

TOWN OF WILMINGTON



Dear Fellow Community Members,

For many years the town's leaders mailed out newsletters a few times a year. That tradition fell off during the past couple of years, but we're bringing it back.

Wilmington has a new administration, new town boards, new ways to stay in the loop, new projects, new ambitions, new energy, and new opportunities to get involved and help shape your community's future.

That's the big picture. In the pages that follow, you will find some of the specifics.

Appointments & Opportunities to Get Involved

Congratulations to Stephanie Gates and Carol Wiebe on their appointments to the town's Planning Board; to Pat Winch on her reappointment to the Planning Board; to Ben Hobday on his appointment to the town's Zoning Board of Appeals ("ZBA"); and to Tony Nickinello and Jim Grant on being elected to chair the Planning Board and the ZBA, respectively. **Thank you** to everyone who has stepped forward and volunteered to serve on these important boards.

The process of updating Wilmington's Comprehensive Plan is getting in gear. If you want to help create a
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Town Contact Info

Town of Wilmington

7 Community Circle
Wilmington, NY 12997

Phone: (518) 946-7174

Fax: (518) 946-7124

townofwilmington.org

townclerk@townofwilmington.org

To read this year's Town Supervisor's Reports, please visit:
townofwilmington.org/town-supervisors-reports

Watch every meeting on YouTube:
[@TownofWilmingtonBoard](https://www.youtube.com/@TownofWilmingtonBoard)

roadmap for Wilmington's future, or you simply want to learn more about the process through which we'll update our Comprehensive Plan, please contact me or any member of the town board.

Thank you to Hanna Cromie and Pat Winch for getting the ball rolling and serving as the initial co-chairs of the Comprehensive Plan Working Group.

Finally, two new committees could use your help.

The Committee to Close the Loop is working to accomplish a longstanding community goal: connecting the sidewalks on Route 86 with the bike lanes on Springfield Road and Fox Farm Road, creating a continuous loop for running, walking, and biking. Richard Nolan is leading this effort.

The second new committee is the Committee to Dredge the River. We've all watched Lake Everest grow shallower. It's been a problem for decades, and it gets worse by the year. The last time the town took a serious run at dredging the river was around 15 years ago. It's time to give it another shot.

Please reach out to townclerk@townofwilmington.org for more information about either committee.

Updating the Zoning Code

In March, the town board passed four significant zoning code amendments in a local law known as **Local Law 1** of 2026.

Local Law 1 is a milestone. As far as I know, the last time one of our town boards focused on tightening up the town's zoning was in the late 1980s. Since then, most of the effort and movement has been in the other direction.

LL1 caps new retail buildings at 8,000 square feet of floor space; enacts visual impact, screening, and setback requirements for new commercial projects; and provides our land-use boards with much more straightforward guidelines to use when reviewing commercial site plans and permit applications.

Overall, LL1 gives our planning and zoning boards much stronger legal grounds to protect the interests of neighboring property owners and the appearance of the town as a whole. It is an important and necessary step forward, because we can be sure that Wilmington will receive more applications for large commercial operations in the years ahead.

The town board passed **Local Law 2** in late June. Titled "A Local Law to Increase Access to Housing in the Town of Wilmington," Local Law 2 makes a few changes to our zoning code.

LL2 decreases the minimum permissible square footage of a dwelling unit from 500 to 400 square feet and decreases the minimum lot size for new manufactured homes in Wilmington from three acres to one acre.

At the same time, in response to feedback received at a public hearing in March, LL2

- Retains the zoning code's longstanding requirement of Planning Board review of new manufactured homes;
- Emphasizes the Planning Board's authority to require screening of these homes; and
- Prohibits the use of these homes as short-term rentals.

LL2 also emphasizes that all new manufactured homes must be attached to a permanent foundation and clarifies the definition of a "permanent foundation."

Local Law 2 is the most significant action Wilmington's taken to promote middle-class housing in more than a decade.

The first wave of zoning code amendments approved by the new town board concluded with **Local Law 4**, which was also passed in late June.

LL4 decreases the threshold above which the town regulates commercial forestry to operations

- Larger than five acres in the Hamlet zoning districts;

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- Larger than 10 acres in the Moderate Intensity zoning district; and
- Larger than 25 acres in all other zoning districts.

LL4 also adds “Land Clearing” to the zoning code and provides for Planning Board review of Land Clearing of more than:

- Two acres in the Hamlet zoning districts;
- Three acres in the Moderate Intensity and Low Intensity zoning districts; and
- More than five acres in the Rural Use and Resource Management zoning districts.

A few activities are excluded from the definition of “Land Clearing,” including:

- “Ordinary, reasonable, and routine site clearing conducted in preparation for the construction of a building for which a building permit has been issued”;
- “Routine maintenance of land for agricultural purposes”; and
- “The harvesting of firewood for the personal use of the property owner.”

A Closing Message

Several weeks ago I was driving through town and was struck by how nice things looked. It was a brilliantly sunny day, but I don’t think it was only due to the weather. I’d like to thank the town employees and everyday townspeople who do so much to

keep Wilmington looking good.

I’d also like to thank everyone who regularly (and even those who irregularly) attends town board meetings.

While the general atmosphere, topics discussed, and duration of the meetings all vary, if you decide to attend a “town meeting” for the first time, you can be sure of one thing: You won’t be alone.

The level of civic engagement in Wilmington is exceptional.

There are many examples I could cite, but here’s just one: For many years Theresa Avery has placed flags on the resting places of the town’s veterans in the days before Memorial Day. She did that this year, too. She certainly hasn’t done this for the recognition. But she deserves to be recognized.

For a town like ours to work well, a lot of people have to field their positions and get in where they fit in.

And in Wilmington, they are.

All the best,

Tim Follos

Town Supervisor



Town of Wilmington, New York

Wilmington is a small town with beautiful scenery and big-hearted people. You'll find locals fishing off the bridge, biking on the Poor Man's Downhill, and paddling on the river. Although we have a ski mountain and a theme park, residents and visitors love

Deputy Supervisor Laura Dreissigacker Hooker has spent many hours updating the town website. There’s a ton of new and improved information on there, and the site looks great. Please check it out when you have

a few minutes: townofwilmington.org.

In other e-news, you can watch recordings of town board, Planning Board, and Comprehensive Plan meetings on YouTube. If you enter “Town of Wilmington, NY” in YouTube’s search bar, the town’s YouTube channel should come right up.

For regular updates about Wilmington news, please subscribe to the email newsletter Wilmington News & Notes by emailing townsupervisor@townofwilmington.org.

To read previous and future Supervisor’s Reports online, please visit the town website.

Town Financial Report

The town's Account Clerk, Nicole Forbes, has finalized our Annual Financial Report. Good news: Wilmington is in a good fiscal position.

Wilmington's "fund balance" (similar to the town's savings) has grown a lot in the past few years — mostly due to the arrival of a long-awaited reimbursement from New York State, but also due to our practice of extremely cautious projections of non-property-tax revenues — and that trend continued last year.

Last year the town's general fund had a budget surplus / fund balance of just over \$115,000 and the Highway Department had a fund balance of \$98,000.

There's no hard and fast rule about the amount a town should have saved up for a rainy day, but a general guideline is that a town should try to have a fund balance equal to around half of its annual expenditures. Wilmington doesn't have quite that much, but we're not too far from it. Please contact anyone at town hall to receive a copy of our Annual Financial Report.



Wilmington should have three assessors, but our assessors' office has been short-staffed for a few years.

In hopes of making the job more appealing (of all the thankless jobs in Wilmington, our assessors might be the least-thanked of all), the town board voted to raise two of the assessors' annual salaries to approximately \$8000 and the lead assessor's annual salary to approximately \$11,000.

The town board is looking to appoint one assessor. For more information, please contact anyone at the town hall.

Did You Know?

This year the town board named the picnic area at the town beach "Greg Winch Park" in honor of Wilmington's longtime Parks Superintendent.

A friend to many, a trusted source of advice and insight for members of the current generation of town employees, a lifelong local, and a town employee for nearly his entire working life, Greg had a great sense of humor and a unique ability to sum things up in a very few words.

Elected officials come and go, but the people who keep the lights on, the roads clear, and the water running tend to be in the background, quietly going about their work day after day with little recognition or celebration.

Wilmington is grateful for Greg's many years of service to the community.

He is sorely missed.

Senior Services

Here are some of the services the Essex County Office for the Aging may be able to offer Wilmington residents age 60 and up:

- Insurance counseling
- In-home support to help people stay in their homes longer
- Home-delivered meals
- Transportation assistance
- Legal services (power of attorney, healthcare proxy, simple land transfers, etc.)
- Caregiver support
- Personal emergency response, alerting friends / family of a need for immediate assistance via electronic device

This is not a complete list — please call 518-873-3695 for more information.

Summer Beach Concerts

An incredible wave of generosity from the community allowed us to pump some new energy and ambition into the summer beach concerts.

We added an extra month of concerts and hope to announce another show or two in the weeks ahead.

Thank you: Whitebrook Dairy Bar, Whiteface Farm, the Essex County Arts Council, and everyone whose donations make these concerts possible.



Colleen & the Canadian Tuxedos; photo by Laura Dreissigacker Hooker.

Date	Performer(s)
Thursday, July 30, 6pm	Northwest - folk, bluegrass & americana
Thursday, August 6, 6pm	IncaHOOTS - country, rock & reggae
Thursday, August 13, 6pm	Damaged Goods - classic rock
Thursday, August 20, 6pm	Cloudspun - classic hits, 1970s–2000s
Thursday, August 27, 6pm	The Sven Curth Trio - funk, soul & jam rock
Thursday, September 3, 6pm	Larry Stone & Friends - blues & rock

Summer 2026 Event Calendar



Date	Event
First Tuesday, 6pm	Planning Board meetings
2nd Tues & Last Wed, 6pm	Town Board meetings
Tuesdays & Thursdays, 12pm	Senior Luncheon (Methodist Church)
August 15, 3pm	Wilmington Get-Together (town beach)
August 17, 6:30pm	Historical Society Open Discussion: Wilmington Veterans of the Civil War (Town Hall)
August 15 & 16th	Townwide Garage Sale (contact the Town Clerk for more info)
August 19, 7pm	The First Adirondackers with Curt Stager & Dave Fadden - Wilmington Historical Society (NewVida Preserve)
August 24, 6pm	Alzheimer's/Dementia Caregiver Support Group (Town Hall)
August 29, 8:30am	Hardy Kids Mountain Bike Race (Hardy Road Trails)
September 12, 10-5pm	Festival of Colors (Festival Field)

Around Wilmington - Photo Gallery



The Easter Bunny visits Wilmington



Little Art Gallery at the Library



Municipal parking lots have been re-sealed



New fence for the Community Garden



Cleaning out the Whitebrook Water Reservoir



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Connect

-  www.townofwilmington.org
-  [@TownofWilmingtonBoard](#)
-  (518) 946-7174

Your Voice is Welcome!

Wilmington is looking for residents ready to pitch in:



Committee to Dredge the River



“Closing the Loop”



Comprehensive Plan Committee



Town Assessor
