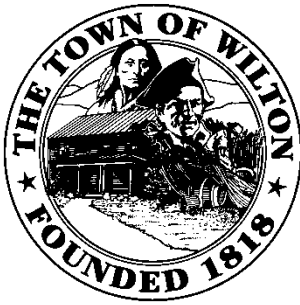




**TOWN OF WILTON**  
**22 TRAVER ROAD**  
**WILTON, NY 12831-9127**  
(518) 587-1939 Ext. 201

Amy DiLeone  
Executive Secretary  
Planning & Engineering

Ryan K. Riper, P.E.  
Director of Planning &  
Engineering

Joshua Carlsson  
Land Use Administrator

Mark Schachner  
Planning Board Counsel

**PLANNING  
BOARD**

William Rice,  
Chairman  
Harold VanEarden,  
Vice Chairman  
David Gabay  
Christopher Price  
Thomas Murphy  
James Deloria  
Dean Kolligian  
Amanda Pelfrey,  
Alternate  
Laura Lourenco,  
Alternate

**PLANNING BOARD**

**January 21, 2026**

A meeting of the Wilton Planning Board ("the Board") was held on January 21, 2026, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

**I. CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**II. REGULAR MEETING:**

Address meeting minutes from Wednesday, December 17, 2025.

**PRESENT:** Chairman William Rice, Dave Gabay, Dean Kolligian, Chris Price, Tom Murphy, Jim Deloria, Amanda Pelfrey, Alternate and Laura Lourenco, Alternate, Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board

Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary.

**ABSENT:** Hal VanEarden

**MINUTES APPROVAL:** Mr. Price made a motion, seconded by Mr. Deloria, to approve the meeting minutes of December 17, 2025, as written.

**Ayes:** Chairman William Rice, Jim Deloria, Dave Gabay, Dean Kolligian, Tom Murphy, Chris Price, and Amand Pelfrey, Alternate

**CORRESPONDENCE:**

None other than those relating to current applications before the Board.

**III. APPLICATIONS:**

**A. Bullard Lane Conservation Residential Subdivision: Saratoga Landworks, LLC:** Application for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for a twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

Scott Lansing is here to represent Bullard Lane Conservation Subdivision.

The proposal for a residential subdivision on Bullard Lane includes details about the site and its development.

- **Project Overview:** Proposal for a 25-lot residential conservation subdivision on 72.73 acres zoned R2 residential.
- **Infrastructure:** Town roads, public water, stormwater management on-site, and individual septic systems.
- **Density Increase:** Request for a 10% density increase to add 2 additional lots, increasing from 23 to 25 lots.
- **Trail System:** Proposed trails connecting open spaces and nearby Forest Grove subdivision trails.
- **Public Sewer Option:** Evaluated but deemed financially unfeasible due to high costs and infrastructure limitations with existing sewer line size.
- **Approval:** Conceptual approval granted, and a favorable recommendation made to the Town Board for the dedication of 26.69 acres of open space to the Town.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move to approve the Application for Conceptual Subdivision for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC, for a twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, January 21, 2026.

On a motion introduced by Mr. Murphy, the Board adopts the following resolution:

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move for a favorable recommendation to the Wilton Town Board for the proposed dedication of approximately 26.69 acres of open space lands to the Town of Wilton by Saratoga Landworks, LLC.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, January 21, 2026.

**B. 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 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.

Scott Lansing of Lansing Engineering is here to represent the 683 Saratoga Road PUDD.

- **Project Overview:** Mixed-use PUDD with 80 condominium units and 13,000 square feet of commercial space on 30.99 acres zoned RB1.
- **Infrastructure:** Private roads maintained by the condominium association, public water, public sewer, and on-site stormwater management.
- **Traffic Study:** The Board discussed the need for a third-party review of the traffic analysis for the 683 Saratoga Road PUD, to address potential concerns from the Town Board and residents.
- **Concerns Raised:**
  1. **Timeline:** Recommendation to include a clause in the PUDD legislation requiring construction to begin within 24 months of signing the Mylars.
  2. **Condominium Ownership:** Concerns about the project potentially reverting to rental units. The Board recommended ensuring the legislation specifies condominium ownership.

3. **Commercial Space:** Concerns about the feasibility of filling the commercial spaces and the potential for them to remain vacant.
- **SEQRA Review:** Completed with a negative declaration, indicating no significant environmental impact.
  - **Recommendation:** Favorable recommendation to the Town Board with modifications to the PUDD legislation.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move to approve the Application for a negative declaration on SEQRA for the Application for 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.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, January 21, 2026.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move for a favorable recommendation to the 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 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.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, January 21, 2026.

**C. Karner Blue Meadows Subdivision: Karner Blue Preserve, LLC:**

Application for the Karner Blue Meadows Subdivision by Karner Blue Preserve, LLC for the renewal of a special use permit to re-design a conservation subdivision to include 18 duplex homes (36 units total) and a single-family residence. Property located at/on 80 Ballard Rd on 58.8 acre(s), Tax Map No(s). 116.17-1-1 to -30 & -99; zoned R-2.

Matthew Huntington, PE of Studio A, is here to represent Karner Blue Meadows Subdivision.

January 21, 2026

- **Project Overview:** Renewal of a special use permit for a conservation subdivision with 18 duplex homes and 1 single-family residence on 58.8 acres zoned R2.
- **Updates:** Advanced stormwater, septic design and plan to dedicate the road to the Town.
- **Well Testing:** Additional wells to be drilled and tested for water quality, including testing for contaminants due to proximity to a car crushing facility, Johnsons Auto.
- **Approval:** Special use permit renewed for two years, with conditions including no further subdivision of parcels and maintaining the character of the neighborhood.
- **Recommendation:** Favorable recommendation to the Town Board for the dedication of approximately 7.42 acres of open space (Lot 20) to the Town.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move to renew the Application for a special use permit for the Karner Blue Meadows Subdivision by Karner Blue Preserve, LLC to re-design a conservation subdivision to include 18 duplex homes (36 units total) and a single-family residence for a period of two years. Property located at/on 80 Ballard Rd on 58.8 acre(s), Tax Map No(s). 116.17-1-1 to -30 & -99; zoned R-2.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, January 21, 2026.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby moves for a favorable recommendation to the Wilton Town Board for the intent to accept approximately 7.42 acres of open space (Lot 20) to the Town of Wilton by Karner Blue Preserve, LLC.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, January 21, 2026.

#### **IV. ADJOURNMENT:**

Next Meeting Wednesday, February 18, 2026.

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 8:31P.M.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, January 21, 2026.

**Date Approved:** February 18, 2026.

Amy DiLeone, Executive Secretary