

WILTON ZONING BOARD OF APPEALS
THURSDAY June 26, 2025

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, June 26, 2025, at Wilton Town Hall and was called to order by Chairman Kingsley.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Scott Duffy, Jay Rifenburg, Scott Dussault, 1st Alternate, and Kelsey Mannix, 2nd Alternate. Also present were Mark Schachner, Town of Wilton Zoning Board of Appeals Attorney, Mark Mykins, Code Enforcement Officer, and Amy DiLeone, acting as Zoning Clerk.

ABSENT: Vice Chairman Christopher Ramsdill, Andrew Bobbit, Nicholas Collins, and Christopher Iwinski.

MINUTES: The minutes of the last meeting, held on May 22, 2025, were approved, as submitted, on a motion made by Mr. Rifenburg, 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. 1999-16 Richard and Kay Zwirn, 9 Taylor Road, Gansevoort, New York 12831. Request for the extension of a Special Use Permit, pursuant to Schedule B of the Zoning Ordinance, for a private stable; property located on Route 50 and Duncan Road, Tax Map Nos. 129.-1-56.2 and 129.-1-70.12, zoned R-2 in the Town of Wilton. SUP No. 1999-16, originally granted on July 22, 1999 for a period of two years, and continually extended since, with all previous conditions still in effect, is due for review and extension on or before July 27, 2025.

Richard Zwirn was present and explained nothing has changed.

Mr. Duffy made a motion to approve the extension of SUP No. 1999-16, Richard and Kay Zwirn, 9 Taylor Road, Gansevoort, New York 12831, for an additional three years. Request for the extension of a Special Use Permit, pursuant to Schedule B of the Zoning Ordinance, for a private stable; property located on Route 50 and Duncan Road, Tax Map Nos. 129.-1-56.2 and 129.-1-70.12, zoned R-2 in the Town of Wilton. SUP No. 1999-16, originally granted on July 22, 1999 for a period of two years, and continually extended since, with all previous conditions still in effect, will be due for review and extension on or before July 27, 2028.

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

SUP. No. 2023-21 Susan Davis of SD Atelier for Dominick and Elizabeth Bizzarro, 511 Broadway, Second Floor, Saratoga Springs, New York, 12866. Request for a Special Use Permit for a Home Occupation for a home office pursuant to §129-175 D. 1-6, and §129-176 C. (2), (3) (a) (b) and (4) (a)-(f) of the Zoning Ordinance; property located at 3 Chestnut Hill Drive, Saratoga Springs, New York, 12866, Tax Map No. 153.14-4-8, zoned R-1, in the Town of Wilton, originally granted July 27, 2023, for a period of two years, is due for review and extension on or before July 27, 2025.

Mr. Kingsley read correspondence from Dominick Bizzarro explaining they do not have immediate plans to construct a home office as of yet and understands that they would have to come in for a Special Use Permit once they are ready.

Mr. Kingsley stated the Board will let SUP. No. 2023-21 expire.

OLD BUSINESS:

Appeal No. 2024-06 Quaker Springs PV I, LLC, 200 Portland Street, 5th Floor, Boston, Massachusetts, 02114. Request for a Use Variance pursuant to Schedule B, R-2 District of the Zoning Ordinance; properties located on Jones Road and Perry Road, Saratoga Springs, New York, 12866, Tax Map Nos. 140.-2-6.12 and 140.-2-55, zoned R-2, in the Town of Wilton.

***The public hearing has been left open from the March 28, 2024, ZBA meeting.**

Appeal No. 2024-06 was heard after New Business.

NEW BUSINESS:

Appeal No. 2025-10 AIM Services, 4227 Route 50, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-174 C (1), of the Zoning Ordinance; property located at 4227 Route 50, Saratoga Springs, NY 12866, Tax Map No. 141.-2-26.1, zoned RB-1 in the Town of Wilton.

Mr. Kingsley read correspondence from the WPB (Wilton Planning Board) and SCPB (Saratoga County Planning Board) which has been placed in record.

Douglas Heller with LA Group representing AIM services explained the project to the Board. He spoke of current conditions of the property as the parking expansion was being considered.

There was discussion about the buffer and amount of parking spaces between Mr. Kingsley, Mr. Rifenburg, and Mr. Heller.

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

Mr. Rifenburg made a motion to approve Appeal No. 2025-10, AIM Services, 4227 Route 50, Saratoga Springs, NY 12866. Request for an Area Variance pursuant to §129-174 C (1), of the Zoning Ordinance; property located at 4227 Route 50, Saratoga Springs, NY 12866, Tax Map No. 141.-2-26.1, zoned RB-1 in the Town of Wilton, be granted, for relief of 5.08 ft. northeast side pavement setback for a proposed parking lot expansion, 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 minor in nature and will maintain a 9' buffer to the adjacent farm land to the east. 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 there are existing wetland buffer areas to the south of the site and stormwater/septic to the north of the existing parking lot. Construction of parking to the east is the only feasible location. 3. The applicant has demonstrated that the requested Area Variance is not substantial because it is only 5.08 ft. 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 parking expansion is situated to avoid impacts to wetland buffers and limit site disturbance. 5. The applicant has demonstrated that the alleged difficulty was self-created, but creating additional parking to the south would require substantially more pavement due to circulation and require a wetland buffer permit.

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

Appeal No. 2024-06 Quaker Springs PV I, LLC, 200 Portland Street, 5th Floor, Boston, Massachusetts, 02114. Request for a Use Variance pursuant to Schedule B, R-2 District of the Zoning Ordinance; properties located on Jones Road and Perry Road, Saratoga Springs, New York, 12866, Tax Map Nos. 140.-2-6.12 and 140.-2-55, zoned R-2, in the Town of Wilton.

***The public hearing has been left open from the March 28, 2024, ZBA meeting.**

Mr. Kingsley read correspondence from Jeanne Marie Breen, 37 Knollwood Drive, regarding the environmental impacts and has been placed in record.

Mr. Kingsley explained that the Board did vote on hiring a consultant to help with Part 3 of SEQRA, and the Town has been in contact with Nan Stozenburg, and are waiting to hear back on a proposal.

Mr. Kingsley asked if the applicant had any new information. Alecia Legland, with Hodson Russ, said not for this meeting.

Mr. Kingsley opened public comment at 7:17 p.m.

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Joe Cigan, 5 Knollwood Drive, shared articles about communication devices they're finding in Chinese made power inverters, and has been placed in record.

Mr. Rifembary discussed the power inverters with Ms. Legland and she will ask the applicant to provide the Board with spec sheets for the panels.

Mr. Kingsley closed public comment at 7:21. The public hearing remains open.

Mr. Kingsley thanks Chris Ramsdill, who was not present, for all his work he has done leading this Board.

Adjournment:

Mr. Rifembary made a motion to adjourn. Mr. Duffy seconded the motion. All Board members present were in favor. The meeting was adjourned at 7:21 p.m.

Dated: June 27, 2025

BOARD OF APPEALS

BY _____

Lisa Closson, Zoning Clerk

BY _____

Scott Kingsley, Chairman