manufactured Homes

A. Purpose. The purpose of this section is to promote the health, safety, and general welfare of the community, including the protection and preservation of the property of the Town of Wilmington and of its inhabitants by establishing specific requirements and regulations governing the installation of manufactured homes.

B. The installation of the manufactured home shall conform to the requirements of the United States Department of Housing and Urban Development and the New York State building code, and the following additional terms:

(1) All manufactured homes within the Town of Wilmington shall be affixed to a permanent foundation with the wheel and tongue removed. To be considered permanent, a foundation must:

- i) Be constructed of durable materials (concrete, mortared masonry, or treated wood);
- ii) Be site-built;
- iii) Have attachment points to anchor and stabilize the manufactured home to transfer all loads to the underlying soil or rock;
- iv) Have rated anchorage capacity sufficient to prevent uplift and overturning due to wind or seismic forces; screw-in soil anchors are not considered sufficient anchorage;
- v) Have a footing of reinforced concrete of a size sufficient to prevent overloading the soil-bearing capacity and avoid soil settlement, the base of which shall be below maximum frost penetration depth; and
- vi) Enclose a basement or crawl space with a continuous wall (whether bearing or non-bearing) that separates the basement or crawl space from the backfill, and keeps out vermin and water.

(2) All manufactured homes within the Town of Wilmington shall have wooden steps or decking for all entrances.

(3) All manufactured homes installed within the Town of Wilmington shall be manufactured no more than five years prior to the home's installation.

C. All manufactured homes within the Town of Wilmington shall be ineligible for use, operation, or permitting as a "short-term rental," as the term is defined in the town's Local Law 1 of 2021.

§10. Amendment to Article VI of the Town's Zoning Ordinance

Article VI ("Article VI – General Regulations") of the town's zoning ordinance is hereby amended. Pursuant to the adoption of this local law, the following subsection shall be added to Article VI:

Tiny House: Unless defined as an "accessory dwelling unit" according to the terms of the Zoning Ordinance of the Town of Wilmington, tiny houses shall be ineligible for use, operation, or permitting as a "short-term rental," as the term is defined in the town's Local Law 1 of 2021.

§11. Amendment to Article VI of the Town's Zoning Ordinance

Article VI (“Article VI – General Regulations”) of the town’s zoning ordinance is hereby amended. Pursuant to the adoption of this local law, the following shall be added to the subsection of Article VI titled “Site Improvements and Screening”:

C. Screening of manufactured and tiny homes

Using the following general guidelines, the Site Plan Review process for both tiny houses and manufactured homes should require new tiny homes and manufactured homes to preserve and, where possible, enhance the existing natural and aesthetic qualities of the project site and its environs:

- 1) Preserve existing vegetation where possible;
- 2) Employ careful siting methods so as to minimize the visual impact of tiny houses and manufactured homes.

The Town of Wilmington’s land-use boards may require additional measures to enhance the screening of manufactured and tiny homes, such as additional setbacks, planting, and fencing.

§12. Amendment to Article VI of the Town's Zoning Ordinance

Article XVI (“Article XVI – Definitions”) of the town’s zoning ordinance is hereby amended. Pursuant to the adoption of this local law, the definition of “Dwelling Unit” shall be:

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 400 square feet. Excluding kitchens, bathrooms and hallways, there shall be a minimum of 70 square feet of habitable area provided for sleeping accommodations.

§13. Removal of References to Mobile Homes

Pursuant to the adoption of this local law, the following reference to “mobile homes” shall be removed from the Zoning Ordinance of the Town of Wilmington:

1. Article XVI – Definitions: CAMPGROUNDS

Pursuant to the adoption of this local law, the following references to “mobile home(s)” shall be replaced with the words “manufactured home(s)” in the Zoning Ordinance of the Town of Wilmington:

1. Article VI – General Regulations: Temporary Structures
2. Article XVI – Definitions: PRINCIPAL BUILDING
3. Article XVI – Definitions: STRUCTURE
4. Article XVI – Definitions: TRAVEL TRAILER

§14. Statement of Intent to Supersede

The Town Board hereby declares its legislative intent to supersede any provision of the Zoning Ordinance of the Town of Wilmington, New York, that is inconsistent with the amendments adopted hereby.

If any local laws, or parts of any local laws, are inconsistent with any of the provisions of this local law, this local law shall control.

The Town’s forms, rules, and regulations shall, to the extent necessary, be updated to reflect these amendments.

To the extent any provision of the Zoning Ordinance of the Town of Wilmington, New York, is inconsistent with this Local Law, this Local Law shall control.

§15. Severability Clause.

If any provision of this local law is found to be invalid, unenforceable, or illegal, the aforementioned provision shall be ineffective only to the extent of the invalidity, illegality or unenforceability, and the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

§16. Effective Date

This local law shall take effect immediately upon filing in the office of the Secretary of State of the State of New York.

Resolution _____-2026: Appointments to the Board of Assessment Review

RESOLVED:

Farin Harris shall be appointed as a member of the Board of Assessment Review of the Town of Wilmington, with a five-year term expiring on December 31, 2030. This appointment supersedes and replaces any previous appointment of the above-named individual to the Board of Assessment Review.

Resolution _____-2026: Appointment to the Board of Assessment Review

RESOLVED:

Jason Hooker shall be appointed as a member of the Board of Assessment Review of the Town of Wilmington, with a five-year term expiring on December 31, 2030. This appointment supersedes and replaces any previous appointment of the above-named individual to the Board of Assessment Review.

Resolution _____-2026: Appointment to the Board of Assessment Review

RESOLVED:

Noelle Wood shall be appointed as a member of the Board of Assessment Review of the Town of Wilmington, with a five-year term expiring on December 31, 2030. This appointment supersedes and replaces any previous appointment of the above-named individual to the Board of Assessment Review.

TOWN OF WILMINGTON FACILITIES USE REQUEST

Instructions: Please sign this application and submit it to: Wilmington Town Supervisor, P.O. Box 180, Wilmington, NY, 12997 at least 2 weeks prior to the date for which use is requested.

Your receipt of a signed copy of this form shall constitute approval of this application.

Buildings and Grounds will be rented "as is."

Date(s) of event: _____

Name of organization: _____

Name of responsible individual: _____

I HEREBY APPLY FOR AND REQUEST PERMISSION TO USE THE FOLLOWING TOWN PROPERTY:

Town equipment or services requested, if any: _____

Purpose of use: _____

Event Date(s): _____

Event Time: _____ a.m. / p.m. to _____ a.m. / p.m.

Set-up and/or clean-up dates & times: _____

Will admission be charged? (yes or no): _____

If yes, amount: _____

Will food be served? (yes or no):: _____

Organization Name: _____

Organization Address: _____

Phone Number: _____

Email Address: _____

Contact Person: _____ Title: _____

Phone Number: _____

Email Address: _____

I / we agree to abide by, and comply with, all rules and regulations, policies and requirements established and / or imposed by the Town of Wilmington, including any rules or regulations specific to this event.

It is understood and agreed that the use applied for, if approved, may be terminated at any time by the Town of Wilmington.

I / we agree to leave the premises clean and free from garbage.

Applicant Signature: _____ Date: _____

Fee: \$_____

Approved, not approved, or approved with the following conditions:

Wilmington Town Supervisor

Rules & Regulations

1. The use hereby granted shall be non-exclusive, does not constitute a lease of such facilities, and the Town maintains the sole interest in and exclusive control of the premises and said facilities.
2. Both the person signing this application and the organization named herein (hereinafter collectively referred to as the “User”) shall each be jointly and severally liable for:
 - (a) Full compliance with all rules, regulations, policies and requirements established and/or imposed by Town;
 - (b) payment of all fees, expenses and costs charged; and
 - (c) ensuring that immediately following the use the building, equipment, facility, property and / or grounds are left in the same condition as existed prior to the use.
3. The individual (“responsible party” / “applicant”) named herein shall be present before the use is to begin, and shall remain until all users have left Town property.
4. The organization named herein (hereinafter “the applicant”) is solely responsible for the preservation of order during the approved use by all users and those who are attracted to the use, and shall be required to provide crowd control measures inside and outside the building / facility / property and / or grounds during the time of the approved use and for a reasonable time thereafter.
5. If the anticipated or actual number of guests / spectators / attendees / etc. make it necessary — in the opinion of the Parks Superintendent, Highway Superintendent, or Town Supervisor — to request the services of police, fire, or other safety personnel, the applicant shall pay all costs thereof.
6. The number of persons admitted as users and spectators shall not exceed the capacity of the building, facility, grounds or other property used.
7. All electrical equipment, and arrangements for the use of any electrical equipment, shall be under the direction and control of the Parks Superintendent, or his / her designee.

If special lighting or electrical equipment is desired by the User, permission must be granted in advance by the Parks Superintendent.

All costs and charges incurred for the applicant’s use of approved electrical equipment shall be paid solely by the applicant.
8. No Town furniture, fixtures, or equipment may be moved without the specific permission of

the Parks Superintendent.

9. All personal property of the User shall be removed from Town property once the use is completed, and any property not so removed will be at the User's risk. All personal property left on Town property shall be disposed of ten days after completion of the use.

10. The sale or service of food and/or non- alcoholic beverages shall not be allowed except upon specific written permission of the Parks Superintendent or Town Supervisor.

The Town reserves the right to refuse to allow food and/or beverages to be served and/or sold.

11. All users shall comply with all laws and Town policies governing the use of Town property, as well as the conduct of people therein and thereon.

12. To the fullest extent permitted by law, and notwithstanding any insurance requirements, the User shall indemnify, hold harmless and defend the Town from and against any and all losses, claims, actions, demands, damages, liabilities, or expenses — including, but not limited to, attorney's fees and all other costs of defense, by reason of any liability whatsoever imposed by law or otherwise upon the Town for damages to person, property, or of any other kind and nature, sustained by any person or persons, including, but not limited to, the User, its officers, employees, agents, contractors or subcontractors, guests, attendees, invitees, and those who are attracted to the use, occurring during the term of User's occupancy of any portion of the subject premises arising directly or indirectly from User's use of Town real property, equipment, or similar or related property.

13. User further agrees to take and use the premises "as is," and acknowledges that:

A. No representations have been made by the Town as to the condition of the property; and

B. User has inspected the premises prior to the execution of this agreement and accepts the same as being fit and suitable for User's purposes; and

C. User assumes all liability and responsibility for the condition of the premises during the term of this permit.

14. User shall not make any alterations, changes or modifications to the property without the express prior written consent of the Town, except that User is hereby authorized to set up tables and merchandise displays, and User shall and does assume all responsibility and liability for any and all such items.

15. User agrees to comply with all applicable Federal and State Laws, rules and regulations governing User's use of the premises for the purposes intended by User under this agreement, and:

a) Not to commit or allow to be committed any waste on the premises; and

b) Not to create or allow any nuisance to exist on the premises; and

c) Not to use or allow the premises to be used for any unlawful purposes; and

d) To be solely responsible for providing all safety equipment to and supervision of the participants and invitees in User's operations throughout the entire term of this agreement, it being agreed by User that the Town has no responsibility or obligations whatsoever pertaining thereto; and

e) To be solely responsible for all clean-up and removal of any and all debris generated by reason of User's use of the premises under this agreement, and such clean-up and removal shall be performed at User's sole cost and expense; and

f) To be solely responsible for restoration or repair of damage to the premises as a result of User's use thereof for any and all operations, with the costs thereof to be paid solely by the User, it being understood and agreed by the parties that any and all repairs and restoration shall be of a nature and extent such as to restore the property to the condition that it was in prior to User's use of the premises under this agreement; and

g) To promptly report in writing to the Town all damages to property of the Town or of others, or of injuries incurred by any person(s) including employees of the User, in any manner relating, either directly or indirectly, to this permit.

16. The Town has the right to revoke or terminate this permit immediately in the event of User's failure to comply with the terms of this permit.

17. This agreement shall be construed in accordance with the Laws of the State of New York. This agreement may not be assigned, subcontracted, transferred, conveyed, sublet or otherwise disposed of, in whole or in part, without the prior written consent of the Town; and any attempts to do so without the Town's written consent are null and void.

18. The Town may, at its sole discretion, require an employee to oversee or help with any aspect of the use. The employee described herein shall be paid by the Town and the applicant will be billed for the employee's time.

19. The person in charge, named, shall be responsible to see that the use described herein is orderly and that no damage is done to the building, grounds, or to any Town property, real or person, or to any adjacent or neighboring real property or personal property thereon. The applicant agrees to pay the Town or any adjacent or neighboring real property owner for damages or loss incurred

through its use. The person who signs this application personally guarantees the aforescribed payment and also guarantees payment of the costs of any town employee's wages, if applicable.

20. The provisions of this agreement regarding defense and indemnification shall survive the termination of this agreement and the end of the use.

21. All activities shall be restricted to the area for which permission is granted.

22. The activities shall not extend beyond the hours approved in this permit application.

INSURANCE REQUIREMENTS FOR USE OF TOWN FACILITIES

The Applicant shall procure and maintain during the use the following required insurance:

→ Commercial General Liability Insurance
\$1,000,000 per occurrence/ \$2,000,000 aggregate.

Notwithstanding any terms, conditions or provisions, in any other writing between the parties, the Applicant hereby agrees (except as to workers' compensation insurance coverage) to either effectuate:

The naming of the Town as an "additional insured" on the Applicant's insurance policies, or the inclusion of a contractual liability endorsement covering the Applicant's use of Town property.

The policy/policies of insurance furnished by the Applicant shall:

- be from an A.M. Best rated "A" New York State licensed insurer; and
- contain a 30-day notice of cancellation

The Applicant agrees to indemnify the Town for any applicable deductibles.

The Applicant acknowledges that failure to obtain such insurance on behalf of the Town **constitutes a material breach of contract** and subjects the Applicant to liability for damages, indemnification and all other legal remedies available to the Town.

Prior to any commencement of work or presence in preparation for the use described herein, the Applicant shall provide to the Town proof that the requirements described herein have been met by furnishing certificate(s) of such insurance, and the declarations pages from the policies of such insurance.

The failure of the Town to object to the contents of the certificate(s) and/or declarations pages, or the absence of same, shall not be deemed a waiver of any and all rights held by the Town.

All certificates of insurance will provide 30 days notice to the Town of cancellation or non-renewal.

Applicant waives all rights of subrogation against the Town and will have the General Liability, Umbrella Liability, and Workers' Compensation policies endorsed setting forth this Waiver of Subrogation.

All policies will also contain no exclusions with respect to Section 240 and 241 of the NYS Labor Law.

The Town shall be listed as an additional insured on a primary and non-contributory basis.