

**WILTON ZONING BOARD OF APPEALS**  
**THURSDAY, August 22, 2019**

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, August 22, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York and was called to order by Chairman O'Brien at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**PRESENT:** Chairman O'Brien, Christopher Ramsdill, Jim Deloria, Scott Kingsley, Gerard Zabala, and David Querrard. Also present were Brian Reichenbach, Town of Wilton Zoning Board of Appeals Attorney, Mark Mykins, Zoning Officer, and Lisa Muller, acting Zoning Clerk.

**ABSENT:** Dean Kolligian, Robert Barrett, Lisa Closson.

**MINUTES:** The minutes of the last meeting, held on July 25, 2019 were approved, as submitted, on a motion made by Mr. Kinglsey, seconded by Mr. Zabala. All board members were in favor.

**CORRESPONDENCE:** One letter of correspondence received from 16 Craw Lane addressed to Joseph O'Brien.

**OLD BUSINESS:**

**EXTENSIONS: NOT OPEN TO PUBLIC COMMENT**

The board stated there is no public hearing for extensions. Mr. Rosenberg, 16 Craw Lane, continuously interrupted this portion of the meeting with comment not pertaining to those applications in front of the board. Mr. Kingsley made a motion to strike Eric Rosenberg's comments from the record. Mr. Zabala seconded the motion. All board members were in favor. The motion passed.

**APPEAL NO. 2013-35** Michael G. Dobis and Lesley Waters, 21 Bullard Lane, Saratoga Springs, New York 12866. Request for the extension of a Special Permit pursuant to Schedule B and Sections 129-175 D (a-e) and 129-176 C (1-4), for a home occupation for aromatherapy and therapeutic massage; property located at 21 Bullard Lane, Saratoga Springs, New York 12866, Tax Map No. 128.-1-64, zoned R-2, in the Town of Wilton. Special Permit originally granted on September 26, 2013, for a period of two years, is due for review and extension.

Wilton Zoning Board of Appeals  
Regular Meeting August 22, 2019

Mr. Dobis was present and requested to extend the special permit for another 2 years. Mr. Mykins stated there were no complaints, no changes to the property, and that the property looks good.

Mr. Deloria made a motion to approve the extension of Appeal No. 2013-35, Michael G. Dobis and Lesley Waters, 21 Bullard Lane, Saratoga Springs, New York 12866, for an additional two years, pursuant to Schedule B and Sections 129-175 D (a-e) and 129-176 C (1-4), for a home occupation for aromatherapy and therapeutic massage; property located at 21 Bullard Lane, Saratoga Springs, New York 12866, Tax Map No. 128.-1-64, zoned R-2, in the Town of Wilton. Mr. Ramsdill seconded the motion. All were in favor. The motion passed.

**APPEAL NO. 2013-36** Joseph Greco, 30 Mt. McGregor Road, Gansevoort, New York 12831. Request for the extension of a Special Permit for a private stable, pursuant to Sections 129-175 D (a-e), 129-176 V (1-7), and Schedule B; property located at 30 Mt. McGregor Road, Gansevoort, New York 12831, Tax Map No. 101.-1-52, zoned R-2, in the Town of Wilton. Special Permit originally granted on September 26, 2013 for a period of two years, is due for review and extension.

Mr. O'Brien read correspondence from Joseph and Bonnie Greco wishing to extend their permit for an additional two years. Mr. Mykins stated that there are no horses on the property at the moment but would like to leave it open due to grandkids possibly wanting horses.

Mr. Ramsdill made a motion to approve the extension of Appeal No. 2013-36, Joseph Greco, 30 Mt. McGregor Road, Gansevoort, New York 12831, for an additional two years, pursuant to and in consideration of all findings in Section 129-175 D (a-e), Section 129-176 V (1-7), and Schedule B; property located at 30 Mt. McGregor Road, Gansevoort, New York 12831, Tax Map No. 101.-1-52, zoned R-2, in the Town of Wilton. Mr. Deloria seconded the motion. All board members were in favor. The motion passed.

**APPEAL NO. 2015-25B** Susan & Bernard Friday, 22 Scout Road, Gansevoort, New York 12831. Request for the extension of a Special Permit for Boarding of horses/Riding Stables, pursuant to Section 129-175 D. (1) – (7) and Section 129-176 Y. (1) – (7); property located at 22 Scout Road, Gansevoort, New York 12831, Tax Map No. 128.-1-14 zoned R-2, in the Town of Wilton. Special Permit originally granted on September 29, 2015 for a period of two years, with a limit of 65 horses, is due for review and extension.

Mr. O'Brien and the rest of the board discussed the property with Mr. Mykins. Mr. Mykins shared that he was out on the property and took some pictures and that everything is clean and no issues. Mrs. Friday was present with a request to extend the special permit. Mr. Ramsdill made a motion to approve the extension of Appeal No. 2015-25B, Susan & Bernard Friday, 22 Scout Road, Gansevoort, New York 12831, for an additional two years, for Boarding of horses/Riding Stables, pursuant to and in consideration of all findings in Section 129-175 D. (1) – (7) and Section 129-176 Y. (1) – (7); property located at 22 Scout Road, Gansevoort, New York 12831, Tax Map No. 128.-1-14 zoned R-2, in the Town of Wilton. Mr. Deloria seconded the motion. All board members were in favor. The motion passed.

Wilton Zoning Board of Appeals  
Regular Meeting August 22, 2019

**NEW BUSINESS:**

**APPEAL NO. 2019-12** Ghislain Gagne and Cathy Morin, 28 Taylor Road, Gansevoort, NY 12831. Request for a Special Permit pursuant to §129 Attachment 8, and §129-175 D. 1-7 of the Zoning Ordinance for Detached Accessory Apartment, property located at 28 Taylor Road, Gansevoort, NY 12831, Tax Map No. 129.-1-72.1, Zoned R-2 in the Town of Wilton. Mr. O'Brien read correspondence from Cathy Morin stating they do not wish to pursue the Special Permit. The appeal was withdrawn.

**APPEAL NO. 2019-15** Todd and Leonie Smith, 1637 County Route 28, Granville, New York 12832. Request for an Area Variance, pursuant to Schedule O, CR-2, Business office and small retail shop, and §129-174 of the Zoning Ordinance, property located at 697 Route 9, Gansevoort, New York 12831, Tax Map No. 140.-3-6, zoned CR-2 in the Town of Wilton.

Mr. O'Brien asked Mr. Mykins if anything has been submitted, and Mr. Mykins explained that they are still creating a new plan and would like the appeal tabled until next month's meeting.

Mr. Kingsley made a motion to table Appeal No. 2019-15, Todd and Leonie Smith, 1637 County Route 28, Granville, New York 12832. Request for an Area Variance, pursuant to Schedule O, CR-2, Business office and small retail shop, and §129-174 of the Zoning Ordinance, property located at 697 Route 9, Gansevoort, New York 12831, Tax Map No. 140.-3-6, zoned CR-2 in the Town of Wilton. Mr. Ramsdill seconded the motion. All board members were in favor. The motion passed.

**Adjournment:**

Mr. Kingsley made a motion to adjourn. Mr. Querrard seconded the motion. All were in favor. The meeting was adjourned at 7:17 p.m.

**Dated: August 23, 2019**

**BOARD OF APPEALS**

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

**Lisa Closson, Zoning Clerk**

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

**Joseph O'Brien, Chairman**

Wilton Zoning Board of Appeals  
Regular Meeting August 22, 2019