



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:
Amanda Pelfrey
Jay Rifenburg

WILTON PLANNING BOARD AGENDA

Wednesday, September 16, 2026

6:30 P.M.

I. CALL TO ORDER

PLEDGE OF ALLEGIANCE

PROJECT

DESCRIPTION

SEQRA Status

II. PUBLIC HEARINGS

- | | | |
|---|---|---------------------------|
| A. Stewarts Shops Maple Avenue:
Stewarts Shops Corp. | Application for the Stewarts Shops Maple Avenue by Stewarts Shops Corp. for a 4,500 sq.ft. convenience store with 6 pump (12 fueling station) canopy. Property located at/on 644, 646 & 648 Maple Ave (Rte 9) & 60 Davidson Dr on 2.16 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8, & a portion of 140.13-1-19; zoned H-1. | SEQRA
Unlisted |
|---|---|---------------------------|

III. REGULAR MEETING

Address meeting minutes from Wednesday, July 15, 2026

IV. APPLICATIONS

NOTE: Public Comment on Public Hearing Items Only

- | | | |
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| A. Walton's - Site Plan & Lot Line Adjustment:
Stewarts Shops Corp. on behalf of Walton's | Application for the Walton's - Site Plan & Lot Line Adjustment by Stewarts Shops Corp. on behalf of Walton's for a commercial site plan and a lot line adjustment between 640 Maple Ave and the consolidated lots of 644, 646 & 648 Maple Ave. Property located at/on 640 Maple Ave (Rte 9) on 2.8 acre(s), Tax Map No(s). 140.13-1-9.2; zoned H-1. | SEQRA
Complete |
| B. Stewarts Shops - Lot Consolidation:
Stewarts Shops Corp. | Application for the Stewarts Shops - Lot Consolidation by Stewarts Shops Corp. for removing lot lines and consolidating lots. Property located at/on 644, 646 & 648 Maple Ave (Rte 9) & 60 Davidson Dr on 3.4 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8; zoned H-1. | SEQRA
Unlisted |
| C. Stewarts Shops Maple Avenue:
Stewarts Shops Corp. | Application for the Stewarts Shops Maple Avenue by Stewarts Shops Corp. for a 4,500 sq.ft. convenience store with 6 pump (12 fueling station) canopy. Property located at/on 644, 646 & 648 Maple Ave (Rte 9) & 60 Davidson Dr on 2.16 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8, & a portion of 140.13-1-19; zoned H-1. | SEQRA
Unlisted |

D,**	KNC Touchfree Car Wash: KNC Touchfree Car Wash, Inc.	Application for the KNC Touchfree Car Wash by KNC Touchfree Car Wash, Inc. for a Special Use Permit to construct a 2,700 sq.ft. 2-bay car wash. Property located at/on 542 Maple Ave (Rte 9) on ±1 acre(s), Tax Map No(s). 153.9-1-5.1; zoned CR-1.	SEQRA Type 2
** NOTE: THIS APPLICATION IS ON AGENDA TO SET PUBLIC HEARING - NO PUBLIC COMMENT AT THIS MEETING			
E.	Transfer of Development Rights (TDR): Wilton Woods to Forest Grove: Forest Grove, LLC	Application for the Transfer of Development Rights (TDR): Wilton Woods to Forest Grove by Forest Grove, LLC for the transfer of development rights (TDR) for twenty (20) lots from the Wilton Woods Subdivision to the Forest Grove Community. Property located at/on Edie Rd (Wilton Woods) & Jones Rd (Forest Grove) on 713 acre(s), Tax Map No(s). as listed on plans; zoned R-2.	-
F.	Exit 15 Auto Park: Country Realty Co.	Pre-Application for the Exit 15 Auto Park by Country Realty Co. for constructing two (2) mixed commercial use buildings 5,000 sq.ft. each. Property located at/on 3002 NYS Route 50 on 20.73 acre(s), Tax Map No(s). 153.-3-84.11; zoned PUDD.	SEQRA Complete
G.	Walmart - Amendment: Colliers Engineering and Design	Application for the Walmart - Amendment by Colliers Engineering and Design for a 5,299 sq.ft. building expansion for Online Pickup and Delivery, a 4,200 sq.ft. expansion for the Academy and associated site improvements. Property located at/on 16 Old Gick Rd on 21.65 acre(s), Tax Map No(s). 153.-3-110; zoned C-1.	SEQRA Complete
H.	11 Rose Terrace Lot Line Adjustment: Scott Wertans	Application for the 11 Rose Terrace Lot Line Adjustment by Scott Wertans for adjusting the lot line between 11 Rose Terrace and Stormwater Management Area #3. Property located at/on 11 Rose Ter on 1.106 acre(s), Tax Map No(s). 154.-5-6 & -7; zoned R-2.	SEQRA Complete
I.	Grande Highlands Lot Consolidation: Edie Road, LLC	Application for the Grande Highlands Lot Consolidation by Edie Road, LLC for consolidating lots 29 & 30 of the Grande Highlands residential subdivision. Property located at/on 23 & 25 Cannon Royal Dr on 2.67 acre(s), Tax Map No(s). 141.14-1-4 & -13; zoned R-2.	SEQRA Complete
J.	158 Traver Road Residential Subdivision: RJ Long	Pre-Application and Recommendation to ZBA for the 158 Traver Road Residential Subdivision by RJ Long for area variance(s) for a conventional 4 lot subdivision. Property located at/on 158 Traver Rd on 3.65 acre(s), Tax Map No(s). 127.-2-28.11 & -49; zoned R-1.	-
K.	Route 50 Senior Housing Project: The Markstone Group	Application for the Route 50 Senior Housing Project by The Markstone Group for a senior housing (55+) community consisting of 390 units. Property located at/on 4029 NYS Route 50 on 29.97 acre(s), Tax Map No(s). 154.-1-1.1; zoned C-1.	SEQRA Complete
V.	<u>ADJOURNMENT</u>	Next Meeting Wednesday, October 21, 2026	