

WILTON ZONING BOARD OF APPEALS
THURSDAY July 23, 2026

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

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Vice Chairman Christopher Ramsdill, Nicholas Collins, Scott Duffy, and Christopher Iwinski. Also present were Mark Schachner, Town of Wilton Zoning Board of Appeals Attorney, John Herlihy, Code Enforcement Officer, and Lisa Closson, Zoning Clerk. Also present were Amy DiLeone, Planning Secretary, and Joshua Carlsson, Land Use Administrator.

ABSENT: Andrew Bobbitt, Keith Kaplan, and Kelsey Mannix, 1st Alternate.

MINUTES: The minutes of the last meeting, held on May 28, 2026, were approved, as submitted, on a motion made by Mr. Collins, 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. 2014-21 Joseph and Colleen Paterson, 210 Gurn Springs Road, Gansevoort, NY 12831. Request for the extension of a Special Use Permit pursuant to §129 Attachment 8, Schedule B of the Zoning Ordinance for a private stable, and §129-176 V (1-7), Agricultural with animals and private stable; property located at 210 Gurn Springs Road, Gansevoort, NY 12831, Tax Map No. 102.-1-35.111 zoned R-2, in the Town of Wilton. SUP No. 2014-21, originally granted on August 28, 2014 for a period of two years with a maximum of 1-3 horses, and continually extended since, is due for review and extension on or before August 28, 2026.

Mr. Kingsley read correspondence from Colleen Patterson requesting to extend her special use permit.

Mr. Collins made a motion to approve the extension of SUP No. 2014-21, Joseph and Colleen Paterson, 210 Gurn Springs Road, Gansevoort, NY 12831. Request for the extension of a Special Use Permit pursuant to §129 Attachment 8, Schedule B of the Zoning Ordinance for a private stable, and §129-176 V (1-7), Agricultural with animals and private stable; property located at 210 Gurn Springs Road, Gansevoort, NY 12831, Tax Map No. 102.-1-35.111 zoned R-2, in the Town of Wilton, for an additional 3 years. SUP No. 2014-21 will be due for review

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and extension on or before August 28, 2029. Mr. Iwinski seconded the motion. All Board members present were in favor. The motion passed.

OLD BUSINESS:

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.

The public hearing has been left open from the May 28, 2026 ZBA meeting.

Mr. Kinglesy read correspondence from SCPB (Saratoga County Planning Board) and has been placed in record.

Mr. Collins made a motion to place all written correspondence submitted to be placed in record. Individual letters would not be read aloud because of the volume, and every Board member reviewed the submissions prior to the meeting. Mr. Duffy seconded the motion. All Board members present were in favor. The motion passed.

Attorney Stephanie Ferradino was present to represent KNC Carwash, along with Caryn Mlodzianowski with Bohler Engineering, and Christian, Darby and Griffin King with KNC Touchfree Carwash.

Mrs. Ferradino presented the application via a presentation. The items discussed were:

- Requested variances,
- Comprehensive Plan discussion,
- Zoning analysis,
- Traffic,
- Water usage,
- Environmental issues,
- Engineering testimony.
- The property is located at **542 Maple Avenue (Route 9)** at the corner of Loughberry Lake Road.
- The parcel contains an older residence dating to the **1920s**.
- The property has reportedly been marketed for sale for several years without attracting a residential purchaser.
- The agreed purchase price is **\$550,000**.
- A **two-bay touch-free automatic car wash**.
- A facility substantially different from a tunnel-style operation such as Hoffman's Car Wash.
- A business that relies solely on soap and water with no brushes or equipment physically contacting vehicles.
- Each wash cycle requires approximately **six minutes**.
- Two wash bays would operate simultaneously.

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- Maximum output is approximately **20 vehicles per hour**.
- Customers generally do not queue for extended periods because lengthy waits discourage patrons from remaining in line.
- Because of the operating model, long vehicle stacking is uncommon.

- History of Route 9 Corridor
- Zoning Board's review limited to requested variances.
- The proposal qualifies as a **Type II Action** under SEQRA. Therefore, no environmental review is required under the State Environmental Quality Review Act.
- Other allowed uses in the zone could require no variances, produce greater traffic, use more water, and generate more activity.
- Economic feasibility.
- WPB (Wilton Planning Board) issued a positive recommendation to the Zoning Board of Appeals for the Area Variances.
- SCPB found no significant countywide impacts.
- Variance criteria 1-5 discussed.
 - Criterion No. 1. Whether the Variances Would Produce an Undesirable Change in Neighborhood Character
 - The applicant argued that granting the requested variances would not alter the character of the neighborhood because:
 - Route 9 has historically functioned as a commercial corridor.
 - Commercial uses have steadily replaced residential properties over many decades.
 - The Comprehensive Plan identifies this area as appropriate for continued commercial growth.
 - Existing development along the corridor lacks a consistent setback pattern.
 - The neighborhood already contains a mixture of commercial businesses and residences.
 - Criterion No. 2. Whether the Benefit Could be Achieved by Another Feasible Method
 - The parcel is a corner lot with two required front yards.
 - Compliance with both front setbacks substantially limits the available building area.
 - The applicant approached the owner of the adjoining parcel seeking to purchase additional frontage.
 - The neighboring property owner declined to sell any land.
 - Criterion No. 3. Whether the Variances are Substantial.
 - Existing setbacks throughout the corridor vary considerably.
 - The requested building location remains farther from Route 9 than many neighboring commercial buildings.
 - The frontage deficiency is relatively minor in the context of surrounding development.
 - Criterion No. 4. Environmental and Physical Impacts
 - The requested setback relief actually increases separation from the adjacent residence.

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- Existing development along Route 9 already exhibits varied setbacks and frontage widths.
- Environmental issues associated with the project would be reviewed during Planning Board review.
- Criterion No. 5. Self-Created Difficulty
 - The frontage deficiency resulted from a historic governmental right-of-way acquisition at the intersection.
 - The lot predates the current zoning ordinance.
 - The property's corner configuration creates two front yard setbacks under the zoning code.

Ms. Mlodzianowski shared that the applicant voluntarily retained a traffic engineer.

- Traffic counts were collected on both a weekday during the school year and on a Saturday.
- Existing traffic volumes, speeds, sight distances, and operational characteristics were evaluated.
- Trip generation was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.
- Approximately **14 entering and 10 exiting vehicles** during the weekday morning peak hour.
- Approximately **23 entering and 23 exiting vehicles** during the weekday afternoon peak hour.
- Approximately **26 entering and exiting vehicles** during peak Saturday conditions.
- Saturday represents the busiest operating day for the business.
- School traffic peaks occur primarily on weekdays.
- Available traffic data indicated no significant impact to Route 9 or Loughberry Lake Road.
- Adequate gaps in traffic and acceptable sight distances exist for safe ingress and egress.

She advised that the completed traffic study would be submitted to the Town during Planning Board review.

Mrs. Ferradino spoke of existing operations for comparison. She then discussed the following:

- Daily vehicle volumes
- Peak day operations
- Vehicle stacking limited
- Water Supply
- Nearby wells
- Water Consumption
- Water Storage
- Proximity to Loughberry Lake
- Stormwater Management

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- Noise Analysis
- Wastewater Disposal
- School concerns
- Comparison to other permitted uses

Mr. Ramsdill discussed the frontage of the parcel and adjacent lots for sale with Mrs. Ferradino and Ms. Mlodzianowski.

Mr. Kingsley opened public comment at 8:45 p.m. The following were concerns of the public:

- Increased traffic on Route 9.
- Traffic congestion associated with Saratoga Springs Middle School.
- Vehicle safety at the Route 9/Loughberry Lake Road intersection.
- Protection of neighborhood character.
- Noise generated by the proposed operation.
- Potential impacts to nearby residential properties.
- Water consumption and private well capacity.
- Possible effects on Loughberry Lake and groundwater resources.
- Adequacy of buffering and landscaping.
- Questions regarding whether a car wash is an appropriate use for the site.
- Significant congestion during school arrival and dismissal periods.
- Difficulty entering and exiting neighborhood streets.
- Long vehicle queues.
- Delays caused by existing traffic volumes.
- Concerns that any additional commercial traffic would worsen current conditions.
- Timing of traffic counts.
- School-related congestion.
- Seasonal traffic variations.
- Weekend versus weekday conditions.
- Holiday traffic volumes.
- Vehicles entering and exiting the proposed site.
- Potential conflicts between customer traffic and school traffic.
- Student drivers.
- School buses.
- Emergency vehicle access.
- Visibility at the intersection.
- Winter driving conditions.
- The property has historically been residential.
- Additional commercial development could further change the character of the area.
- The proposed building may encourage additional commercial redevelopment nearby.
- Granting the requested variances could establish an undesirable precedent for future applications.
- Existing private wells.
- Historic well issues experienced by nearby property owners.
- Seasonal groundwater fluctuations.
- Future drought conditions.

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- Possible cumulative impacts from continued commercial development.
- Daily water consumption.
- Peak demand.
- Long-term aquifer sustainability.
- Potential impacts on neighboring residential wells.
- Loughberry Lake.
- Nearby wetlands.
- Groundwater quality.
- Stormwater runoff.
- Salt and chemical migration.
- Surface water resources.
- Car wash blowers.
- Drying equipment.
- Customer activity.
- Vehicle doors.
- Evening operating hours.
- The corridor already contains numerous commercial businesses.
- Additional commercial development should be carefully evaluated.
- Existing commercial activity already affects nearby neighborhoods.
- Preservation of neighborhood character remains an important planning objective.
- Commercial redevelopment should be balanced against impacts on nearby residential areas.
- The Board should consider long-term planning goals when evaluating the requested variances.
- Traffic engineering assumptions.
- School circulation.
- Groundwater protection.
- Site access.
- Property values.
- Compatibility with nearby homes.
- The statutory balancing test for area variances

Applicant response during public hearing.

- The requested approvals are limited to dimensional variances.
- Traffic engineering was performed using accepted professional methodologies.
- Water usage estimates were based upon actual operating experience.
- Detailed site engineering would continue during Planning Board review.
- Additional permits from outside agencies would still be required before construction.

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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. Kinglsey read correspondence from SCPB significant county-wide or intercommunity impact and has been placed in record.

Adam Wakulenko with Adirondack Sign Co. was present and explained there will be an additional attached sign along with a free standing sign.

Mr. Kingsley opened and closed the public hearing at 9:45 due to lack of public comment.

Mr. Ramsdill made a motion to approve 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, be granted, for an additional attached sign for Mavis Tire, 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 several nearby properties have signs on multiple facades, it will improve safety in the traffic flow because it will allow customers to be properly directed to the primary entrance, with the front entrance being mostly car-based. It would be dangerous for somebody to try to approach with all the traffic moving in and out through the large overhead garage doors. 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 the parking lot wraps around the building, and the primary entrance does not face Lowe's Drive. The town code only allows the sign to face the primary frontage of the building. 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 would improve safety in the parking lot. It would improve people's ability to navigate where to park and how to enter the building. It's consistent with other properties in the area. 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.

Appeal No. 2026-20 Alyssa Wolfe, 34 Cannon Royal Drive, Saratoga Springs, NY 12866. Request for an Area Variance, pursuant to §129-157 A., of the Zoning Ordinance, property located at 34 Cannon Royal Drive, Saratoga Springs, NY 12866, Tax Map No. 141.14-1-19, zoned R-2 in the Town of Wilton.

Mrs. Wolfe was present via ZOOM. She explained her application to the Board. Mr. Ramsdill discussed the location of the shed with Mrs. Wolfe.

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Mr. Kingsley opened and closed the public hearing at 9:51 p.m. due to lack of public comment.

Mr. Collins made a motion to approve Appeal No. 2026-20, Alyssa Wolfe, 34 Cannon Royal Drive, Saratoga Springs, NY 12866. Request for an Area Variance, pursuant to §129-157 A., of the Zoning Ordinance, property located at 34 Cannon Royal Drive, Saratoga Springs, NY 12866, Tax Map No. 141.14-1-19, zoned R-2 in the Town of Wilton, be granted for 15 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 the shed is going to match the house and will not have the standard shed look. Also, with the neighbors having privacy fence and privacy landscaping on both sides, it looks like both the neighbors are on board with the location of this shed. 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 slope of the property and the berms, this is the most optimal location for them without having to bring in machinery to go and disturb the existing layout. 3. The applicant has demonstrated that the requested Area Variance is substantial because it's 75% relief, but not enough to dissuade the variance. 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 they're not going to be disturbing any of the site, no fill or runoff is going to be happening from having to disturb the existing earth. 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.

Appeal No. 2026-21 Matthew Signs, 1233 Route 9, Hudson, NY 12534. Request for Sign Variances, pursuant to §129-181 C. (1), of the Zoning Ordinance, property located at 11 Lowes Drive, Saratoga Springs, NY 12866, Tax Map No. 153.-3-124.1, zoned C-1, in the Town of Wilton.

Mr. Kingsley read correspondence from SCPB stating no significant countywide or intercommunity impact, and has been placed in record.

Ms. Mlodzianowski with Bohler Engineering was present and explained the proposed signage to the Board.

Mr. Kingsley opened and closed the public hearing at 10:00 p.m. due to lack of public comment.

Mr. Iwinski made a motion to approve Appeal No. 2026-21, Matthew Signs, 1233 Route 9, Hudson, NY 12534. Request for Sign Variances, pursuant to §129-181 C. (1), of the Zoning Ordinance, property located at 11 Lowes Drive, Saratoga Springs, NY 12866, Tax Map No.

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153.-3-124.1, zoned C-1, in the Town of Wilton, Tax Map No. 141.14-1-19, zoned R-2 in the Town of Wilton, be granted, for an additional 5 attached signs for Buffalo Wild Wings, 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 a heavy commercial area, it will fit in, and another building is going up next to it. 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 it's important to let people know where they're going, how to get in and out, and with the proposed road going out back, just going to make things easier. 3. The applicant has demonstrated that the requested Sign Variances are not substantial. 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.

Appeal No. 2026-22 Sean Fitzpatrick, 302 Lake Avenue, Lake Luzerne, NY 12846. Request for an Area Variance, pursuant to 129-157 A., of the Zoning Ordinance, property located at 145 Jones Road, Saratoga Springs, NY 12866, Tax Map No. 145.-1-38.1, zoned R-1 in the Town of Wilton.

Sean Fitzpatrick represented the application. He explained the current garage is falling down. There was discussion about the placement and ingress and egress from the garage.

Mr. Kingsley opened and closed the public hearing at 10:05 p.m. due to lack of public comment.

Mr. Ramsdill made a motion to approve Appeal No. 2026-22, Sean Fitzpatrick, 302 Lake Avenue, Lake Luzerne, NY 12846. Request for an Area Variance, pursuant to 129-157 A., of the Zoning Ordinance, property located at 145 Jones Road, Saratoga Springs, NY 12866, Tax Map No. 145.-1-38.1, zoned R-1 in the Town of Wilton, be granted for 13 ft. south side yard setback relief for a proposed 2 car garage addition, 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 current garage is in poor condition. This would be taken down and replaced with a newer structure that would actually enhance the overall look of the property and be safer. 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 house extends quite substantially across the property, allowing no real path for a driveway to move into the backyard to orient a two-car garage. There's really no other place you could place it on the lot except on that right side of the house. 3. The applicant has demonstrated that the requested Area Variance is substantial because it's more than half the setback. 4. The

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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 current one is in a state of disrepair, and I think it will really make the property look quite a bit nicer and enhance the neighborhood. 5. The applicant has demonstrated that the alleged difficulty was self-created.

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

Appeal No. 2026-23 AJ Signs, 842 Saratoga Road, Burnt Hills, NY 12027. Request for a Sign Variance, pursuant to §129-181 D. (2). (b)., of the Zoning Ordinance, property located at 612 Maple Avenue (Route 9), Saratoga Springs, NY 12866, Tax Map No. 140.17-1-9, zoned CR-1, in the Town of Wilton.

Mr. Kingsley read correspondence from SCPB stating no significant countywide or intercommunity impact and has been placed in record.

Tom Wheeler with AJ Signs presented the application to the Board. He explained they had to shift the detached sign due to low visibility with the trees.

There was discussion about other signs in the area and the placement of the proposed detached sign.

Mr. Kingsley opened the public hearing at 10:11 p.m. and closed it at 10:12 p.m. with no public comment.

Mr. Ramsdill made a motion to approve Appeal No. 2026-23, AJ Signs, 842 Saratoga Road, Burnt Hills, NY 12027. Request for a Sign Variance, pursuant to §129-181 D. (2). (b)., of the Zoning Ordinance, property located at 612 Maple Avenue (Route 9), Saratoga Springs, NY 12866, Tax Map No. 140.17-1-9, zoned CR-1, in the Town of Wilton, be granted, for 10 ft. front setback relief for a detached sign, 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 it actually will set nicely on the site, it's comparable to multiple other signs that are in that stretch that predated the current setback rules, it won't be inconsistent, and it will improve visibility and traffic flow into the medical complex 2. The applicant has demonstrated that the benefit sought cannot be achieved by some method feasible for the applicant to pursue other than by a Sign Variance because unfortunately, there was an error in the placement of a light pole that is necessitating its move forward. To move the light pole would be a substantial cost. 3. The applicant has demonstrated that the requested Sign Variance is moderately 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's not going to block the line of sight for anybody pulling in or out of the property, and it probably will enhance people's ability to see the medical complex at a distance. 5. The applicant has demonstrated that the alleged difficulty was self-created.

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

Appeal No. 2026-24 Shannon Manager, 156 Edie Road, Saratoga Springs, NY 12866. Request for an Area Variance, pursuant to 129-157 B., of the Zoning Ordinance, property located at 156 Edie Road, Saratoga Springs, NY 12866, Tax Map No. 141.-2-19, zoned R-2 in the Town of Wilton.

Shannon Manager was present and explained the application to the Board.

There was discussion on the size of the property.

Mr. Kingsley opened and closed the public hearing at 10:16 p.m.

Mr. Duffy made a motion to approve Appeal No. 2026-24, Shannon Manager, 156 Edie Road, Saratoga Springs, NY 12866. Request for an Area Variance, pursuant to 129-157 B., of the Zoning Ordinance, property located at 156 Edie Road, Saratoga Springs, NY 12866, Tax Map No. 141.-2-19, zoned R-2 in the Town of Wilton, be granted for 10 ft. rear yard setback relief for a proposed inground pool, 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 are other pools in the neighborhood. 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 property boundaries. 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. 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. 2026-25 Gary and Ellen Grandy, 4 Jessica Trace, Wilton, NY 12831. Request for an Area Variance, pursuant to §129-157 of the Zoning Ordinance, property located at 4 Jessica Trace, Wilton, NY 12831, Tax Map No. 127.16-1-27, zoned R-1, in the Town of Wilton.

Gary and Ellen Grandy presented their application to the Board. Tom Buser, contractor, was also present.

Mr. Ramsdill recognized the house already had a little intrusion into the rear setback. Mr. Grandy said the house was built in 1972, and it is at 47 ft.

Mr. Kinglsey opened and closed the public hearing at 10:20 p.m. due to lack of public comment.

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Mr. Collins made a motion to approve Appeal No. 2026-25, Gary and Ellen Grandy, 4 Jessica Trace, Wilton, NY 12831. Request for an Area Variance, pursuant to §129-157 of the Zoning Ordinance, property located at 4 Jessica Trace, Wilton, NY 12831, Tax Map No. 127.16-1-27, zoned R-1, in the Town of Wilton, be granted for 15.60 ft. rear yard setback relief for a proposed addition, 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 they have wood surrounding pretty much all three sides of that property, from the house to the backyard, and the architect designing it will match the existing structure. 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 architectural design from the application, it's coming off of the dining room, which meets the desire that they're looking for on this one-story addition. 3. The applicant has demonstrated that the requested Area Variance is not substantial because they are surrounded by woods in the back. 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 way they're constructing it, there will be drainage to handle the runoff from the construction from the disturbed earth, and whether the alleged. 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.

Adjournment:

Mr. Duffy made a motion to adjourn. Mr. Collins seconded the motion. All Board members present were in favor. The meeting was adjourned at 10:24 p.m.

Dated: July 24, 2026

BOARD OF APPEALS

BY _____

Lisa Closson, Zoning Clerk

BY _____

Scott Kingsley, Chairman