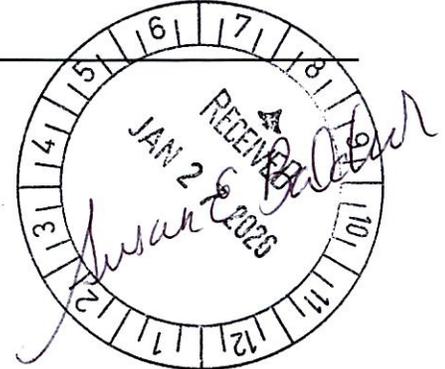**TOWN OF WILTON**
22 TRAVER ROAD
WILTON, NY 12831-9127
(518) 587-1939, Ext. 201

AMY DiLEONE
Executive Secretary

WILLIAM RICE
Planning Board Chairman

RESOLUTION NO.: 2026-02
INTRODUCED BY: Dean Kolligian
SECONDED BY: Dave Gabay

TOWN OF WILTON PLANNING BOARD
RESOLUTION FOR A POSITIVE RECOMMENDATION TO THE WILTON TOWN BOARD

WHEREAS, The Town of Wilton Planning Board has made a favorable recommendation, with modification, to the Wilton Town Board for the application for the 683 Saratoga Road Planned Unit Development by 683 Saratoga Road, LLC, for a Planned Unit Development consisting of eighty (80) condominium units and 13,000 sq. ft. of commercial space. Property located at/on 683 Saratoga Rd (Rte 9) on 30.99 acre(s), Tax Map No(s). 140.-3-9; zoned RB-1.

WHEREAS, the Town of Wilton Planning Board has carefully considered the application and applicable criteria set forth in the Town Zoning Law and State Law.

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Wilton Planning Board gives a favorable recommendation to the Wilton Town Board, with the modification to Section VII of the PUDD language: construction shall begin within 24 months from the signing of the mylars, for the application for the 683 Saratoga Road Planned Unit Development by 683 Saratoga Road, LLC, for a Planned Unit Development consisting of eighty (80) condominium units and 13,000 sq. ft. of commercial space. Property located at/on 683 Saratoga Rd (Rte 9) on 30.99 acre(s), Tax Map No(s). 140.-3-9; zoned RB-1.
Duly adopted the 21st day of January 2026 by the following vote:

AYES: Chairman William Rice, Dave Gabay, Chris Price, Jim Deloria, Tom Murphy, Dean Kolligian, and Amanda Pelfrey, alternate
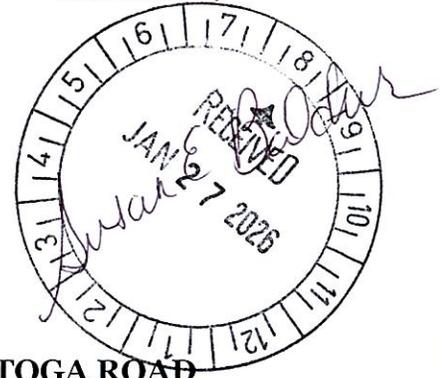NAYS: None
ABSTENTIONS: None

TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127
(518) 587-1939, Ext. 201

WILLIAM RICE
Planning Board Chairman

AMY DILEONE
Executive Secretary

RESOLUTION NO.: 2026-01
INTRODUCED BY: Dave Gabay
SECONDED BY: Chris Price

TOWN OF WILTON PLANNING BOARD
ADOPTING A NEGATIVE DECLARATION FOR 683 SARATOGA ROAD
PLANNED UNIT DEVELOPMENT

WHEREAS, Application for the 683 Saratoga Road Planned Unit Development by 683 Saratoga Road, LLC for a planned unit development consisting of eighty (80) condominium units and 13,000 sq.ft. of commercial space. Property located at/on 683 Saratoga Rd (Rte 9) on 30.99 acre(s), Tax Map No(s). 140.-3-9; zoned RB-1

WHEREAS, the Lead Agency has reviewed the scope of the above-referenced project pursuant to the SEQRA definitions of Type I, Type II, and Unlisted Actions (6NYCRR Part 617 State Environmental Quality Review), and

WHEREAS, the Town of Wilton Planning Board, acting as Lead Agency for the above-referenced project, determined that the above-referenced project is a Type 1 action under SEQRA, and

WHEREAS, the Lead Agency reviewed the Project, completed the Full Environmental Assessment Forms Parts 1, 2, and 3 and made a declaration of the impact of the above referenced project consistent with SEQRA guidance, at the Planning Board Meeting of January 21, 2026, and

WHEREAS, after taking a hard look and reasoned elaboration of the environmental impacts, the Lead Agency determined that the proposed project will not have a significant adverse effect on the environment for the reasons set forth in the SEQRA Determination of Non-Significance, at the Town Planning Board Meeting of January 21, 2026, and

NOW AND THEREFORE, IT BE RESOLVED that the Town of Wilton Planning Board is Lead Agency and hereby determines that the proposed project will not have a significant adverse effect on the environment for the reasons set forth in the attached Notice of Determination of Non-Significance.

Duly adopted this 21st day of January 2026 by unanimous vote of the Planning Board.

WHEREUPON, the Resolution was put to a vote, recorded as follows,

AYES: Chairman William Rice, Chris Price, Dave Gabay, Jim Deloria, Tom Murphy, Dean Kolligian, and Amanda Pelfrey, alternate
NAYS: None
ABSTENTIONS: None