

WILTON ZONING BOARD OF APPEALS
THURSDAY September 26, 2024

A meeting of the Wilton Zoning Board of Appeals was held on Thursday, September 26, 2024, at Wilton Town Hall and was called to order by Vice Chairman Ramsdill at 7:00 p.m.

PLEDGE OF ALLEGIANCE

PRESENT: Vice Chairman Christopher Ramsdill, Scott Duffy, Christopher Iwinski, Scott Kingsley, Jay Rifenbary, Andrew Bobbitt, 1st alternate, and Scott Dussault, 2nd 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: Chairman O'Brien and Nicholas Collins

MINUTES: The minutes of the last meeting, held on August 22, 2024, were approved, as submitted, on a motion made by Mr. Kingsley, seconded by Mr. Rifenbary. 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.**

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Mr. Ramsdill read correspondence from Ed Kokoski, 7 Knollwood Drive, and has been placed in record.

Kyle Murphy with Quaker Springs, LLC, presented the plan change to show a new shut off switch location and explained the hardwiring of the switch. He also submitted an image of a shut off switch, no findings of an easement, and emails to the fire department. Discussion continued on response from Fire Department.

Mr. Ramsdill asked Mr. Murphy to present a clean site plan without the underlay of topography.

There was discussion on site access, NYS Railroad Laws, and conversion from agricultural to industrial crossings. Mr. Ramsdill explained the applicant could be tied up in court to try and obtain a right-of-way, which could potentially cut off access to the project. There was discussion about the ability to have an injunction filed.

Mr. Murphy said there is a time and place to coordinate with the railroad company and he believes they haven't heard back because they do not have anything material to talk about because they are still going through the process.

Mr. Ramsdill opened public comment at 7:15 p.m.

Ed Kokoski, 7 Knollwood Drive, wondered if the switch is pulled and it's noon time on a hot sunny day, are all the cables inside of that solar farm deenergized?

Mike Bryce, 233 Loudon Road, said an emergency shut off switch can't even be produced, that the applicant has to give a copy from a gas station. He stated this Town has fought very hard to not let this happen and it should be stopped immediately.

Chuck Wilson, 34 Knollwood Drive, wondered how the fire trucks are going to get into this area. Mr. Ramsdill explained that this has been an extensive topic of conversation over several meetings and will be taken into account when the Board makes their decision.

Bob Marchillo, 39 Knollwood Drive, said going back to the beginning there were problems with first the construction...they had the representative telling people they don't have to go (to the ZBA meeting) because nothing's really going to happen at this meeting...just to accentuate the attitude. When they were going to do the tarps and the balloons...a lot of us are retired and maybe want to sell our houses soon. This is not going to be a really good selling point. And I can't remember...but I believe it was said, ... Sell it in the spring, in the summer, with all the leaves. And I choked. Basically. I just had to bring that up. It's intrusive. It's totally intrusive, especially on our back line, where for myself and up to five or six houses, I don't want to look at this all winter sitting in my family room looking out my back window. It's ridiculous. Thank you.

Mr. Bryce thinks it is pretty imperative that everybody on this Board take a walk through the Sherman and King Road solar that is going in, because if you walk in there, I guarantee every one of you is going to say...I cannot believe this is here. It is a disgrace. What's going

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on in there right now? And I think... you got the power to vote for this. You should go see it before you do that.

Mr. Ramsdill closed the public comment for tonight at 7:20 p.m. The public hearing has been left open.

Mr. Ramsdill asked Mr. Murphy about Mr. Kokoski’s question of the shut off switch stopping all electricity flowing through the system. Mr. Murphy said he would have to ask his electrical engineer.

There was discussion about the public hearing and comment.

NEW BUSINESS:

None

Discussion: Mr. Kingsley asked if a date was settled for the combined November/December meeting. Ms. Closson said November 21, 2024.

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 7:23 p.m.

Dated: September 27, 2024

BOARD OF APPEALS

BY _____

Lisa Closson, Zoning Clerk

By _____

Christopher Ramsdill, Vice Chairman