



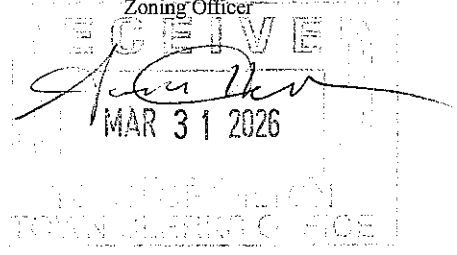
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SCOTT KINGSLEY
Zoning Board Chairman

LISA CLOSSON
Zoning Clerk

JOHN HERLIHY
Zoning Officer



WILTON ZONING BOARD OF APPEALS
THURSDAY February 26, 2026

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, February 26, 2026, at Wilton Town Hall and was called to order by Chairman Kingsley.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Christopher Iwinski, Scott Dussault, 1st Alternate, and Kelsey Mannix, 2nd 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: Vice Chairman Christopher Ramsdill, Andrew Bobbitt, Nicholas Collins, Scott Duffy, and Jay Rifenbary.

MINUTES: The minutes of the last meeting, held on January 22, 2026, were approved, as submitted, on a motion made by Mr. Dussault, seconded by Mr. Collins. 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*

None

OLD BUSINESS:

None

New Business:

Appeal No. 2026-04 Kevin Harrington, 19 San Luis Road, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157 and Schedule B, R-2 District, of the Zoning Ordinance; property located at 18 King Road, Saratoga Springs, NY 12866, Tax Map No. 128.-1-38.1, zoned R-2 in the Town of Wilton.

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Kevin Harrington was present and explained his appeal to the Board. He stated the home was supposed to be more centered on the property, but due to a high water table that was studied at the property...the home got shifted...towards the east boundary, and then there was a new drainage ditch that had to be installed. In that reference, it moved the home to the east and put it over the limit of what the town recommends, as far as a side yard set back.

Mr. Kingsley opened and closed the public hearing at 7:03 p.m. due to lack of public comment.

Mr. Dussault made a motion to approve Appeal No. 2026-04, Kevin Harrington, 19 San Luis Road, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157 and Schedule B, R-2 District, of the Zoning Ordinance; property located at 18 King Road, Saratoga Springs, NY 12866, Tax Map No. 128.-1-38.1, zoned R-2 in the Town of Wilton, be granted for 24 ft. east side yard setback relief for a newly constructed single family home, 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 it is set in a rural area with all single family homes. 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 applicant has to meet the Town's setback distances. 3. The applicant has demonstrated that the requested Area Variance is substantial because the relief requested is more than 50% of the side yard setback. 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's a rural residential area. 5. The applicant has demonstrated that the alleged difficulty was not self-created because of the high water table.

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

Appeal No. 2026-05 Dale Charbonneau, 245 Edie Road, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157 and Schedule B, R-2 District, of the Zoning Ordinance; property located at 245 Edie Road, Saratoga Springs, NY 12866, Tax Map No. 128.-1-53, zoned R-2 in the Town of Wilton.

Dale Charbonneau was present and explained he needs to add on to his carport to fit his boat.

Mr. Kingsley opened and closed the public hearing at 7:10 p.m. due to lack of public comment.

Mr. Collins made a motion to approve Appeal No. 2026-05, Dale Charbonneau, 245 Edie Road, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157 and Schedule B, R-2 District, of the Zoning Ordinance; property located at 245 Edie Road, Saratoga Springs, NY 12866, Tax Map No. 128.-1-53, zoned R-2 in the Town of Wilton, be granted for 21.80 ft. south side yard setback relief for the enlargement of an existing shed

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roof lean-to, 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 the car port already exists and it is a small extension. 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 majority of the port already exists. There's no other option for the applicant to do without starting over. 3. The applicant has demonstrated that the requested Area Variance is substantial, but not enough to give a negative finding for the relief. 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 his is just a roof structure that's being extended. 5. The applicant has demonstrated that the alleged difficulty was self-created because the carport was built close to the setback, and the addition goes further into it.

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

Appeal No. 2026-06 Millard Jewell Hofmann, 19 Evergreen Drive, Gansevoort, NY 12831. Request for Area Variances pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 110 Traver Road, Gansevoort, NY 12831, Tax Map No. 128.5-1-57, zoned R-1 in the Town of Wilton.

Milford Hofmann was present and explained his appeal to the Board. He stated he would like to fix the pre-existing non-conforming decks so that no one gets hurt and to improve the neighborhood.

Mrs. Mannix made a motion to approve Appeal No. 2026-06, Millard Jewell Hofmann, 19 Evergreen Drive, Gansevoort, NY 12831. Request for Area Variances pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 110 Traver Road, Gansevoort, NY 12831, Tax Map No. 128.5-1-57, zoned R-1 in the Town of Wilton, be granted, for an existing two family home for .80 ft. north side yard setback, 20.50 ft. south side yard setback, and 11 ft. front yard setback relief, and for an existing garage for 23.90 ft. north side yard setback, and 34.90 ft. front yard setback relief, 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 it would be good for the neighborhood, and so there's no safety concern. 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 applicant is just improving on what is already there. 3. The applicant has demonstrated that the requested Area Variance is substantial, but it was already there. 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 the neighborhood. 5. The applicant has

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demonstrated that the alleged difficulty was not self-created because It was not self-created because it was already there.

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

Adjournment:

Mr. Collins made a motion to adjourn. Mrs. Mannix seconded the motion. All Board members present were in favor. The meeting was adjourned at 7:18 p.m.

Dated: February 26, 2026

BOARD OF APPEALS

BY Lisa Closson

Lisa Closson, Zoning Clerk

BY Scott Kingsley / 20

Scott Kingsley, Chairman