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**WILTON ZONING BOARD OF APPEALS  
THURSDAY April 23, 2026**

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, April 23, 2026, at Wilton Town Hall and was called to order by Vice Chairman Ramsdill.

**PLEDGE OF ALLEGIANCE**

**PRESENT:** Chairman Kingsley, Vice Chairman Christopher Ramsdill, Nicholas Collins, Christopher Iwinshi, and Keith Kaplan. Also present were Mark Schachner, Town of Wilton Zoning Board of Appeals Attorney, John Herlihy, Code Enforcement Officer, and Lisa Closson, Zoning Clerk.

**ABSENT:** Andrew Bobbitt, Scott Duffy, and Kelsey Mannix, 1<sup>st</sup> Alternate.

**MINUTES:** The minutes of the last meeting, held on March 26, 2026, were approved, as submitted, on a motion made by Mr. Kaplan, 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\*

**SUP NO. 2016-06** James L. Zeigler, 256 Wilton-Gansevoort Rd., Gansevoort, New York 12831. Request for the extension for a Special Use Permit, pursuant to §129 Attachment 8 and §129-176, Schedule B of the Zoning Ordinance, for the raising of 24 chickens and 2 pigs; property located at 256 Wilton-Gansevoort Road, Tax Map No. 102.-1-32.113, zoned R-2 in the Town of Wilton. SUP No. 2016-06, originally granted February 25, 2016 for a period of two years, amended on April 26, 2018 for 100 chickens, 12 turkeys and 10 pigs, and continually extended since, is due for review and extension on or before May 28, 2026.

Mr. Kinglsey read correspondence from James Zeigler explaining nothing has changed and he would like his special use permit extended.

Mr. Collins made a motion to approve the extension of SUP No. 2016-06, James L. Zeigler, 256 Wilton-Gansevoort Rd., Gansevoort, New York 12831. Request for the extension for a Special Use Permit, pursuant to §129 Attachment 8 and §129-176, Schedule B of the Zoning Ordinance, for the raising of 100 chickens, 12 turkeys and 10 pigs; property located at 256 Wilton-Gansevoort Road, Tax Map No. 102.-1-32.113, zoned R-2 in the Town of Wilton, for an additional 3 years. SUP No. 2016-06 will be due for review and extension on or before

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May 28, 2029. Mr. Iwinski seconded the motion. All Board members present were in favor. The motion passed.

**OLD BUSINESS:**

**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.

**Appeal 2026-09 was heard after Appeals 2026-15, 2026-16, and 2026-17.**

**New Business:**

**Appeal No. 2026-11** Michael Smith, 12 Hillside Avenue, Saratoga Springs, NY 12866. Request for Area Variances pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 12 Hillside Avenue, Saratoga Springs, NY 12866, Tax Map No. 153.13-2-22, zoned R-1 in the Town of Wilton.

**Appeal No. 2026-12** Matthew and Pam Darcangelo, 82 Jones Road, Saratoga Springs, New York 12866. Request for an Area Variance, pursuant Schedule A, R-1 District, and §129-157 of the Zoning Ordinance, property located at 82 Jones Road, Saratoga Springs, New York 12866, Tax Map No. 153.11-2-52, zoned R-1 in the Town of Wilton.

**Appeal No. 2026-13** Michelle and Nicholas Collins, 24 Craw Lane, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 24 Craw Lane, Gansevoort, NY 12831, Tax Map No. 115.13-4-22, zoned R-1 in the Town of Wilton.

**Appeal No. 2026-14** Scott Curry, 362 Ruggles 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 362 Ruggles Road, Gansevoort, NY 12831, Tax Map No. 129.-1-63.4, zoned R-2 in the Town of Wilton.

**Appeal 2026-09, Appeal 2026-11, Appeal 2026-12 and Appeal 2026-14 were heard after Appeals 2026-15, 2026-16, and 2026-17. Appeal 2026-13 was heard last, after Appeal 2026-14.**

**Appeal No. 2026-15** Wilton Service Center, 215 Ballard Road, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-174 C. (2), of the Zoning Ordinance; property located at 215 Ballard Road, Gansevoort, NY 12831, Tax Map No. 115.14-1-18, zoned C-3 in the Town of Wilton.

**Appeal No. 2026-16** Wilton Service Center, 215 Ballard Road, Gansevoort, NY 12831. Request for Area Variances pursuant to §129-157 of the Zoning Ordinance; property located at 21 Traver Road, Gansevoort, NY 12831, Tax Map No. 115.-1-21, zoned C-3 in the Town of Wilton.

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**Appeal No. 2026-17** Wilton Service Center, 215 Ballard Road, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-174 C. (2) of the Zoning Ordinance; property located at 17 Traver Road, Gansevoort, NY 12831, Tax Map No. 115.-1-22, zoned C-3 in the Town of Wilton.

**Appeals 2026-15, 2026-16, and 2026-17 were heard together.**

Mr. Kinglsey read correspondence from SCPB (Saratoga County Planning Board) expressing no significant county-wide or intercommunity impact and from WPB (Wilton Planning Board) giving favorable recommendation to the Zoning Board of Appeals for Area Variances, and both have been placed in record.

Jordyn Conway from Bartlett, Pontiff, Stewart, and Rhodes P.C. was present and explained the subdivision to the Board.

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

There was discussion between Ms. Conway and the Board regarding traffic flow and new lot lines.

- Wilton Service Center's area variances approved for three parcels at 215 Ballard Road, with relief for pavement setbacks and rear yard setbacks, to facilitate subdivision and improve traffic flow.
- Variances included relief from pavement setbacks (zero feet instead of 15 feet) and minor rear yard setbacks (44.5 and 45 feet instead of 50 feet).
- The subdivision aims to separate existing uses into independent lots, improve traffic flow, and conform more closely to zoning standards.

Mr. Ramsdill made a motion to approve Appeal No.'s 2026-15, 2026-16, and 2026-17, Wilton Service Center, 215 Ballard Road, Gansevoort, NY 12831. Request for Area Variances pursuant to §129-174 C. (2), of the Zoning Ordinance; property located at 215 Ballard Road, Gansevoort, NY 12831, Tax Map No. 115.14-1-18, zoned C-3 in the Town of Wilton, property located at 21 Traver Road, Gansevoort, NY 12831, Tax Map No. 115.-1-21, zoned C-3 in the Town of Wilton, and property located at 17 Traver Road, Gansevoort, NY 12831, Tax Map No. 115.-1-22, zoned C-3 in the Town of Wilton, be granted, for a proposed three lot subdivision for::

**Lot A (Tax Map No. 115.14-1-18):**

- 15-foot pavement setback variance

**Lot B (Tax Map No. 115.14-1-21):**

- 5.5-foot rear yard setback variance for existing garage
- 5-foot rear yard setback variance for existing house

**Lot C (Tax Map No. 115.14-1-22):**

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- 15-foot pavement setback variance

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 parcels are part of a long-established, mixed-use property. The proposed subdivision will improve site organization by separating residential and commercial uses, allowing each to function independently. 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 Variances because the parcels are uniquely configured and have existed in their current layout for a significant period of time. 3. The applicant has demonstrated that the requested Area Variances are not substantial given the existing development pattern and long-standing use of the property. 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 Existing conditions will largely remain unchanged. The variances will improve internal traffic circulation, reducing traffic impacts on Traver Road and directing flow toward Exit 16. 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.

**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.

The public hearing was still open from the March 26, 2026 ZBA meeting. Tom Wheeler with AJ Signs was present and explained the application again to the Board.

- AJ Signs requested variances for multiple signs, including monument, directional, and building signs, totaling 133.9 square feet of relief.
- Sign size and scale were discussed, with concerns about visibility, especially for visually impaired individuals.
- Sign illumination details: reverse-lit on building, non-illuminated directional signs.
- The applicant proposed a simple, uniform signage design to aid wayfinding and reduce visual clutter.
- The Board considered reducing sign sizes but prioritized visibility and uniformity for safety and clarity.

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

Mr. Ramsdill made a motion to approve 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,

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Tax Map No. 140.17-1-9, zoned CR-1 in the Town of Wilton, be granted for 3 additional attached signs, 7 additional detached signs, and an additional 133.90 sq. ft. of signage for Saratoga Regional Health Center, 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 Variance because the scale of the building is tremendous, it's not an excessive amount of signage, and the signs actually appear to be difficult to read from a distance. Consistent signage could have a better, more uniform look for the property and allow patients who are coming in to look at the sign at a greater distance, and improve the likelihood that they're confident in the parking lot finding the entrance that they're seeking. 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 Variance because this property is very large, and the parking lot is going to be confusing with the multiple entrances and independent practices that exist within the building. The improved signage is going to really assist with directing to the proper entrance and to navigating the parking lot. 3. The applicant has demonstrated that the requested Sign Variance is substantial. 4. The applicant has demonstrated that the requested Sign Variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because it will enhance the traffic flow and safety features, and is consistent with the scale of the building and other properties on the Route 9 corridor. 5. The applicant has demonstrated that the alleged difficulty was self-created.

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

A motion was made to approve the sign variances, with an amendment by Mr. Kaplan to acknowledge the substantiality of the variance being mitigated by the sign's physical scale.

**Appeal No. 2026-11** Michael Smith, 12 Hillside Avenue, Saratoga Springs, NY 12866. Request for Area Variances pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 12 Hillside Avenue, Saratoga Springs, NY 12866, Tax Map No. 153.13-2-22, zoned R-1 in the Town of Wilton.

Mr. Kinglsey read correspondence from SCPB with no significant county-wide or intercommunity impact and has been placed in record.

Davis Smith was present and explained the application to the Board.

- Request involved two lot subdivision to separate existing single-family dwellings and outbuildings.
- Variances needed due to front yard setbacks: 11.8 ft and 46.9 ft for houses, garage at 21.2 ft, carport at 36 ft.
- Variances were for pre-existing conditions, reviewed by Wilton Zoning Board of Appeals in April.

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Mr. Kingsley opened and closed the public hearing at 7:40 p.m. due to lack of public comment.

Mr. Collins made a motion to approve Appeal No. 2026-11, Michael Smith, 12 Hillside Avenue, Saratoga Springs, NY 12866. Request for Area Variances pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 12 Hillside Avenue, Saratoga Springs, NY 12866, Tax Map No. 153.13-2-22, zoned R-1 in the Town of Wilton, be granted, for:

Lot 1 House <del>Garage</del> ----- Car Port -----	. 38.20 ft. front yard setback relief <del>28.8 ft. front yard setback relief -</del> 14 ft. front yard setback relief -----
Lot 2 House	3.10 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 Variances because there's no change in any of the structures on that property. It's merely a subdivision request. 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 Variances because the structures have been existing for quite some time. Therefore, there's really no other alternative. 3. The applicant has demonstrated that the requested Area Variances are not substantial. 4. The applicant has demonstrated that the requested Area 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. Kaplan seconded the motion. All Board members present were in favor. The motion passed.

**Appeal No. 2026-12** Matthew and Pam Darcangelo, 82 Jones Road, Saratoga Springs, New York 12866. Request for an Area Variance, pursuant Schedule A, R-1 District, and §129-157 of the Zoning Ordinance, property located at 82 Jones Road, Saratoga Springs, New York 12866, Tax Map No. 153.11-2-52, zoned R-1 in the Town of Wilton.

Matthew Darcangelo was present and explained his application to the Board.

- Proposed garage size: 25' x 25', with plans to use permeable pavers for safety and drainage.
- The garage would be placed closer to Park Circle, with minimal impact on neighborhood character.
- Applicant plans to keep existing structures and avoid paving.

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- Variance requested: approximately 37 ft reduction from the 50 ft setback.

Mr. Kingsley opened and closed the public hearing at 7:51 p.m. due to lack of public comment.

Mr. Kaplan made a motion to approve Appeal No. 2026-12, Matthew and Pam Darcangelo, 82 Jones Road, Saratoga Springs, New York 12866. Request for an Area Variance, pursuant Schedule A, R-1 District, and §129-157 of the Zoning Ordinance, property located at 82 Jones Road, Saratoga Springs, New York 12866, Tax Map No. 153.11-2-52, zoned R-1 in the Town of Wilton, be granted, for 37 ft. rear yard setback relief for a proposed detached garage, 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 property to the west is the location of a pump house for Saratoga County Estates and the garage will not provide any kind of detriment to the neighborhood character. 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 of the width and the depth of the property and the applicant has demonstrated that if anything this garage may require less variance. 3. The applicant has demonstrated that the requested Area Variance is substantial, but is mitigated by the lack of impact that it would have on neighborhood character. 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 the proposed garage is not going to be able to be seen all that easily, be sighted in the woods, and it will be fitting for the area. 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.

**Appeal No. 2026-13** Michelle and Nicholas Collins, 24 Craw Lane, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 24 Craw Lane, Gansevoort, NY 12831, Tax Map No. 115.13-4-22, zoned R-1 in the Town of Wilton.

Appeal 2026-13 was heard last after Appeal 2026-14.

**Appeal No. 2026-14** Scott Curry, 362 Ruggles 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 362 Ruggles Road, Gansevoort, NY 12831, Tax Map No. 129.-1-63.4, zoned R-2 in the Town of Wilton.

Mr. Kingsley read correspondence from Faith and John Parker, 364 Ruggles Road, expressing the variance not be granted and has been placed in record.

Mr. Kinglsey opened the public hearing at 8:08 p.m.

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Sandra Loftis, 361 Ruggles Road, asked what Mr. Parker's objection was. Mr. Kingsley explained the shed will be taller than fence and does not want to see it.

Tom Ventre, 360 Ruggles Road, right next to Mr. and Mrs. Curry, and just wanted to say that they are in favor of it. He said he will look out in his own backyard every day, and he'll see the shed where Mr. Curry wants to put it, and has no problem with it.

Mr. Kingsley closed the public hearing at 8:10 p.m.

- Existing structures and property layout discussed, with the shed to be placed in a similar location as previous structures.
- Applicant explained the shed's placement and plans to keep it consistent with existing structures.
- Variance requested: 6 ft from the property line, with the shed to be built in the same spot as the previous shelter logic.

Mr. Collins made a motion to approve Appeal No. 2026-14, Scott Curry, 362 Ruggles 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 362 Ruggles Road, Gansevoort, NY 12831, Tax Map No. 129.-1-63.4, zoned R-2 in the Town of Wilton, be granted, conditioned on proper drainage pitching towards the applicants property, and deviating from the original amount of 14 ft. to 9 ft. north side yard setback relief for a proposed 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 there's already an existing shelter logic tent there, and with the applicant willing to put the new structure an additional five feet away from the property line, that's satisfactory. 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 did modify the distance and is willing to move the proposed shed from the property line. 3. The applicant has demonstrated that the requested Area Variance is 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 eliminating that shelter logic tent that looks kind of like an eyesore, replacing it with a newer shed is actually going to make things look a little bit better there. 5. The applicant has demonstrated that the alleged difficulty was self-created.

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

**Appeal No. 2026-13** Michelle and Nicholas Collins, 24 Craw Lane, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 24 Craw Lane, Gansevoort, NY 12831, Tax Map No. 115.13-4-22, zoned R-1 in the Town of Wilton.

Mr. Collins recused himself from the meeting for this appeal.

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Michelle and Nick Collins were present and explained the application to the Board.

- Lot is a small triangle with limited buildable area.
- The garage design matches neighborhood style (Craftsman), extending existing driveway.
- The garage would be located near the front of the lot, aligned with existing structures.
- Concerns about setbacks and neighborhood aesthetics discussed, with conditions to ensure proper placement.

Mr. Kingsley opened the public hearing at 8:20 p.m.

Mary Kruchinski stated she is not opposed to the application and would like to know if the current garage is going to turn back to a garage. Mrs. Collins explained it was used for a gym but has a car in it now. Ms. Kruchinski wondered if the property will turn into a four car garage. She then stated there was a shed that was close to the road and was curious where the shed is going to end up. Mr. Collins said it may have to move 15-20 degrees after they put in the foundation for the garage. Ms. Kruchinski then questioned who owns the land at the point of the property. Mr. Kingsley explained a corner lot having two front setbacks and then a town right-of-way. Discussion continued.

Ms. Kruchinski said that potentially there could be 4 cars on the property. She asked if her conditions would be listed as conditions of the approval, and Mr. Ramsdill explained they will be part of the record. She then made mention of a walking trail on a property and people are cutting trees down that belong to the Town of Wilton.

Mr. Kingsley closed the public hearing at 8:28 p.m.

Mr. Iwinski made a motion to approve Appeal No. 2026-13, Michelle and Nicholas Collins, 24 Craw Lane, Gansevoort, NY 12831. Request for an Area Variance pursuant to §129-157, and Schedule A, R-1 District, of the Zoning Ordinance; property located at 24 Craw Lane, Gansevoort, NY 12831, Tax Map No. 115.13-4-22, zoned R-1 in the Town of Wilton, be granted, for 14.54 ft. Craw Lane front yard setback relief for a proposed detached garage, 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 applicant is doing what they can with the small building envelope created, there are other detached two car garages there, and they need it for storage. 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 building envelope is just very small and tight. 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's a couple of roof lines and (drainage) would be going into the ground or onto the street because there are no neighbors there. 5. The applicant has demonstrated that the alleged difficulty was self-created.

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

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**Adjournment:**

Mr. Kinglsey made a motion to adjourn. Mr. Ramsdill seconded the motion. All Board members present were in favor. The meeting was adjourned at 8:33 p.m.

**Dated: April 24, 2026**

**BOARD OF APPEALS**

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

**Lisa Closson, Zoning Clerk**

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

**Scott Kingsley, Chairman**

