

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

**CODE & ZONING REVISION COMMITTEE
Meeting Minutes: July 13, 2026**

Present: Connor Rohan, Chris Ramsdill, John Herlihy, Ryan Riper, Eric Koglin, Megan Brenenstuhl, Doug Logan, Matt Reals.

Absent: Laura Lourenco, James Deloria.

Discussion Topics:

- No members of the public signed up for public comment. Minutes of the prior meeting were reviewed and approved without changes.
- Chair updates:
 - Telecommunications tower setback amendment has been adopted and is now in effect
 - Sign code amendment: public hearing held at the last Town Board meeting; anticipated effective date of December 1 so as not to disrupt the current election cycle; action deferred one month to allow review of a Board question regarding temporary commercial sign size
 - Recent enforcement matter confirmed the utility of the existing portable sign provision under discussion in prior meetings
- Outdoor lighting draft local law reviewed section by section, with the committee favoring a leaner, complaint-driven framework:
 - Holiday/seasonal lighting exemption discussed at length; committee elected to strike the exemption rather than set a fixed day count, relying on the general standards and complaint mechanism, on the understanding that ordinary seasonal displays are unlikely to generate complaints
 - Light trespass to remain prohibited and enforced on a complaint basis; Code Enforcement Officer confirmed measurement capability should a matter escalate
 - Per-fixture standards in Section 4 to be consolidated where duplicative of the nuisance provisions in Section 5
 - Color temperature standard retained but reframed as a recommendation rather than a mandate, preserving flexibility for commercial uses such as parking lots and fueling canopies
 - Purpose statement to add reference to the natural environment; applicability to add temporary construction lighting to the list of exemptions
 - Nuisance provision refined, including cumulative-effect language for multiple fixtures and clarification of light directed onto adjacent property; definitions to be cleaned up to reflect the section cuts
 - Additional standards retained for non-residential and multifamily uses, including a photometric lighting plan at site plan or special use permit review, a 30-foot parking-lot pole height, and nonconforming-fixture and nuisance-abatement provisions
 - Chair to incorporate the revisions and bring a clean draft back for further review
- Battery Energy Storage System (BESS) presentation delivered by the working group:

- Overview of BESS technology, siting, utility-scale configurations, and the economic drivers behind storage development, including grid arbitrage and standby capacity
- Emphasis on a well-developed, defensible regulatory framework rather than prohibition; comprehensive and specific standards were identified as providing firmer legal footing, particularly in light of state siting authority
- Reference to model and neighboring frameworks (NYSERDA model law, Town of Clay, Town of Malta) as sources for a Wilton-specific approach
- Discussion of emergency response capacity given the Town's volunteer fire service, and of environmental considerations including groundwater and water use
- Committee discussed the interaction of BESS, data centers, and solar as related energy-infrastructure questions, and noted the value of technical expertise and potential outreach to state resources
- Septic draft carried to a future meeting due to time; anticipated as a primary agenda item next month for review of outstanding engineering redlines

Next meeting to be held: Monday, August 10, 2026 at 6:30 PM, Wilton Town Hall.