



Amy DiLeone
Executive Secretary

TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831
(518) 587-1939

PLANNING BOARD

William Rice, Chairman
Harold Van Earden, Vice
Chairman
David Gabay
Christopher Price
Thomas Murphy
James DeLoria
Dean Kolligian

Alternates:
Shawn Lescault

WILTON PLANNING BOARD AGENDA

Wednesday, April 16, 2025

6:30 P.M.

I. CALL TO ORDER

PLEDGE OF ALLEGIANCE

PROJECT

DESCRIPTION

**SEQRA
Status**

II. PUBLIC HEARINGS

**A. Dollar General:
Primax Properties, LLC**

Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

**SEQRA
Unlisted**

III. REGULAR MEETING

Address meeting minutes from Wednesday, March 19, 2025

IV. APPLICATIONS

**A. Dollar General:
Primax Properties, LLC**

Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

**SEQRA
Unlisted**

**B. Palmertown Ridge
Subdivision:
Witt Construction, Inc.**

Application for the Palmertown Ridge Subdivision by Witt Construction, Inc. for a three (3) lot subdivision. Property located at/on Woodard Rd on 537.5 acre(s), Tax Map No(s). 101.-1-102 & 114.-1-6.11; zoned R-2, R-3.

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**C. Ballard Road BOCES:
CIDC Wilton, LLC**

Application for the Ballard Road BOCES by CIDC Wilton, LLC for a proposed BOCES educational facility consisting of three (3) buildings totaling ±291,650 sq.ft., 469 parking spaces, and an equipment storage area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.

**SEQRA
Complete**

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| D. | 631 Maple Avenue Mixed-Use Development; Lenny Goldstock | Application for the 631 Maple Avenue Mixed-Use Development by Lenny Goldstock for amending the site plan to include two (2) mixed-use buildings and one (1) apartment building. Development will include 31,019-sf of commercial space and 125 apartments. Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1. | SEQRA Complete |
| E. | 631 Maple Avenue Mixed-Use Development; Primary Care; Lenny Goldstock | Application for the 631 Maple Avenue Mixed-Use Development; Primary Care by Lenny Goldstock for a special use permit for a 6,790-sf Primary Care Office (Building 1, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1. | SEQRA Complete |
| F. | 631 Maple Avenue Mixed-Use Development; Imaging Center; Lenny Goldstock | Application for the 631 Maple Avenue Mixed-Use Development; Imaging Center by Lenny Goldstock for a special use permit for a 7,322-sf Imaging Center (Building 1, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1. | SEQRA Complete |
| G. | 631 Maple Avenue Mixed-Use Development; Pain Management Center; Lenny Goldstock | Application for the 631 Maple Avenue Mixed-Use Development; Pain Management Center by Lenny Goldstock for a special use permit for a 6,130-sf Pain Management Center (Building 2, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1. | SEQRA Complete |
| H. | 631 Maple Avenue Mixed-Use Development; Surgical Center; Lenny Goldstock | Application for the 631 Maple Avenue Mixed-Use Development; Surgical Center by Lenny Goldstock for a special use permit for a 7,375-sf Surgical Center (Building 2, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1. | SEQRA Complete |
| V. | <u>ADJOURNMENT</u> | Next Meeting Wednesday, May 21, 2025 | |