



**TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831**

CODE & ZONING REVISION COMMITTEE
Meeting Minutes: May 11, 2026

Present: Connor Rohan, Chris Ramsdill, John Herlihy, Laura Lourenco, Ryan Riper, James Deloria, Megan Brenenstuhl, Matt Reals, Eric Koglin.

Absent: Doug Logan.

Discussion Topics:

- Chair updates:
 - Temporary merchants local law: minor edits from Town Attorney; public hearing set
 - BESS moratorium: minor edits from Town Attorney; public hearing set
 - Telecom tower setback amendment: sent to carriers; attorney for Verizon reviewed; awaiting response from structural engineers
- Temporary sign code (Reed v. Town of Gilbert compliance) reviewed by committee
 - 45-day display period measured from Election Day confirmed; committee acknowledged early voting may create confusion but agreed Election Day is a clean, enforceable standard; emphasized communication to political parties necessary to ensure everyone properly noticed
 - Per-lot sign quantity cap struck; content-neutral cap could restrict political expression, and no compelling enforcement reason to limit quantity on private property, allowing for greater freedom of expression
 - Right-of-way placement: signs in the public right-of-way prohibited; town must clearly communicate what constitutes right of way to residents; signs remaining past permitted period or in right-of-way may be removed by the town without notice
 - A-frame / sandwich board signs: current ban struck; existing sidewalk display rules in H-1 district (§129-49.6) noted; no enforcement issues with sandwich boards; no need to regulate what is not a problem; update removes code complexity & fixes current conflict with H-1 sign language
 - Portable sign prohibition retained as-is; committee agreed not to define further or carve out exemptions at this time
 - Draft to be revised and sent to Town Attorney
- Building Department fee schedule updates reviewed
 - Manufactured home fees: chair initially flagged as affordability concern; clarified that applicant is typically landlord or installer, not homeowner; fee increase approved; hardship relief available through Town Board petition

- Solar fees (residential and commercial): no increase; committee agreed to avoid disincentivizing solar adoption given recent loss of federal credits and rising payback periods
- All other proposed fee increases endorsed without objection
- Working group reports deferred to next meeting due to time constraints
 - Comprehensive Plan gap analysis, Hamlet District gap analysis, and Solar/BESS presentations to be first on agenda at June meeting
- Outdoor lighting ordinance briefly discussed
 - Residential uplighting (facade lighting, path lights) distinguished from commercial uplighting; blanket ban on uplighting to be revised to apply to commercial properties only
 - Complaint-driven enforcement structure noted
 - Full discussion deferred to next meeting

Next meeting to be held: Monday, June 8, 2026 at 6:30 PM, Wilton Town Hall.