

FROM: Joseph O'Brien, Chairman  
SUBJECT: Meeting to be held on December 14, 2023  
DATE: November 29, 2023  
MEMO: Wilton Zoning Board of Appeals

The regular meeting of the Wilton Zoning Board of Appeals will be held on Thursday, December 14, 2023, at the Wilton Town Hall, 22 Traver Road, Wilton, New York and will begin at 7:00 p.m. Location of Zoning Board Meeting is subject to change, please check <https://townofwilton.com/> for updates.

## **AGENDA**

Pledge of Allegiance

Call to Order

Roll Call

Minutes

Correspondence

### **EXTENSIONS: \*SPECIAL USE PERMIT EXTENSIONS ARE NOT SUBJECT TO A PUBLIC HEARING\***

**SUP No. 2017-02** Jessica Schwartzman, 26 Fairmount Drive, Gansevoort, NY 12831. Request for an extension of a Special Use Permit pursuant to §129 Attachment 7 Schedule A, §129-175 D and §129-176 C. (3) and (4), for a home occupation of a consulting and advisory service; property located at 26 Fairmount Drive, Tax Map No. 128.9-1-44, zoned R-1 in the Town of Wilton. SUP No. 2017-02, originally granted on January 26, 2017 for a period of two years, and continually extended since, is due for review and extension on or before January 26, 2024.

**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, and continually extended since, conditioned on a max of 12 chickens and no roosters with a maintained fence to keep chickens on the property, is due for review and extension on or before January 26, 2024.

**OLD BUSINESS:**

**Appeal No. 2023-02** David Lemen, for Dale Charbonneau, 184 Phila Street, Saratoga Springs, New York, 12866. Request for an Area Variance pursuant to Schedule E, RB-1 District, of the Zoning Ordinance; property located at 4205 Route 50, Saratoga Springs, New York, 12866, Tax Map No. 141.-1-8, zoned RB-1, in the Town of Wilton.

**\*Tabled pending submission of additional information**

**NEW BUSINESS:**

**Appeal No. 2023-28** Annie Moniz (Moniz Enterprises, LLC) 4 Mountain Ledge Drive, Gansevoort, New York, 12831. Request for Area Variances pursuant to §129-157 and Schedule E, RB-1 District, of the Zoning Ordinance; property located at 4 Mountain Ledge Drive, Gansevoort, New York, 12831, Tax Map No. 140.-1-68.112, zoned RB-1, in the Town of Wilton.

**Appeal No. 2023-29** Tri-City Associates, P. O. Box 617, Saratoga Springs, New York, 12866. Request for Area Variances pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 157 Jones Road, Gansevoort, New York, 12831, Tax Map No. 140.-1-31, zoned R-1, in the Town of Wilton.

**Appeal No. 2023-30** Michael Whitehead, 17 Harvest Lane, Gansevoort, New York, 12831. Request for an Area Variance pursuant to §129-157 and Schedule A, R-1 District, of the Zoning Ordinance; property located at 17 Harvest Lane, Gansevoort, New York, 12831, Tax Map No. 140.8-3-47, zoned R-1, in the Town of Wilton.

**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 Deer Camp Road, Saratoga Springs, New York, 12866, Tax Map No. 153.11-3-1, zoned R-1, in the Town of Wilton.

**Appeal No. 2023-32** Mark Concilla, 48 Fieldstone Drive, Gansevoort, New York, 12831. Request for Area Variances pursuant to Schedule A, R-1 District, and §129-157 of the Zoning Ordinance; property located at 48 Fieldstone Drive, Gansevoort, New York, 12831, Tax Map No. 140.7-2-34, zoned R-1, in the Town of Wilton.

Lisa Closson  
Zoning Clerk