



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

CODE & ZONING REVISION COMMITTEE

Meeting Minutes: June 8, 2026

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

Absent: Matt Reals.

Discussion Topics:

- Comprehensive Plan gap analysis presented:
 - Working group completed character-area comparison of Comprehensive Plan vision to current zoning, plus holistic review of Plan action items and implementation status
 - No comprehensive code update followed the 2015 plan; updates have been patchwork and code does not actively advance the Plan’s vision town-wide
 - Vision has advanced through other mechanisms (conservation subdivision, land transfers, trail connections) rather than the code; development occurring parcel-by-parcel rather than under a coordinated framework
 - Rural and natural-area character not protected against future subdivision pressure as built-out areas fill; uniform 35% lot coverage across nearly all zones noted as lacking district differentiation
 - Underutilized commercial parcels near Exit 15 may not match market demand; definition of required “open space” flagged for clarification
 - Items flagged for further study: economic/market analysis, corridor study scope (Route 9 / Route 50 / Ballard Valley), Exit 16 bridge impact; coordination with Hamlet group noted
- Hamlet District (H-1) gap analysis presented:
 - Independent member analyses cross-checked and found consistent
 - Existing H-1 code generally sound but relies heavily on discretionary language (“should,” “encourage,” “at the discretion of”), increasing back-and-forth and cost
 - No master plan or clear design standard exists for the Hamlet; aesthetic and material expectations not defined with needed specificity
 - Recommended first step: define desired architectural character before revising code language; potential standards include color/material, facade composition, roofline articulation, storefront design, parking placement
 - Compliance cost (decorative lighting, sidewalks) identified as barrier for small property owners; hardship and grandfathering mechanisms discussed

- Density bonuses discussed as a tool to encourage investment and bring parcels into conformance; potential Hamlet boundary extension noted for future discussion
- Working group to develop proposed aesthetic direction, drawing on member input and a visual preference survey approach, for a future meeting
- Solar / BESS / data center presentation:
 - Comprehensive regulation, not prohibition, identified as the more defensible approach given public-utility classification of energy facilities under state law
 - Prior experience noted where a prohibition led to an application advanced under public-utility status; conditions-based framework with substantial setbacks and screening preferred
 - Scale and rapid evolution of data center development discussed, including infrastructure and resource demands and transparency/confidentiality considerations
 - Question raised whether the Town should articulate an affirmative strategy for energy uses it wishes to encourage
 - Next steps: continue developing permanent BESS framework (including review of existing Chapter 108 prohibition and setback/screening standards) and review of existing solar code; data center moratorium to be brought to committee for discussion
- Outdoor lighting draft local law: residential uplighting standard revised as the sole change since prior review; full discussion deferred due to time
- Septic / private wastewater disposal draft local law sent to group members for preliminary review; further revision anticipated; discussion deferred
- Chair updates:
 - BESS moratorium local law adopted
 - Public hearings set for sign code amendment and telecom tower setback amendment
 - Temporary merchants amendment adopted
 - Chair to follow up with members on next steps for active workstreams

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