

**WILTON ZONING BOARD OF APPEALS**  
**THURSDAY November 20, 2025**

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, November 20, 2025, at Wilton Town Hall and was called to order by Chairman Kingsley.

**PLEDGE OF ALLEGIANCE**

**PRESENT:** Chairman Scott Kingsley, Vice Chairman Christopher Ramsdill, Andrew Bobbitt, Nicholas Collins, Scott Duffy, Scott Dussault, 1<sup>st</sup> Alternate, and Kelsey Mannix, 2<sup>nd</sup> Alternate. Also present were Mark Schachner, Town of Wilton Zoning Board of Appeals Attorney, John Herlihy, Code Enforcement Officer, and Lisa Closson, Zoning Clerk.

**ABSENT:** Christopher Iwinski and Jay Rifenbary.

**MINUTES:** The minutes of the last meeting, held on October 23, 2025, were approved, as submitted, on a motion made by Mr. Dussault, 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. 2021-35** Leslie Paddock and Jamie Gagne, 363 Ruggles Road, Gansevoort, New York 12831. Request for an extension of a Special Use Permit for Agriculture with animals, for chickens, pursuant to Schedule B, R-2 District and §129-175 D (1)-(7) of the Zoning Ordinance; property located at 363 Ruggles Road, Tax Map No. 129.-1-72.2, zoned R-2, in the Town of Wilton. SUP No. 2021-35, originally granted January 27, 2022, for one year, conditioned on a max of 12 chickens and no roosters with a maintained fence to keep chickens on the property, and continually extended since, is due for review and extension on or before January 27, 2026.

There was no correspondence or anyone to represent the extension. It will be placed on the next ZBA Meeting agenda for January 22, 2026.

**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.

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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. The special use permit will expire on December 14, 2025.

**OLD BUSINESS:**

**Appeal No. 2024-06** Quaker Springs PV I, LLC, 200 Portland Street, 5<sup>th</sup> 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. 2025-16** Samantha Rajeski, 25 Foxhound Run, Saratoga Springs, NY, 12866. Request for an Area Variance pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 25 Foxhound Run, Saratoga Springs, NY 12866, Tax Map No. 153.10-5-5, zoned R-1 in the Town of Wilton.

Mr. Kingsley read correspondence from Jeremy Russell, 19 Melanie Drive, expressing concern of the placement of the shed. It has been placed in record.

Samantha Rajeski, 25 Foxhound Run, was present and explained her application to the Board. She was not aware that a permit was needed for the shed at the time nor was she aware of the size differential for placement. She added that Mr. Russell has a shed that they (the Rajeski's) can see as well.

Mr. Bobbitt discussed other locations with Mrs. Rajeski.

Mr. Ramsdill discussed the shed company (Garden Time) with Mrs. Rajeski.

Mr. Kingsley discussed the time of purchase of the shed and foliage at that time with Mrs. Rajeski.

Mr. Ramsdill asked if there was any discussion with Garden Time about exchanging it for a smaller shed? Mrs. Rajeski said they need the size they have.

Mr. Kingsley opened the public hearing at 7:13 p.m.

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Jeremy Russell, 19 Melanie Drive, said the rear of his property is the side of this lady's (Mrs. Rajeski) property. He shared that when he moved into 19 Melanie Drive, it was green fields behind him, obviously there was a development agreed to, and the large house was built and met all the rules, but to have something else in his view.

Mrs. Rajeski shared she could see Mr. Russell's shed from the back yard as well.

There was discussion about what would be able to be seen if the pool was not placed and the shed was pushed back 20 ft., or if the shed was 14 sq. ft. smaller it could be where it is placed without a variance.

Mrs. Rajeski showed the Board images of Mr. Russells shed and house.

There was discussion about moving the shed.

Bob Marchillo, 39 Knollwood Drive, wondered if there was room for two smaller sheds to fit in different spots on the property.

Mr. Russell explained the fence has only just been installed and is a long way away from the pool, encompassing all the way out to the edge of the lot.

There was discussion on coming to a compromise between neighbors and giving appropriate variances.

Mrs. Mannix wondered if moving the fence would solve this. Discussion continued.

Frank Rohrbacher, Samantha Rajeski's father, shared the location of the shed in respect of an existing tree, shed and driveway.

Mr. Kingsley closed the public hearing at 7:25.

Mr. Ramsdill made a motion to approve Appeal No. 2025-16, Samantha Rajeski, 25 Foxhound Run, Saratoga Springs, NY, 12866. Request for an Area Variance pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 25 Foxhound Run, Saratoga Springs, NY 12866, Tax Map No. 153.10-5-5, zoned R-1 in the Town of Wilton, be granted for relief of 20 ft. north side yard setback, for a shed that was placed without a permit, 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 of a dark color, in a position where most of the year the dense foliage would screen it, and only exceeds the allowable of 170 sq. ft. for 5' side and rear placement, by 14 total sq. ft. 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 is currently a large tree, if removed would be more of a detriment, that blocks the shed from being moved forward. 3. The applicant has demonstrated that the requested Area Variance is substantial due to the 14 sq. ft. overage on the size of the shed.

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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 shed is darker in color, slightly larger than what would be allowed in this position, and most of the year will be hard to see, except for the rear neighbor, due to the foliage there. 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. 2025-17** Kodiak Construction, Inc., 740 Route 9, Gansevoort, NY, 12831. Request for Area Variances pursuant to §129-157 and §129-170, of the Zoning Ordinance; property located at 610 Route 9, Saratoga Springs, NY 12866, Tax Map No. 140.17-1-7.2, zoned CR-1 in the Town of Wilton.

Mr. Kingsley read correspondence from WPB (Wilton Planning Board) for a positive recommendation to the ZBA, and the SCPB (Saratoga Country Planning Board) with no significant county-wide or intercommunity impact. These have been placed in record.

Doug Heller with LA Group and Jessie Boucher and Jeana Labas with Kodiak Construction were present. Mr. Heller presented the project to the Board and explained that Kodiak is looking to create different units for offices, retail, potentially restaurants, in an existing building, and refurbish the existing garage to do the same.

There was discussion on the existing parking lot and gravel.

Mr. Kingsley opened and closed the public hearing at 7:36 p.m. due to lack of public comment.

Mr. Ramsdill made a motion to approve Appeal No. 2025-17, Kodiak Construction, Inc., 740 Route 9, Gansevoort, NY, 12831. Request for Area Variances pursuant to §129-157 and §129-170, of the Zoning Ordinance; property located at 610 Route 9, Saratoga Springs, NY 12866, Tax Map No. 140.17-1-7.2, zoned CR-1 in the Town of Wilton, be granted for relief of 20 ft. south side yard setback for the existing primary structure, 17.1 ft. north side yard setback for the existing accessory structure, 7 ft. front yard pavement setback, and 8.8 ft. side yard pavement setback, for a proposed use of Business Office, Retail, and Restaurant in existing buildings, 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 the proposed uses should be a substantial improvement for the character of the neighborhood, and improve values and safety in the area. 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 these are preexisting nonconforming buildings, no change to the footprint, or increase of the current pavement setback. 3. The applicant has demonstrated that the requested Area Variances are substantial, but these are preexisting nonconforming structures that predated zoning. 4. The applicant has demonstrated that the requested Area Variances will not have an adverse

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effect or impact on the physical or environmental conditions in the neighborhood district because it is only for what currently exists while allowing for improvements on the site. 5. The applicant has demonstrated that the alleged difficulty was not self-created.

Mr. Dussault 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, 5<sup>th</sup> 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 Alecia Legland with Hodson Russ for Quaker Springs requesting an additional month to prepare the scoping document. It has been placed in record.

The draft scoping has been moved to the January 22, 2026, ZBA meeting.

The public hearing for Appeal 2024-06 remains open.

**Adjournment:**

Mr. Kingsley thanks the Board for all their work in 2025 and wished everyone a very merry holiday season.

The meeting was adjourned at 7:54 p.m. unanimously by all Board member present.

**Dated: November 21, 2025**

**BOARD OF APPEALS**

**BY** \_\_\_\_\_

**Lisa Closson, Zoning Clerk**

**BY** \_\_\_\_\_

**Scott Kingsley, Chairman**