WILTON ZONING BOARD OF APPEALS
THURSDAY September 25, 2025

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, September 25, 2025, at Wilton Town Hall and was called to order by Chairman Kingsley.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Vice Chairman Christopher Ramsdill, Christopher Iwinski, Jay Rifenbary, 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 Lisa Closson, Zoning Clerk.

ABSENT: Andrew Bobbitt, Nicholas Collins, and Scott Duffy.

MINUTES: The minutes of the last meeting, held on August 28, 2025, were approved, as submitted, on a motion made by Mr. Rifenbary, seconded by Mr. Dussault. 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***

None

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.**

Mr. Kingsley read one piece of correspondence from Knollwood residents (Ed and Deb Kokoski, Angus Wyckoff, Cindy McCabe, and Jeanne Marie and Patrick Breen). This has been placed in record.

Matthew Liponis with Hodgson Russ was present to represent the applicant.
Mr. Liponis wanted to clarify as far as the comments that were made, as far as what was said last meeting, as to the significance of the project. What he was doing at the last meeting was comparing 5 megawatts to 160 megawatts...not saying that it's not insignificant. It is significant; 160 versus 5 is 160 versus 5, right? But that's a gas fired power plant that was being used to power a cryptocurrency generation project, right? They're Mining cryptocurrency. That's not what's happening here. This is a community solar project. He wants to be clear that they were not being disingenuous when it came to that comment, that's not what the case was. He said they have been clear all along what the size of the project is. He's giving comparisons as to what has been done in other parts of the state. So to the extent that there have been public comments about the disingenuousness of the representations that they have made as attorneys, as the applicants council here, that's not true. He continued to say they always, always represented exactly what the size of the project is. There has been no change to that. He would like this to be reflected on the record, if that's possible, and to the extent that there are other questions, as far as the the Sungrow article was concerned, he did have an opportunity to talk to their client about that. They are willing to, you know, listen, out of an abundance of caution, and to agree to a condition of approval that says the inverters, even the solar panels, can be inspected by an independent inspector that's approved by the Town, to make sure that there's no cellular anything, anything that's happening, right? He thinks a lot of those cases were not necessarily isolated incidents, but things that are few and far between and doesn't think that it happens on a regular basis. But to make sure that the town is comfortable with the inverters that are going to be put in, the solar panels that are going to be put in, they're happy to have an inspector come in, provide a report to the town, and make sure that the Town is comfortable with the equipment that's being put in.

Mr. Kingsley opened public comment at 7:09 p.m.

Ed Kokoski, 7 Knollwood Drive, spoke of the Determination of Significance chart, # 4 Impacts on Groundwater. He raised concern of fire, which he feels is a feasible outcome, and will impact the solar panels significantly. Water will be poured and the panels will be cracked, and all bets are off on the impact on the groundwater.

Mr. Kingsley closed public comment at 7:13 p.m. The public hearing remains open.

There was discussion on the change of #9 Impact on Aesthetic Resources from the Determination of Significance chart from moderate (localized) to large (severity). Mr. Ramsdill explained that #4 Impact on Groundwater from fire, from what he has read, would be localized, and not a likely occurrence without battery storage on site.

Mr. Kingsley discussed the next steps in the SEQRA process with the Town Attorney.

1. SEQRA Negative Declaration Vs. SEQRA Positive Declaration
2. If SEQRA Positive Declaration, then Environmental Impact Statement

Discussion continued about the process of Environmental Impact Statement.

NEW BUSINESS:

NONE

Discussion: Combined November/December ZBA Meeting.

Meeting Date	Applicant Submission Deadline (by noon)
Thursday, November 20, 2025	Tuesday, November 4, 2025
OR	
Thursday, December 11, 2025	Tuesday, November 25, 2025

The Board discussed the proposed dates for the combined November/December ZBA meeting, availability, and submission deadline for the Determination of Significance.

Submission for contributed documentation for the Determination of Significance was set for Friday, October 10, 2025.

Mr. Ramsdill made a motion to hold the combined November/December ZBA meeting on Thursday, November 20, 2025, at 7:00 p.m., with a deadline date of Tuesday, November 4, 2025, by noon. Mr. Iwinski seconded the motion. All Board members present were in favor. The motion passed.

Mr. Kingsley asked the Board to keep Thursday, December 11, 2025, at 5:00 p.m. open, if additional meetings are needed.

Adjournment:

Mr. Dussault made a motion to adjourn. Mr. Iwinski seconded the motion. All Board members present were in favor. The meeting was adjourned at 7:30 p.m.

Dated: September 26, 2025 **BOARD OF APPEALS**

BY_____

Lisa Closson, Zoning Clerk

BY_____

Scott Kingsley, Chairman