

**WILTON ZONING BOARD OF APPEALS  
THURSDAY March 26, 2026**

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

**PLEDGE OF ALLEGIANCE**

**PRESENT:** Vice Chairman Christopher Ramsdill, Andrew Bobbitt, Nicholas Collins, Kelsey Mannix, 1<sup>st</sup> Alternate, and Keith Kaplan, 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:** Chairman Scott Kingsley, Scott Duffy, Christopher Iwinski, and Jay Rifenbary.

**MINUTES:** The minutes of the last meeting, held on February 26, 2026, were approved, as submitted, on a motion made by Mr. Collins, seconded by Mr. Bobbitt. 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. SUP2026-07** Salvatore Niro, 204 Loudon Road, Saratoga Springs, NY 12866. Request for a Special Use Permit pursuant to §129-175 D. 1-7, §129-176 P., and Schedule B, R-2 District, of the Zoning Ordinance; property located at 204 Loudon Road, Saratoga Springs, NY 12866, Tax Map No. 154.-2-17.2, zoned R-2 in the Town of Wilton.

Salvatore Niro was present and explained that he would like to build a little dwelling for his mother.

Mr. Ramsdill confirmed with Mr. Herlihy that the applicant meets all the zoning requirements.

Mr. Kaplan asked Mr. Niro about an Area Variance. Ms. Closson, Zoning Clerk, had an error on the Agenda stating Area Variance instead of Special Use Permit.

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Mr. Ramsdill opened the public hearing at 7:03 p.m.

Frances Bott, 206 Louden Road, wondered how close it will be to her property line, and how many trees are going to come down. Mr. Niro said he is trying to take down zero, and explained the placement of the proposed detached accessory dwelling will be on the little turn off on his driveway.

Mrs. Bott asked how she would know it will not turn into a rental of Airbnb. Mr. Ramsdill explained that there are Codes in the Town, and the placement of the accessory structure is an allowed use. The Board wouldn't necessarily be able to tell (you) that that would be prohibited. Mr. Niro said it won't be, it is for his mom who is currently living in Buffalo.

Mr. Ramsdill closed the public hearing at 7:07 p.m.

Mr. Kaplan asked Mr. Herlihy if there is a certain prescribed distance between the principal residence and the accessory building that's required. Mr. Herlihy replied the minimum distance that it would be allowed to be away from the primary structure would be 10 feet, and that's for the fire code.

Mr. Ramsdill shared that Special Use Permits often are condition on a time frame, but because its is a permanent structure it would be hard to tear the structure down two years later.

Mr. Collins made a motion to approve SUP NO. 2026-07, Salvatore Niro, 204 Louden Road, Saratoga Springs, NY 12866. Request for a Special Use Permit for a detached accessory dwelling, pursuant to §129-175 D. 1-7, §129-176 P., and Schedule B, R-2 District, of the Zoning Ordinance; property located at 204 Louden Road, Saratoga Springs, NY 12866, Tax Map No. 154.-2-17.2, zoned R-2 in the Town of Wilton, was granted indefinitely. Mr. Bobbitt seconded the motion. All Board members present were in favor. The motion passed.

**Appeal No. 2026-08** Denise Sullivan, 10 Meghan Court, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 10 Meghan Court, Saratoga Springs, NY 12866, Tax Map No. 140.15-2-6, zoned R-1 in the Town of Wilton.

Denise Sullivan was present and explained her application to the Board. She stated the proposed shed is 70 sq. ft. over the allowed size (170 sq. ft. or less can be placed 5 ft. from side or rear property lines) to be 10 ft. from the property line. She explained the reason for the location being at the end of the driveway is because her husband had experienced a partial spinal cord injury that required surgery, and it has affected his walking.

There was discussion about the unusual shape of the lot and placement of the home.

Mr. Bobbitt discussed the size of the shed with Mrs. Sullivan. Mr. Collins discussed the number of sheds on her property.

Mr. Kaplan asked if there was any room in the house where Mrs. Sullivan can do the activities (painting and woodworking she spoke of while discussing the location). She stated there really isn't. The basement is finished, her son still lives with them, her mother, who's 90 years old, lives there and her husband has epilepsy, so there's not a lot of additional room in the house for other activities like that.

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Mr. Bobbitt discussed the distance from the pool and shed on the adjacent property with Mrs. Sullivan.

Mr. Ramsdill opened and closed the public hearing at 7:15 p.m. due to lack of public comment.

Mr. Bobbitt made a motion to approve Appeal No. 2026-08, Denise Sullivan, 10 Meghan Court, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 10 Meghan Court, Saratoga Springs, NY 12866, Tax Map No. 140.15-2-6, zoned R-1 in the Town of Wilton, be granted, for 40 ft. north west rear yard setback relief for a proposed 12' x 20' pre-built shed, 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 other homeowners have similar structures along property lines. 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 can not use space within their house or along any other area of the property convenient to the homeowners for medical reasons. 3. The applicant has demonstrated that the requested Area Variance is substantial, but there is lack of adverse impact on the neighbors. 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, but based on the above conditions, meets a standard, acceptable standard.

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

**Appeal No. 2026-09** A.J. Signs, 842 Saratoga Road, Burnt Hills, NY 12027. Request for Sign Variances pursuant to §129-181 B. (2) (a), (b)[1], and [4], and C. (1), District, of the Zoning Ordinance; property located at 612 Route 9, Saratoga Springs, NY 12866, Tax Map No. 140.17-1-9, zoned CR-1 in the Town of Wilton.

Mr. Ramsdill read correspondence from SCPB (Saratoga County Planning Board) which states no significant County-wide or intercommunity impact and has been placed in record.

Tom Wheeler with AJ Signs was present and explained the application to the Board. He explained the signs are non-illuminated way finding signs to get to the appropriate entrances for doctors offices.

Mr. Ramsdill explained that directional signs that are not branded and are 4 sq. ft. or less do not require a variance and wondered if the applicant would be amenable to shrinking some of those signs (presently 12 sq. ft.) down. Mr. Wheeler expressed that they would like to keep continuity with the signs and keep the letters big enough for readability. Discussion continued.

Mr. Kaplan said the monument sign seems extremely large and concerned it will set a precedent on Route 9. He wondered if there was a study done on the other signs in the area so that the Board can determine if this is reasonable. Discussion continued between Board members, Ryan Paulson with Paulson Engineering, and Mr. Wheeler regarding the size and quantity of signage.

Mr. Kaplan asked for a photo simulation of the signage on elevations. Mr. Wheeler said he would get some pictures and superimpose the signage.

Mr. Ramsdill opened the public hearing at 7:36 p.m.

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Joanne Klepetar, 101 Parkhurst Road, questioned what the main sign will say out front and will it have 612 written on it. Tom Wheeler answered it will say Saratoga Regional Health Center and on the bottom it says 612 Maple Avenue.

Mr. Ramsdill left the public hearing open.

Mr. Paulson was concerned due to opening for patients in July, knowing time is of the essence for Mr. Wheeler. Mr. Ramsdill explained the Board does not anticipate dragging this out for months.

Appeal No. 2026-09 was tabled until the next meeting scheduled April 23, 2026.

**Appeal No. 2026-10** Ray Signs, 28 Colonial Avenue, Schenectady, NY 12304. Request for Sign Variances pursuant to §129-181 B. (2) (a), (b)[1], and [4], and C. (1), of the Zoning Ordinance; property located at 3065 (BJ's Gas) Route 50, Gansevoort, NY 12831, Tax Map No. 153.-3-86.111, zoned PUDD in the Town of Wilton.

Mr. Ramsdill acknowledged correspondence from SCPB stating no significant County-wide or intercommunity impact after the public hearing was closed and was placed in record.

Steve Wilson with Bohler Engineering was present and explained the application to the Board.

Mr. Ramsdill discussed the traffic flow on the site with Mr. Wilson.

Mr. Wilson explained they are seeking relief for 10 attached signs and one detached sign and questioned the detached signage from BJ's. Mr. Collins said one of the signs at the entrance was never approved. Discussion continued about the amount of signage relief. Jeff Black, Site Development Manager for BJ's, discussed the square footage relief needed with the Board.

Mr. Ramsdill opened and closed the public hearing at 7:46 p.m. due to lack of public comment.

Mrs. Mannix made a motion to approve Appeal No. 2026-10, Ray Signs, 28 Colonial Avenue, Schenectady, NY 12304. Request for Sign Variances pursuant to §129-181 B. (2) (a), (b)[1], and [4], and C. (1), of the Zoning Ordinance; property located at 3065 (BJ's Gas) Route 50, Gansevoort, NY 12831, Tax Map No. 153.-3-86.111, zoned PUDD in the Town of Wilton, be granted, for an additional 10 attached signs and 1 detached sign for BJ's Gas, and 195 sq. ft. of signage, 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 Sign Variances because it's keeping with all of the signage around the mall and nearby gas stations. 2. The applicant has demonstrated that the benefit sought cannot be achieved by some method feasible for the applicant to pursue other than by Sign Variances because one of the detached signs are already there and there's really no other way to have signage other than signage. 3. The applicant has demonstrated that the requested Sign Variances are substantial because 195 sq. ft. is a lot. 4. The applicant has demonstrated that the requested Sign Variances 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.

Mr. Collins seconded the motion. All Board members present were in favor. The motion passed. There was discussion on the code for Signage amongst the Board.

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**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 7:57 p.m.

**Dated: March 26, 2026**

**BOARD OF APPEALS**

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

**Lisa Closson, Zoning Clerk**

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

**Chris Ramsdill, Vice Chairman**