

WILTON ZONING BOARD OF APPEALS
THURSDAY May 28, 2026

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, May 28, 2026, at Wilton Town Hall and was called to order by Chairman Kinglsey.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Vice Chairman Christopher Ramsdill, Andrew Bobbitt, Nicholas Collins, Scott Duffy, Keith Kaplan, and Kelsey Mannix, 1st 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: Christopher Iwinski

MINUTES: The minutes of the last meeting, held on April 23, 2026, were approved, as submitted, on a motion made by Mr. Collins, seconded by Mr. Kaplan. 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. 2012-27 Jody Cracco, 7 Greenwood Road, Lake George, New York 12845. Request for the extension of a Special Use Permit pursuant to Schedule N and §129-176 T, 1,2,3,4 and 5 of the Zoning Ordinance for a Day Use Dog Kennel; property located at 474 Route 9, Tax Map No. 153.13-1-4.2, zoned CR-1, in the Town of Wilton. SUP No. 2012-27, originally granted on June 28, 2012 for a period of two years, in accordance with all requirements in §129-175 D, and continually extended since, is due for review and extension on or before June 28, 2026.

Jody Cracco was present and expressed she would like to have her Special Use Permit extended.

Mr. Collins made a motion to approve the extension of SUP No. 2012-27, Jody Cracco, 7 Greenwood Road, Lake George, New York 12845. Request for the extension of a Special Use Permit pursuant to Schedule N and §129-176 T, 1,2,3,4 and 5 of the Zoning Ordinance for a Day Use Dog Kennel; property located at 474 Route 9, Tax Map No. 153.13-1-4.2, zoned CR-1, in the Town of Wilton, for an additional 3 years. SUP No. 2012-27 will be due for review and extension on or before June 28, 2029. Mr. Bobbitt seconded the motion. All Board members present were in favor. The motion passed.

Wilton Zoning Board of Appeals
Regular Meeting May 28, 2026

SUP. No. 2023-19 Julian and Julie Thomas, 71 Woodard Road, Gansevoort, New York, 12831. Request for a Special Use Permit for Agriculture with Animals pursuant to §129-175 D. (1)-(7) and §129-176 V., of the Zoning Ordinance; property located at 71 Woodard Road, Gansevoort, New York, 12831, Tax Map No. 114.-1-8, zoned R-2, in the Town of Wilton. SUP no. 2023-19, originally granted June 22, 2023 for a period of 1 year limited to 30 chickens with the max of 1 rooster, and 6 turkeys, and subject to all requirements listed in §129-176 V., and continually extended since, is due for review and extension on or before June 22, 2026.

Mr. Kingsley read correspondence from Julie and Julian Thomas explaining that nothing has changed and they would like their Special Use Permit extended.

Mr. Collins made a motion to approve the extension of SUP No. 2023-19, Julian and Julie Thomas, 71 Woodard Road, Gansevoort, New York, 12831. Request for a Special Use Permit for Agriculture with Animals pursuant to §129-175 D. (1)-(7) and §129-176 V., of the Zoning Ordinance; property located at 71 Woodard Road, Gansevoort, New York, 12831, Tax Map No. 114.-1-8, zoned R-2, in the Town of Wilton, for an additional 3 years. SUP No. 2023-19 will be due for review and extension on or before June 22, 2029. Mr. Kaplan seconded the motion. All Board members present were in favor. The motion passed.

OLD BUSINESS:

None

New Business:

Appeal No. 2026-18 Adirondack Sign Co., 72 Ballston Avenue, Saratoga Springs, NY 12866. Request for Sign Variances pursuant to §129-181 C. (1) of the Zoning Ordinance; property located at 9 Lowes Drive, Saratoga Springs, NY 12866, Tax Map No. 153.-3-124.1, zoned C-1 in the Town of Wilton.

Mr. Kingsley acknowledged that the appeal was not properly noticed. Appeal No. 2026-18 will need to be re-noticed and be heard at the next meeting to be held June 25, 2026.

Appeal No. 2026-19 KNC Holdings, Inc., 21 Walker Way, Albany, NY 12205. Request for Area Variances, pursuant to Schedule N, CR-1 District, of the Zoning Ordinance, property located at 542 Route 9, Saratoga Springs, New York 12866, Tax Map No. 153.9-1-5.1, zoned CR-1 in the Town of Wilton.

Mr. Kingsley read correspondence from WPB (Wilton Planning Board) giving a positive recommendation to the ZBA (Zoning Board of Appeals) which has been placed in record, then explained that since there has not been any correspondence from SCPB (Saratoga County Planning Board) yet, a motion can not be made.

Wilton Zoning Board of Appeals
Regular Meeting May 28, 2026

Caryn Mlodzianowski, with Bohler Engineering, Christian King, Griffin, and Darby, with KNC Touchfree Carwash, Inc., were present. Ms. Mlodzianowski explained the project to the Board.

Mr. Ramsdill asked about the zoning district and screening. Mr. Kingsley asked about the number of cars at other locations. Mr. King said 20 cars an hour, 10 cars per bay. Mr. Kingsley spoke about the school across the street and the traffic. Mr. King said their busiest days are Saturday and Sunday.

Mr. Bobbitt questioned if they plan to exit both north and south onto Route 9. There was discussion about the traffic on Route 9.

Mr. Kingsley opened the public hearing at 7:28 p.m.

Cecilia Krajewski, 101 Loughberry Lake Road, asked what the water source will be because the residents over there are all on well. She is concerned about the amount of water to be used. Mr. King said it will be a well system.

Mr. Kingsley reminded everyone that the Zone is CR-1 and service station is an allowed use in the code and the variances are just for the frontage and the setbacks.

Brian Foster, 105 Loughberry Lake Road, stated he is the house right next to the site and is concerned about noise pollution, hours of operation, and seeing this from his second floor. Mr. Ramsdill discussed the existing screening with Mr. Foster. Mr. Kingsley discussed the hours of operation with Mr. King.

Deb Mattison, 6 Kingswood Drive, expressed concern about the traffic at this intersection, a carwash not fitting in to the character of the neighborhood, noise, and their well for protection from the runoff from the water and what is being used. She then addressed the Board about having a carwash next to them (the Board).

Tracy Rapant, 536 Maple Ave. (Route 9), shared research on school zones and carwashes. She found there was exactly zero (0) permanent public car washes mapped or registered directly inside a designated municipal school zone across Albany, Rensselaer, Saratoga, and Washington County. Usually, traffic and zoning regulations typically prohibit heavy commercial vehicle washing operations, high volume vacuums on school zone routes for student safety. There is no commercial car wash businesses operating directly on school properties. She then spoke concern about lighting.

Mr. Kingsley asked about the collection of runoff. Mr. King said they will be tying into Saratoga County Sewer. Discussion continued about drainage and runoff collection.

Jerry Rapant, 536 Maple Ave. (Route 9) said they have been there for about 30 years and have witnessed the building of the school and the 26,000 sq. ft. building, the traffic has increased. He spoke of past job experiences of working at a car wash and from fire and water damage. Two drops of oil off a lawn mower can contaminate an acre. He explained they had commercial places look at their property which is available, but the businesses that look there were basically told if they have tires and oil, they would not approve them to be on the watershed which is at the bottom of the hill where this (application) is proposed. He spoke of responsible versus irresponsible when it comes to spills, and contamination is more important than it was 30 years ago. When a vehicle pulls out it

Wilton Zoning Board of Appeals
Regular Meeting May 28, 2026

will have water coming off it, it's not dried inside the box, it comes out dripping off whatever was on there. All those contaminants are going to be all over the parking lot, and probably halfway up Loughberry Lake Road in Route 9. Also, the amount of accidents that are seen on a daily basis of people cutting around, people turning left, people turning right, trying to get to Cumbies to get a coffee. He continued to speak about the traffic.

Mr. Kingsley closed public comment at 7:40 p.m. The public hearing is still open.

Ms. Mlodzianowski asked if the Board wanted to see additional information. She said they are only asking for the variances and WPB can address traffic, lighting, and aesthetics.

Mr. Ramsdill is concerned about screening to the adjacent property, lighting, noise, and hours. He then asked if it would be manned. Mr. King said someone would go through there two to three times a day, and it is an automatic car wash. Nobody ever gets out of their car. They pay at the kiosk, they drive in. If it's winter time, the doors close, we wash them, we dry them, and they drive out. So, the element of having concerns about some of the things that Mr. Rapant mentioned is somewhat irrelevant, because it's not self-serving. Some of what he described does happen in the self-serve car wash, but this is not what this is. This is all fully automatic, touch free.

Mr. Kingsley spoke concern about hours and what level of sound is generated. Mr. King explained they are cognizant of noise, hours, lighting and screening.

Mr. Collins asked what the hours were at Cohoes and Milton. Mr. King said Cohoes is 5 a.m. to 10 p.m., and Marion Ave. is 7 a.m. to 8 p.m. Ms. Mlodzianowski said Milton is 24 hrs.

Mr. Kaplan asked if there are cameras. Mr. King said there are two in each bay, two looking at the kiosks, two at the exits, and all over the vacuums.

Mr. Kaplan asked how setbacks would affect the drainage. It would be good to get a little bit more pictorial representation of that, so maybe show on the schematic how this choice of location figures into the setback and affects how the drainage works with where the water is going on this property. If it was further back and had less of a variance, but what would be the impact on waste water drainage.

Mr. Bobbitt wondered what a single bay unit would be in terms of finances and variances. Ms. Mlodzianowski said she can not speak about finances but either way the variances would be needed. Discussion continues about the greenspace, buffering, traffic, cars, noise, and lights.

Mr. Collins made mention of giant arborvitaes.

Adjournment:

Mr. Collins made a motion to adjourn. Mr. Duffy seconded the motion. All Board members present were in favor. The meeting was adjourned at 7:50 p.m.

Wilton Zoning Board of Appeals
Regular Meeting May 28, 2026

Dated: May 29, 2026

BOARD OF APPEALS

BY _____

Lisa Closson, Zoning Clerk

BY _____

Scott Kingsley, Chairman