



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

CODE & ZONING REVISION COMMITTEE

Meeting Minutes: April 13, 2026z

Present: Connor Rohan, Chris Ramsdill, John Herlihy, Laura Lourenco, Ryan Riper, Doug Logan, Megan Brenenstuhl, Matt Reals, Eric Koglin, Joanne Klepetar

Discussion Topics:

- Chair presented CZRC Priority Synthesis compiled from member submissions and Town Board input; priorities organized by urgency level (high, moderate, low)
 - High urgency items: solar code / public utility gaps, BESS, temporary sign code, light pollution
 - Stormwater regulations added per Ryan Riper; county stormwater coalition working on consistent municipal language
 - Mall signage and building height restrictions discussed as barriers to interior Wilton Mall tenant recruitment and retention – potential to address in PUDD
 - List endorsed without objection
- Working groups formed for between-meeting research:
 - Comprehensive Plan gap analysis: Laura Lourenco (lead), Doug Logan, Megan Brenenstuhl, Debbie Shive, Chris Ramsdill
 - Hamlet District gap analysis: Jim Deloria (lead), Matt Reals, Laura Lourenco and Ryan Riper advising
 - Solar / BESS: Eric Koglin (lead), Ryan Riper, Chris Ramsdill
 - Groups to report actionable findings at May meeting; full fixes not expected, but ideally would have bullet point list of specific items to address
- First draft local law presented: telecommunication tower setback amendment
 - Codifies existing Planning Board practice of accepting engineered breakaway points as alternative to full 1.5x tower height setback
 - Five-year inspection report submission to Code Enforcement Officer added; mirrors industry standard
 - Independent engineer review at applicant's expense preserved for both initial approval and periodic review
 - Sensitive-use setback carve-out discussed and struck; could eliminate viable sites and expose town to legal challenge
 - Chair to revise language; Ryan Riper to share with telecom carriers for feedback before forwarding to Town Board

- Draft 12-month moratorium on commercial-scale BESS facilities (600+ kWh) presented
 - Moratorium prevents construction in all zones while permanent code is developed; not a ban
 - Town Board may extend six months or repeal upon adoption of permanent code
 - Discussion of BESS hazards, evolving battery chemistry, and public perception
 - Need to engage fire company on capabilities and equipment identified as critical next step
 - No known existing BESS facilities in town; no grandfathering issues
 - Draft endorsed without objection; to be reviewed by Town Attorney and introduced to Town Board in May
- Temporary merchant review process: proposed administrative transfer from Planning Board to Building Department
 - Discussion on 2,000-foot separation and 10-parking-spot requirements for multiple-merchant scenarios
 - No objections
- Planning consultant: initial contact made; committee to revisit scope once priorities are further defined and in-house abilities determined
- Fee schedule: John Herlihy submitted proposed updates; to be reviewed at May meeting

Next meeting to be held: Monday, May 11, 2026 at 6:30 PM, Wilton Town Hall.