WILTON ZONING BOARD OF APPEALS
THURSDAY October 23, 2025

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, October 23, 2025, at Wilton Town Hall and was called to order by Chairman Kingsley.

PLEDGE OF ALLEGIANCE

PRESENT: Chairman Scott Kingsley, Vice Chairman Christopher Ramsdill, Scott Duffy, Christopher Iwinski, Scott Dussault, 1st 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, Jay Rifenbary, and Kelsey Mannix, 2nd Alternate.

MINUTES: The minutes of the last meeting, held on September 25, 2025, were approved, as submitted, on a motion made by Mr. Dussault, 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. 2023-31 Carrie Corrigan, 2 Old Deer Camp Road, Saratoga Springs, New York, 12866. Request for a Special Use Permit pursuant to Schedule A, R-1 District, **§**129-175 D. 1-7 and §129-176 C. (3) and (4), of the Zoning Ordinance, for a Home Occupation, detached office space; property located at 2 Old Dear Camp Road, Saratoga Springs, New York, 12866, Tax Map No. 153.11-3-1, zoned R-1, in the Town of Wilton. SUP2023-31, originally granted December 14, 2023 for 2 years, is due for review and extension on or before December 14, 2025.

There was no one present for the extension of SUP No. 2023-21 and no written correspondence. No action was taken.

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. 2025-14 Conrad Santoni, 2 Hillcrest Lane, Saratoga Springs, NY, 12866. Request for Area Variances pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 2 Hillcrest Lane, Saratoga Springs, NY 12866, Tax Map No. 153.10-1-46, zoned R-1 in the Town of Wilton.

Conrad Santoni was present and shared his project with the Board. There was discussion about ice and snow on the steps, distance of the stoop versus the proposed porch to the front property line, and roof cover over the steps.

Mr. Kingsley opened the public hearing at 7:04 p.m. and closed it at 7:05 p.m. due to lack of public comment.

Mr. Ramsdill made a motion to approve Appeal No. 2025-14, Conrad Santoni, 2 Hillcrest Lane, Saratoga Springs, NY, 12866. Request for Area Variances pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 2 Hillcrest Lane, Saratoga Springs, NY 12866, Tax Map No. 153.10-1-46, zoned R-1 in the Town of Wilton, be granted, for a proposed front porch addition, in the amount of relief of 24.30 ft. front yard setback and 10.90 ft. south side yard setback, was granted, 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 Variances because there are properties across the street in the immediate area that are also similar in proximity and distance to the road, the proposed porch will replace an existing step down that's exposed to a lot of ice and snow, and would be visual improvement. 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 Variances because it sets 38.5 feet from the road, where the front setback is 50. The current stoop and step with the sidewalk is almost the identical distance from the road as what the proposed porch is. 3. The applicant has demonstrated that the requested Area Variances are substantial. 4. The applicant has demonstrated that the requested Area Variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because it will improve safety for the residents without having to walk through the ice on the concrete that they currently deal with. It would give them side access, it would be covered, and will be replacing the current stoop that's in aging condition. This is going to improve the environmental conditions in the neighborhood. 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. Iwinski seconded the motion. All Board members present were in favor. The motion passed.

Appeal No. 2025-15 Forest Grove LLC, 1743 Route 9, Clifton Park, NY, 12065. Request for Area Variances pursuant to §129-157 and Schedule B, R-2 District, of the Zoning Ordinance; property located at 18 Putnam Lane, Saratoga Springs, NY 12866, Tax Map No. 141.-1-4.1, zoned R-2 in the Town of Wilton.

Joe Dannible with EDP and Peter Belomnte were present. Mr. Dannible presented the project to the Board.

Mr. Ramsdill wondered if this was an oversight that wasn't included in the Forest Grove Subdivision. Mr. Dannible explained it was a separate lot with an existing house on it which has since been demolished.

Mr. Kingsley opened and closed the public hearing at 7:15 p.m. due to lack of public comment.

Mr. Dussault made a motion to approve Appeal No. 2025-15, Forest Grove LLC, 1743 Route 9, Clifton Park, NY, 12065. Request for Area Variances pursuant to §129-157 and Schedule B, R-2 District, of the Zoning Ordinance; property located at 18 Putnam Lane, Saratoga Springs, NY 12866, Tax Map No. 141.-1-4.1, zoned R-2 in the Town of Wilton, be granted, for relief of 56,440 sq. ft. lot size, 25 ft. front yard setback, and 32.20 ft. frontage for both lots 1 and 2, for a proposed lot subdivision, 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 Variances because they are one acre a piece and the other three lots in that area are .83 acres, and .76 acres 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 Variances because the lot has been there and the house is demolished. 3. The applicant has demonstrated that the requested Area Variances are substantial. 4. The applicant has demonstrated that the requested Area 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. 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.**

Matthew Liponis with Hodgson Russ was present to represent the applicant.

Mr. Kingsley spoke of the change that was made to the chart for the Determination of Significance at the last meeting.

Mr. Kingsley made a motion to accept the SEQRA (State Environmental Quality Review Act) Part 3 as presented. Mr. Dussault seconded the motion. All Board members present were in favor. The motion passed.

Mr. Ramsdill made a motion of a Positive Declaration for the Determination of Significance. Mr. Dussault seconded the motion. All Board members present were in favor. The motion passed.

There was discussion on the scoping process for the DEIS (Draft Environmental Impact Statement) for the SEQRA process. Mr. Ramsdill and Mr. Kingsley decided on a date of November 20, 2025, to start the scoping process. Mr. Liponis said it makes sense to start the scoping process earlier rather than later. Discussion continued regarding draft scoping documents.

Mr. Kingsley asked Mr. Liponis if the applicant would like to submit a draft scoping document. Mr. Liponis explained he is just the attorney but is happy to bring the offer back to the applicant. If the applicant so chooses, they should be notifying the Zoning Enforcement Officer and Zoning Clerk regarding the submittal of a possible draft scoping document.

A pre November 20, 2025, submission of draft materials for the draft scoping documents was set for November 13, 2025.

There was discussion about a consultant being hired for the EIS (Environmental Impact Statement). Mr. Kingsley said they (the Board) voted to hire a consultant (at a previous meeting), but that consultant has not yet been hired. Discussion continued.

Mr. Kingsley opened public comment at 7:51 P.M.

Michael Marvin, a Knollwood resident, spoke of the environmental impact study that's in conjunction with Title 16, Department of Public Service, Chapter 11. Mr. Schachner shared the EIS is required under New York State Environmental Conservation Law, Article 8.

Mr. Kingsley closed the public comment at 7:53 p.m. The public hearing remains open.

Mr. Mykins shared this is his last meeting, he will be on vacation for the next one and then retiring.

Mr. Kinglsey congratulated Mark Mykins on a job well done and best wishes on a great retirement.

Adjournment:

Mr. Iwinski made a motion to adjourn. Mr. Dussault seconded the motion. All Board members present were in favor. The meeting was adjourned at 7:54 p.m.

Dated: October 24, 2025 **BOARD OF APPEALS**

BY_____

Lisa Closson, Zoning Clerk

BY_____

Scott Kingsley, Chairman