

WILTON ZONING BOARD OF APPEALS
THURSDAY July 24, 2025

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, July 24, 2025, at Wilton Town Hall and was called to order by Chairman Kingsley.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Andrew Bobbitt, Nicholas Collins, Scott Duffy, Christopher Iwinski, Jay Rifenbary, and Kelsey Mannix, 2nd Alternate. Also present were Mark Schachner, Town of Wilton Zoning Board of Appeals Attorney, Mark Mykins, Code Enforcement Officer, and Lisa Closson, Zoning Clerk.

ABSENT: Vice Chairman Christopher Ramsdill, and Scott Dussault, 1st Alternate.

MINUTES: The minutes of the last meeting, held on June 26, 2025, were approved, as submitted, on a motion made by Mr. Rifenbary, 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. 2020-25 Reneé Scalo, 4483 Route 50, Gansevoort New York 12831. Request for a Special Use Permit pursuant to Schedule B, R-2 District, §129-175 C., D. 1-7, and §129-176 C. (1) (a)-(e) of the Zoning Ordinance for a Home Occupation for a Hair Salon; property located at 4483 Route 50, Gansevoort, New York 12831, Tax Map No. 129.-1-35, zoned R-2, in the Town of Wilton, originally granted August 27, 2020, for a period of two years, with a condition of two client minimum at a time, no signage, and no commercial lighting, and continually extended since, is due for review and extension on or before August 27, 2025.

Mr. Kingsley read correspondence from Reneé Scalo explaining she would like the Special Use Permit extended and that nothing has changed. Ms. Scalo was also present.

Mr. Rifenbary made a motion to approve the extension of SUP No. 2020-25, Reneé Scalo, 4483 Route 50, Gansevoort New York 12831. Request for a Special Use Permit pursuant to Schedule B, R-2 District, §129-175 C., D. 1-7, and §129-176 C. (1) (a)-(e) of the Zoning Ordinance for a Home Occupation for a Hair Salon; property located at 4483 Route 50, Gansevoort, New York 12831, Tax Map No. 129.-1-35, zoned R-2, in the Town of Wilton, for an additional three years. SUP No. 2020-25, originally granted on August 27, 2020, for a

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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 August 27, 2028. Mr. Iwinski seconded the motion. All Board members present were in favor. The motion passed.

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:

SUP No. 2025-11 Angela Constantino and Christopher Briscoe, 457 Wilton/Greenfield Road, Greenfield Center, NY 12833. Request for a Special Use Permit pursuant to §129-175 D. (1)-(5) and §129-176 C. Home Occupation (a)-(c) of the Zoning Ordinance for a Home Occupation for Massage Therapy; property located at 457 Wilton/Greenfield Road, Greenfield Center, NY 12833, Tax Map No. 127.-3-68.2, zoned R-2/R-3 in the Town of Wilton.

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

Angela Constantino and Christopher Briscoe were present and explained their Special Use Permit request to the Board.

There was discussion about neighboring properties.

Mr. Rifenburg made a motion to approve SUP NO. 2025-11, Angela Constantino and Christopher Briscoe, 457 Wilton/Greenfield Road, Greenfield Center, NY 12833. Request for a Special Use Permit pursuant to §129-175 D. (1)-(5) and §129-176 C. Home Occupation (a)-(c) of the Zoning Ordinance for a Home Occupation for Massage Therapy; property located at 457 Wilton/Greenfield Road, Greenfield Center, NY 12833, Tax Map No. 127.-3-68.2, zoned R-2/R-3 in the Town of Wilton, was granted for a period of two years, and will be due for review and extension on or around July 24, 2026. Mr. Collins seconded the motion. All Board members present were in favor. The motion passed.

Appeal No. 2025-12 Cellco Partnership, d/b/a Verizon Wireless, 1275 John Street, Suite 100, West Henrietta, New York, 14586. Request for a Use Variance pursuant to Schedule B, Residential District 2, of the Zoning Ordinance; property located on Ballard Road, Gansevoort, New York 12831, Tax Map No. 128.-1-12.11, zoned R-2, in the Town of Wilton.

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Appeal No. 2025-13 Cellco Partnership, d/b/a Verizon Wireless, 1275 John Street, Suite 100, West Henrietta, New York, 14586. Request for an Area Variance pursuant to §129-176 L. (7)(b), of the Zoning Ordinance; property located on Ballard Road, Gansevoort, New York 12831, Tax Map No. 128.-1-12.11, zoned R-2, in the Town of Wilton.

Appeal No.'s 2025-12 and 2025-13 were heard together.

Mr. Kinglsey read correspondence from WPB (Wilton Planning Board) for a favorable recommendation to the ZBA (Zoning Board of Appeals) for a Use Variance and an Area Variance.

Julia Monahan and David Brennan with Young Sommer were present to represent the applicant. Ms. Monahan shared a power point about the proposed Telecommunication Tower.

Mr. Mykins discussed the center breakaway point of the pole with Ms. Monahan and Mr. Rifembary.

Mr. Iwinski discussed with Mr. Mykins zones in Wilton where Telecommunication Towers are a permits use.

Mr. Bobbitt discussed the visibility, and Mr. Rifembary discussed the design with Mr. Brennan.

Mr. Brennan explained that Wilton Town Code requires that a visual resource evaluation be conducted. After an initial presentation is made, a balloon fly is scheduled, and then simulations are done based on that. Feedback is given from the board and the administrative departments about the locations from which photos will be taken and provide them to the Board for consideration.

Mr. Rifembary asked if the applications were properly noticed and Mr. Bobbitt asked if any correspondence has been received from the neighbors. Ms. Closson explained two phone calls were received, and one is present.

Mr. Kingsley explained that the ZBA will not be making a decision on the applications tonight because SCPB has not given correspondence on them.

Mr. Kingsley opened the public hearing at 7:31 p.m.

Kevin Taylor, 15 Ballard Road, raised concern about noise, his shallow point well, and depreciation of home values.

Mr. Brennan explained tests for the generators in Upstate NY are conducted every two weeks and the noise is conversation level or less. He then explained the depth of the foundation and does not expect impact on water wells. He will submit a property value evaluations to the Board.

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Mr. Kinglsey kept the public hearing open for future meetings.

There was discussion regarding the Balloon Test and scheduling.

Mr. Rifenbary referred back to part of the applicant’s submission regarding the noise levels. Mr. Brennan said he will speak with Mr. Taylor after the meeting to get those documents to him.

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 spoke about the Town hiring a consultant for part 3 of the Environmental Assessment Form (EAF) and moving forward.

Matthew Liponis with Hodgson Russ was present to represent the applicant and offered to provide names of consultants. Discussion continued. Mr. Liponis offered to answer questions on the public utility variance standard.

Mr. Kingsley decided not to open public comment due to no new information before the Board.

There was discussion about the applicant providing spec sheets for the inverters referenced from last month’s meeting.

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 7:46 p.m.

Dated: July 25, 2025

BOARD OF APPEALS

BY _____

Lisa Closson, Zoning Clerk

BY _____

Scott Kingsley, Chairman