

All Appeals, unless otherwise noted, are subject to a Public Hearing

FROM: Scott Kingsley, Chairman
SUBJECT: Meeting to be held on September 24, 2026
DATE: September 9, 2026
MEMO: Wilton Zoning Board of Appeals

The regular meeting of the Wilton Zoning Board of Appeals will be held on Thursday, September 24, 2026, at **Wilton Town Hall, 22 Traver Road, Gansevoort, New York, 12831**, and will begin at 7:00 p.m. Location of Zoning Board Meeting is subject to change; please check <https://townofwilton.ny.gov> for updates.

AGENDA

Pledge of Allegiance

Call to Order

Roll call

Minutes (July 23, 2026, and August 27, 2026)

Correspondence

EXTENSIONS: *SPECIAL USE PERMIT EXTENSIONS ARE NOT SUBJECT TO A PUBLIC HEARING*

SUP NO. 2006-39 Kimberly and Randall Ramsey, 332 Gurn Springs Road, Gansevoort, New York 12831. Request for the extension of a Special Use Permit, pursuant to §129-176 C (1) a, b, c, d, e, and §129-176 C (2) of the Zoning Ordinance, for a home occupation for a towing business; property located at 332 Gurn Springs Road, Tax Map No. 115.-3-6.1, zoned R-2, in the Town of Wilton. SUP No. 2006-39, originally granted on September 28, 2006 for a period of two years with the condition of a limit of four (4) vehicles, related to the towing business, on the property, and no towed/junk vehicles on the property, and continually extended, is due for review and extension on or before October 22, 2026.

OLD BUSINESS:

Appeal No. 2026-27 Trojanski Builders, 627 Maple Ave, Saratoga Springs, New York 12866. Request for an Area Variance, pursuant to 129 attachment 7 Schedule A, Residential 1 District, the Zoning Ordinance; property located at 431 Northern Pines Road, Gansevoort, New York 12831, Tax Map No. 140.14-1-28, zoned R-1 in the Town of Wilton.

SUP No. 2026-28 Trojanski Builders, 627 Maple Ave, Saratoga Springs, New York 12866. Request for a Special Use Permit for a two family dwelling, pursuant to 129 attachment 7 Schedule A, Residential 1 District, the Zoning Ordinance; property located at 431 Northern Pines Road, Gansevoort, New York 12831, Tax Map No. 140.14-1-28, zoned R-1 in the Town of Wilton.

*Public Hearing opened August 27, 2026, and remains open.

NEW BUSINESS:

Appeal No. 2026-29 Matthew LeVasseur, 5 Brookhaven Court, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157, of the Zoning Ordinance; property located at 5 Brookhaven Court, Saratoga Springs, NY 12866, Tax Map No. 141.18-1-15, zoned R-2 in the Town of Wilton.

Appeal No. 2026-30 Anthony Conroy, 267 Jones Road, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157 and 129 attachment 8 Schedule B Residential District two, of the Zoning Ordinance; property located at 267 Jones Road, Saratoga Springs, NY 12866, Tax Map No. 141.-1-21, zoned R-2 in the Town of Wilton.

Appeal No. 2026-31 R.J. Long, 621 Columbia Street, Suite 200, Cohoes, NY 12047. Request for Area Variances pursuant to 129 attachment 7 Schedule A Residential District one, of the Zoning Ordinance; property located at 158 Traver Road, Gansevoort, NY 12831, Tax Map No.'s 127.-2-28.111 and 127.-2-49, zoned R-1 in the Town of Wilton.

Appeal No. 2026-32 Joshua Kennedy and Gabrielle Borger, 845 Route 9, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157 and 129 attachment 11 Schedule E, Residential Business District one of the Zoning Ordinance; property located at 845 Route 9, Gansevoort, NY 12831, Tax Map No. 114.-2-72.1, zoned RB-1 in the Town of Wilton.

Appeal No. 2026-33 Caruso Home Builders, 60 Railroad Place, Suite 202, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157, of the Zoning Ordinance; property located at 14 Eastridge Drive, Saratoga Springs, NY 12866, Tax Map No. 154.1-2-3, zoned R-2 in the Town of Wilton.

Discussion: Possible Combined November/December meeting dates

Thursday, November 19, 2026 at 5:30 p.m. or 7 p.m. (deadline date Tuesday, November 3, 2026)

Thursday, December 10, 2026 at 5:30 p.m. or 7 p.m. (deadline date Tuesday, November 24, 2026)

Lisa Closson
Zoning Clerk