



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, October 21, 2026

6:30 P.M.

I. CALL TO ORDER

PLEDGE OF ALLEGIANCE

	PROJECT	DESCRIPTION	SEQRA Status
II.	<u>PUBLIC HEARINGS</u>		
A.	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
B.	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
III.	<u>REGULAR MEETING</u>	Address meeting minutes from Wednesday, September 16, 2026	
IV.	<u>APPLICATIONS</u>	NOTE: Public Comment on Public Hearing Items Only	
A.	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
B.	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
C.	158 Traver Road Residential Subdivision: RJ Long	Application 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.	SEQRA Unlisted

D.	683 Saratoga Road Planned Unit Development: 683 Saratoga Road, LLC	Application for the 683 Saratoga Road Planned Unit Development by 683 Saratoga Road, LLC for developing a mixed-use residential and commercial site that includes (7) residential buildings with (53) condominium units total and (2) 3-story mixed-use building each with a 7,500 sq.ft. footprint and 15 apartment units. Property located at/on 683 Saratoga Rd (Rte 9) on 30.99 acre(s), Tax Map No(s). 140.-3-9; zoned RB-1.	SEQRA Complete
E.	Forest Grove Subdivision, Phase 3A,B: Forest Grove, LLC	Application for the Forest Grove Subdivision, Phase 3A,B by Forest Grove, LLC for amending the subdivision to re-configure lots and lot types within Phases 3A & B. Property located at/on Daintree Dr & Wistmans Way on 565.3 acre(s), Tax Map No(s). See plans; zoned R-2.	SEQRA Complete
F.	Forest Grove Subdivision, Phase 3C-E: Forest Grove, LLC	Pre-Application for the Forest Grove Subdivision, Phase 3C-E by Forest Grove, LLC for re-configuring lots and lot types within Phases 3C-E to incorporate the 20 lots approved by the transfer of development rights (TDR). Subdivision total with TDR will be 441 lots. Property located at/on Jones Rd, Putnam Ln, Bullard Ln and Scout Rd on 565.3 acre(s), Tax Map No(s). See plans; zoned R-2.	SEQRA Complete
G.	Exit 15 Auto Park: Country Realty Co.	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 Unlisted
V.	<u>ADJOURNMENT</u>	Next Meeting Wednesday, November 18, 2026	