

**WILTON ZONING BOARD OF APPEALS**  
**THURSDAY January 22, 2026**

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, January 22, 2026, at Wilton Town Hall and was called to order by Chairman Kingsley.

**PLEDGE OF ALLEGIANCE**

**PRESENT:** Chairman Scott Kingsley, Vice Chairman Christopher Ramsdill, Andrew Bobbitt, Scott Duffy, Christopher Iwinski, Scott Dussault, 1<sup>st</sup> Alternate, and Kelsey Mannix, 2<sup>nd</sup> Alternate. Also present were Mark Schachner, Town of Wilton Zoning Board of Appeals Attorney, John Herlihy, Code Enforcement Officer, and Lisa Closson, Zoning Clerk.

**ABSENT:** Nicholas Collins and Jay Rifenbary.

**MINUTES:** The minutes of the last meeting, held on November 20, 2025, were approved, as submitted, on a motion made by Mr. Dussault, seconded by Mr. Duffy. All Board members present were in favor. The motion passed.

**CORRESPONDENCE:** None other than what is presented before the board.

**EXTENSIONS:** \*SPECIAL USE PERMIT EXTENSIONS ARE NOT SUBJECT TO A PUBLIC HEARING\*

**SUP No. 2021-35** Leslie Paddock and Jamie Gagne, 363 Ruggles Road, Gansevoort, New York 12831. Request for an extension of a Special Use Permit for Agriculture with animals, for chickens, pursuant to Schedule B, R-2 District and §129-175 D (1)-(7) of the Zoning Ordinance; property located at 363 Ruggles Road, Tax Map No. 129.-1-72.2, zoned R-2, in the Town of Wilton. SUP No. 2021-35, originally granted January 27, 2022, for one year, conditioned on a max of 12 chickens and no roosters with a maintained fence to keep chickens on the property, and continually extended since, is due for review and extension on or before January 27, 2026.

No one was present to represent SUP No. 2021-35. Jamie Gagne had verbally told the Building Department he no longer had chickens. This special use permit will expire on January 27, 2026.

**OLD BUSINESS:**

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None

**New Business:**

**Appeal No. 2026-01** Ray Sign, 28 Colonial Avenue, Schenectady, NY 12304. Request for a Sign Variance pursuant to §129-181 C. (1) of the Zoning Ordinance; property located at 3066 Route 50, Saratoga Springs, NY 12866, Tax Map No. 153.-3-90.2, zoned C-1 in the Town of Wilton.

Mr. Kingsley read correspondence from SCPB (Saratoga County Planning Board) stating no significant county-wide or inter community impact. This has been placed in record.

Arno Reihls with Mohawk Army Navy was present and explained the application to the Board.

There was discussion about previous variances for the previous store signage, EMS, which had two attached signs. No variances are on file for that store.

Mr. Kingsley opened and closed the public hearing at 7:05 p.m. due to lack of public comment.

Mr. Ramsdill made a motion to approve Appeal No. 2026-01, Ray Sign, 28 Colonial Avenue, Schenectady, NY 12304. Request for a Sign Variance pursuant to §129-181 C. (1) of the Zoning Ordinance; property located at 3066 Route 50, Saratoga Springs, NY 12866, Tax Map No. 153.-3-90.2, zoned C-1 in the Town of Wilton, be granted for an additional attached sign for Mohawk Army Navy on Lowes Drive side, was granted because the benefit to the applicant outweighs the detriment to the health, safety and welfare of the community, for the following reasons: 1. The applicant has demonstrated that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the Area Variance because virtually every other property that is on the corner all have a sign on the side if it's facing the road and their frontage is facing the parking lot. 2. The applicant has demonstrated that the benefit sought cannot be achieved by some method feasible for the applicant to pursue other than by Area Variance because the way Lowes Drive feeds traffic, it would be difficult for the current sign placement to allow for people that have a reasonable ability to identify the property and turn safely into the parking lot. 3. The applicant has demonstrated that the requested Area Variance is not substantial. 4. The applicant has demonstrated that the requested Area Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because it will improve traffic flow and identification of the building. 5. The applicant has demonstrated that the alleged difficulty was self-created.

Mr. Duffy seconded the motion. All Board members present were in favor. The motion passed.

**Appeal No. 2026-02** Action Sign Co., 3276 River Road, Rensselaer, NY 12144. Request for Sign Variances pursuant to §129-181 B. (2) (a) and §129-181 C. (1) of the Zoning

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Ordinance; property located at 579 Route 9, Saratoga Springs, NY 12866, Tax Map No. 153.-1-15.113, zoned CR-1 in the Town of Wilton.

Mr. Kingsley read correspondence from SCPB stating no significant county-wide or inter community impact. This has been placed in record.

Jamie Miracle with Action Sign was present and explained the application to the Board.

There was discussion about a free standing sign and the number of signs for the project. Mr. Iwinski asked if there were going to be 3 signs and if they will stay lit. Mr. Miracle explained it was not discussed. Mr. Iwinski then asked Mr. Herlihy if there was a standard for that. Mr. Herlihy said he didn't think there was.

Mr. Ramsdill shared that Dollar General is not easy to spot right now. Discussion continued between Mr. Miracle and Mr. Ramsdill.

Mr. Kingsley opened and closed the public hearing at 7:11 p.m. due to lack of public comment.

Mr. Ramsdill made a motion to approve Appeal No. 2026-02, Action Sign Co., 3276 River Road, Rensselaer, NY 12144. Request for Sign Variances pursuant to §129-181 B. (2) (a) and §129-181 C. (1) of the Zoning Ordinance; property located at 579 Route 9, Saratoga Springs, NY 12866, Tax Map No. 153.-1-15.113, zoned CR-1 in the Town of Wilton, be granted for an additional attached sign and an additional 45 sq. ft. of signage for Dollar General, was granted because the benefit to the applicant outweighs the detriment to the health, safety and welfare of the community, for the following reasons: 1. The applicant has demonstrated that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the Area Variance because there are other properties with similar facades, it is difficult to navigate along Route 9, and the design of the structure makes it an improvement for traffic flow to be able to identify the appropriate entrance. 2. The applicant has demonstrated that the benefit sought cannot be achieved by some method feasible for the applicant to pursue other than by Area Variance because the facade is difficult to interpret when you're entering the parking lot. This would improve traffic flow and make the entrance to the parking lot safer. 3. The applicant has demonstrated that the requested Area Variance is not substantial. 4. The applicant has demonstrated that the requested Area Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because there are other properties within parking lots that have signs facing different directions, and it would actually improve the physical safety conditions navigating the parking lot. 5. The applicant has demonstrated that the alleged difficulty was self-created.

Mr. Bobbitt seconded the motion. Mr. Kingsley, Mr. Ramsdill, Mr. Bobbitt, Mr. Duffy, Mr. Dussault, and Mrs. Mannix were in favor. Mr. Iwinski was opposed. The motion passed.

**Appeal No. 2026-03** Todd Smith, 1637 County Route 28, Granville, NY 12832. Request for Sign Variances pursuant to §129-181 C. (1) and §129-181 C. (2) (b) of the Zoning

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Ordinance; property located at 697 Route 9, Saratoga Springs, NY 12866, Tax Map No. 140.-3-6, zoned RB-1 in the Town of Wilton.

Mr. Kingsley read correspondence from SCPB stating no significant county wide or inner community impact. This has been placed in record.

Ford Smith with Mandy Springs (Canopy of Saratoga) was present and explained the application to the Board.

Mr. Ramsdill asked if they already had a sign at the end of the parking lot. Mr. Smith explained it is (was) a “new construction” sign they had erected before they started building. Discussion continued regarding signage. There was discussion about ingress and egress into the property and the placement of the detached sign and attached signs.

Mr. Kingsley opened and closed the public hearing at 7:24 p.m. due to lack of public comment.

Mr. Bobbitt made a motion to approve Appeal No. 2026-03, Todd Smith, 1637 County Route 28, Granville, NY 12832. Request for Sign Variances pursuant to §129-181 C. (1) and §129-181 C. (2) (b) of the Zoning Ordinance; property located at 697 Route 9, Saratoga Springs, NY 12866, Tax Map No. 140.-3-6, zoned RB-1 in the Town of Wilton, be granted for an additional attached sign and 10 ft. front setback relief for a detached sign for Canopy, was granted because the benefit to the applicant outweighs the detriment to the health, safety and welfare of the community, for the following reasons: 1. The applicant has demonstrated that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the Area Variance. 2. The applicant has demonstrated that the benefit sought cannot be achieved by some method feasible for the applicant to pursue other than by Area Variance because they want to ensure that cars traveling down Route 9 are able to see the entrance for the existing building. 3. The applicant has demonstrated that the requested Area Variance is not substantial. 4. The applicant has demonstrated that the requested Area Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district. 5. The applicant has demonstrated that the alleged difficulty was self-created, however, the applicant is trying to create for better experiences for customers to see and enter the property and the store.

Mr. Iwinski seconded the motion. All Board members present were in favor. The motion passed.

Mr. Kingsley, for informational purposes, said the agenda had no old business. This is because a letter was received from Quaker Springs (Appeal 2024-06) to withdraw their application.

Bob Marchillo and Jean Marie Breen, Knollwood Drive residents, thanked the Board.

**Adjournment:**

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Mr. Iwinski made a motion to adjourn. Mr. Duffy seconded the motion. All Board members present were in favor. The meeting was adjourned at 7:29 p.m.

**Dated: January 22, 2026**

**BOARD OF APPEALS**

**BY** \_\_\_\_\_

**Lisa Closson, Zoning Clerk**

**BY** \_\_\_\_\_

**Scott Kingsley, Chairman**