



**TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127
(518) 587-1939**

CODE & ZONING REVISION COMMITTEE

Meeting Minutes: March 9, 2026

Present: Connor Rohan, Chair/Deputy Supervisor/Town Board; Jim Deloria, Planning Board; Laura Lourenco, Planning Board; Chris Ramsdill, Zoning Board; John Herlihy, Building Inspector/Code Enforcement Officer; Ryan Ryper, Director of Planning and Engineering; Debbie Shive, Megan Brenenstuhl, Doug Logan, Matt Reals, and Eric Koglin, Citizens.

Absent: None.

Discussion Topics:

- Introductions and member backgrounds
- Committee role as advisory to the Town Board; recommendations to be forwarded for Town Board action
- Discussion on decision-making process: consensus preferred, with majority vote as needed
- Secretary vacancy noted; interim procedures to be determined
- Discussion on prioritization of issues and use of subcommittees/working groups
 - Members asked to email Chair their top 1–5 priorities before next meeting
 - Proposal to form working groups at April meeting based on member priorities
- Citizen-submitted issues presented by the Chair: residential lighting, political signage size and duration, native plant requirements for new developments, shed size regulations
- Discussion on the 2015 Comprehensive Plan and its implementation
 - Plan recognized as a strong document; base zoning dates to 1999 and has not been comprehensively updated to match the 2015 plan
 - Discussion on the three growth scenarios in the plan and whether policymakers formally adopted one
- Discussion on indoor recreation use in RB-1 zoning district (referred from Town Board, 3/5/26)
 - Discussion on regulatory approaches: special use permit, PDD, rezone

- o Concerns raised regarding compatibility with adjacent residential uses, parking, lighting, traffic, and esthetics
 - o Committee cautioned against spot zoning; recommended holistic review of the RB zone rather than project-specific changes
- Discussion on the Route 9 Hamlet One (H-1) district
 - o Support expressed for advancing and potentially expanding the Hamlet concept
 - o Discussion on barriers to Hamlet development: reduced density (16 to 8 units/acre), expensive lighting standards, public misunderstanding of the concept
 - o Discussion on need for public communication/marketing of the Hamlet vision
 - o Discussion on architectural standards; currently only exist for the Hamlet zone
- Discussion on traffic concerns along Route 9 and Route 50 corridors
 - o Town has no control over state roads; DOT coordination required for improvements
 - o Town has secured \$10M+ for Route 50/Jones Road intersection; early design phase
 - o Traffic mitigation fees increased fourfold
- Typo identified in §129-181 (Sign Requirements): “stream” may mean to read “street”

Next meeting to be held: Monday, April 13, 2026 at 6:30 PM, Wilton Town Hall.