



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  
Amanda Pelfrey

**WILTON PLANNING BOARD AGENDA**

Wednesday, June 18, 2025

6:30 P.M.

**I. CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PROJECT**

**DESCRIPTION**

**SEQRA  
Status**

**II. PUBLIC HEARINGS**

**A. Coldbrook RV Park  
Expansion:**

**Coldbrook at Saratoga, LLC**

Application for the Coldbrook RV Park Expansion by Coldbrook at Saratoga, LLC for expanding the current facility to include an additional 273 RV sites increasing the total number of sites to 550. Property located at/on 385 Gurn Springs Rd on 97.52 acre(s), Tax Map No(s). 115.-2-97; zoned C-3.

**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 ±518.27 acre(s), Tax Map No(s). 101.-1-102.1; zoned R-3.

**SEQRA  
Complete**

**III. REGULAR MEETING**

Address meeting minutes from Wednesday, May 21, 2025

**IV. APPLICATIONS**

**A. Coldbrook RV Park  
Expansion:**

**Coldbrook at Saratoga, LLC**

Application for the Coldbrook RV Park Expansion by Coldbrook at Saratoga, LLC for expanding the current facility to include an additional 273 RV sites increasing the total number of sites to 550. Property located at/on 385 Gurn Springs Rd on 97.52 acre(s), Tax Map No(s). 115.-2-97; zoned C-3.

**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 ±518.27 acre(s), Tax Map No(s). 101.-1-102.1; zoned R-3.

**SEQRA  
Complete**

- C. Forest Grove Subdivision, Phase 3: Forest Grove, LLC**      Request for a 90-Day Extension for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3, a 190 lot subdivision, and enlarging the conservation subdivision from 321 lots to 421 lots. Property located at/on Jones Rd, Putnam Ln, Bullard Ln and Scout Rd on ±713 acre(s), Tax Map No(s). 128.-1-2, -68, -71.221, -71.222, -106, 140.12-3-11, -13, 140.16-3-9, -98, 141.-1-4.1, -35, 141.13-1-1 thru -26, 141.53-1-1 thru -22; zoned R-2.      -
- D. 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.      -
- E. 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.      -
- F. 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.      -
- G. 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.      -
- H. 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 127 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**
- V. ADJOURNMENT**      Next Meeting Wednesday, July 16, 2025