



COTLER &
GRIBULIS
ARCHITECTURE







ROUTE 9 - MAPLE AVENUE

LOUGHBERRY LAKE ROAD

LANDS N/F OF
THOMAS CUNIFF
BK. 2026, PG. 3530
SECTION 153.9 BLOCK 1 LOT 4

LANDS N/F OF
BRIAN FOSTER
BK. 2024, PG. 6937
SECTION 153.9 BLOCK 1 LOT 5.2

ZONING TABLE

ZONE: CR-1 - COMMERCIAL RESIDENTIAL
USE: SERVICE STATION REQUIRES A SPECIAL USE PERMIT
SEC. 153.9 BLOCK: 1 LOT: 5.1

APPLICANT/ OWNER INFORMATION

APPLICANT: KNC TOUCHFREE CAR WASH, INC.
21 WALKER WAY
ALBANY, NEW YORK 12205

PROPERTY OWNER: THOMAS & VICTORIA CUNIFF
214 BEAVER STREET
SCHUYLERVILLE, NEW YORK 12871

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 129 ATTH 20	40,000 SF (0.92 AC)	44,712 SF (1.03 AC)	NO CHANGE
MIN FRONTAGE	§ 129 ATTH 20	200 FT ON EACH ROAD	178.67 FT (MAPLE AVE/E) 227.66 FT (LOUGHBERRY LAKE RD)	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD (MAPLE AVENUE)	§ 129-176	100 FT (SERVICE STATION)	56.9 FT	65.1 FT
FRONT YARD (LOUGHBERRY LAKE ROAD)	§ 129-176	100 FT (SERVICE STATION)	0.9 FT OVER (E)	82.7 FT
SIDE YARD	§ 129 ATTH 20	30 FT	133.5 FT	50.3 FT
MAX BUILDING HEIGHT	§ 129 ATTH 20	35 FT	<35 FT	<35 FT
MIN GREENSPACE	§ 129 ATTH 20	35%	95.1% (42,501 SF)	60.8% (27,202 SF)
MIN PAVEMENT SETBACKS				
FRONT	§ 129-174	30 FT	N/A	30 FT
SIDE	§ 129-174	15 FT	N/A	30.7 FT
PARKING SPACE LOCATION	§ 129-174	MAX 33% IN FRONT OR SIDE YARD, REMAINING 67% IN REAR YARD	N/A	100% IN FRONT AND SIDE YARDS (W)
				KEY = VARIANCE OBTAINED (E) = EXISTING NONCONFORMANCE (W) = WAIVER REQUESTED

PARKING

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 129 ATTH 4	9 FT x 18 FT	N/A	12 FT x 23.2 FT
MIN NUMBER OF SPACES	§ 129-161	1	N/A	1 SPACE PLUS 4 VACUUM SPACES
MIN NUMBER OF STACKING SPACES	§ 129-161	40	N/A	12 STACKING SPACES (W)
CAR WASH: REQUIRED = 1 SPACE PER EMPLOYEE + 20 STACKING SPACES PER AUTOMATIC BAY OR 5 STACKING SPACES PER SELF-WASH BAY				

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	4/8/2026	PER TOWN COMMENT	SJR
2	5/8/2026	PER ZBA SUBMITTAL	CVM
3	5/14/2026	PER TOWN COMMENT	SJR
4	5/19/2026	PER TOWN COMMENT	CVM
5	6/10/2026	PER TOWN COMMENT	SJR
6	8/10/2026	PER TOWN COMMENT	CVM
7	8/31/2026	PER ZBA APPROVAL	SJR
8	9/29/2026	PER TOWN COMMENT	CVM



NEW YORK STATE
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-962-7862
www.digcall811ny.gov

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDING AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB260030.00
DRAWN BY: SJR
CHECKED BY: CVM
DATE: 3/20/2026
CAD ID: P-CIVIL-PROP

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

KNC TOUCHFREE
CAR WASH, INC.

PROPOSED
DEVELOPMENT

542 NYS ROUTE 9 (MAPLE AVENUE)
TOWN OF WILTON
SARATOGA COUNTY
SEC. 153.9 BLOCK: 1 LOT: 5.1

BOHLER

BOHLER PLANNING, LANDSCAPE ARCHITECTURE,
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59 WOLF ROAD, FLOOR 2
ALBANY, NY 12205
Phone: (518) 438-9900
www.BohlerEngineering.com

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 8 - 9/29/2026

SURVEY REFERENCE

BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS
OF THOMAS A. & VICTORIA B. CUNIFF, PREPARED BY
AUSFELD & WALDRUFF LAND SURVEYORS LLP, DATED
MARCH 13, 2026

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY

