



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, October 15, 2025

6:30 P.M.

**I. CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PROJECT**

**DESCRIPTION**

**SEQRA  
Status**

**II. PUBLIC HEARINGS**

- |   |   |                           |
|---|---|---------------------------|
| <b>A. Mavis Tire:<br/>Mavis Tire Supply</b>   | Application for the Mavis Tire by Mavis Tire Supply for a 6,893 sq.ft. tire service station. Property located at/on Lowes Drive on 1.15 leased acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1.   | <b>SEQRA<br/>Unlisted</b> |
| <b>B. Anthony Residential<br/>Subdivision:<br/>Bethann Anthony</b>  | Application for the Anthony Residential Subdivision by Bethann Anthony for a four (4) lot residential subdivision. Property located at/on 62 King Rd on 18.29 acre(s), Tax Map No(s). 129.-1-27.11; zoned R-2.  | <b>SEQRA<br/>Unlisted</b> |
| <b>C. Verizon Wireless "Ballard<br/>Corners"<br/>Telecommunications Facility:<br/>Cellco Partnership d/b/a<br/>Verizon Wireless</b> | Application for the Verizon Wireless "Ballard Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced compound. Property located at/on 25 Ballard Rd on 10.22 acre(s), Tax Map No(s). 128.-1-12.11 & -104; zoned R-2. | <b>SEQRA<br/>Unlisted</b> |

**III. REGULAR MEETING**

Address meeting minutes from Wednesday, September 17, 2025

**IV. APPLICATIONS**

- |  |  |                           |
|--|--|---------------------------|
| <b>A. Mavis Tire:<br/>Mavis Tire Supply</b>                        | Application for the Mavis Tire by Mavis Tire Supply for a 6,893 sq.ft. tire service station. Property located at/on Lowes Drive on 1.15 leased acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1.                | <b>SEQRA<br/>Unlisted</b> |
| <b>B. Anthony Residential<br/>Subdivision:<br/>Bethann Anthony</b> | Application for the Anthony Residential Subdivision by Bethann Anthony for a four (4) lot residential subdivision. Property located at/on 62 King Rd on 18.29 acre(s), Tax Map No(s). 129.-1-27.11; zoned R-2. | <b>SEQRA<br/>Unlisted</b> |

- |    |  |   |                           |
|----|--|---|---------------------------|
| C. | <b>Verizon Wireless "Ballard Corners"<br/>Telecommunications Facility:<br/>Cellco Partnership d/b/a<br/>Verizon Wireless</b> | Application for the Verizon Wireless "Ballard Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced compound. Property located at/on 25 Ballard Rd on 10.22 acre(s), Tax Map No(s). 128.-1-12.11 & -104; zoned R-2. | <b>SEQRA<br/>Unlisted</b> |
| D. | <b>Buffalo Wild Wings:<br/>Banta Management</b>  | Application for the Buffalo Wild Wings by Banta Management for a 6,000 sq.ft. restaurant. Property located at/on Lowes Drive on 1.78 leased acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1 .   | <b>SEQRA<br/>Unlisted</b> |
| E. | <b>Ruggles Rd - Tourist Home:<br/>Anthony Marro</b>  | Application for the Ruggles Rd - Tourist Home by Anthony Marro for allowing for the operation of a tourist home. Property located at/on 175 Ruggles Rd on 85 acre(s), Tax Map No(s). 141.-3-15; zoned R-2.  | <b>SEQRA<br/>Unlisted</b> |
| F. | <b>Ballard Road BOCES:<br/>CIDC Wilton, LLC</b>  | Application for the Ballard Road BOCES by CIDC Wilton, LLC for the addition of an outdoor heavy equipment training area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.  | <b>SEQRA<br/>Complete</b> |
| G. | <b>53 Cannon Royal - Open<br/>Space Relocation:<br/>Zachary &amp; Katharine<br/>Pelletier</b>                                | Application for the 53 Cannon Royal - Open Space Relocation by Zachary & Katharine Pelletier for the modification of the conservation area for single family home construction. Property located at/on 53 Cannon Royal Dr on 9.22 acre(s), Tax Map No(s). 141.14-1-36; zoned R-2.   | <b>SEQRA<br/>Complete</b> |
| H. | <b>610 Maple Office/Retail:<br/>Kodiak Construction</b>  | Pre-Application for the 610 Maple Office/Retail by Kodiak Construction for renovating existing commercial building and garage to create new office/retail spaces and reconstruct the parking lot. Property located at/on 610 Maple Ave (Rte 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.  | <b>SEQRA<br/>Unlisted</b> |
| V. | <b><u>ADJOURNMENT</u></b>  | Next Meeting Wednesday, November 19, 2025   |                           |