



TOWN OF WILTON
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Director of Planning &
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Joshua Carlsson
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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

A meeting of the Wilton Planning Board ("the Board") was held on February 18, 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:

PRESENT: Chairman William Rice, Hal VanEarden, 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: Dave Gabay, Dean Kolligian

Planning Board Minutes

Address meeting minutes from Wednesday, January 21, 2026

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Deloria, to approve the meeting minutes of January 21, 2025, as written.

Ayes: Chairman William Rice, Jim Deloria, Tom Murphy, Chris Price, Amand Pelfrey, Alternate, and Laura Lourence

CORRESPONDENCE:

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

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.

Presentation

- Request to set public hearing.
- Preliminary engineering drawings submitted.
- Review letter received from Ryan Riper; applicant agreeable to address all comments.
- Project unchanged from previous submission.
- Town Board declared intent to accept proposed open space.
- Density:
 - 25 lots proposed.

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- Additional 2 lots approved by Town Board.
- Project includes:
 - Open space linkages.
 - Trail connections to adjacent properties.
 - Open space dedication to Town.

Board Discussion

- Question regarding what lies across from Bullard Lane.
 - County Forest lands.
 - Potential future parking area (discussion ongoing with County).

Action

- Public hearing scheduled for **March 18 at 6:30 PM.**

B. 610 Maple Ave Office/Retail/ Restaurant: Kodiak Construction: Application for the 610 Maple Ave Office/Retail/ Restaurant by Kodiak Construction for renovating existing commercial building and garage to create new office/retail/restaurant 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.

Dave Carr of the LA Group and Justine Granite affiliated with Kodiak Construction is here to represent Kodiak Construction office renovation.

Project Overview

- Renovation of existing commercial building and detached garage.
- Proposed uses:
 - Office
 - Retail
 - Restaurant (potential)
- Parking lot reconstruction.
- Two outdoor seating areas added.
- Rear buffer added per prior request.

Architectural Details

- Detached garage → Restaurant building.
 - Vertical wood siding (stained).
 - Black Onyx shingles.
- Main building:
 - 3-foot cultured stone base (gray).
 - Dark gray vinyl siding.
 - Black doors/windows with white trim.

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- Roof replacement on both buildings.
- Interior: Complete gut renovation; “vanilla box” tenant spaces.

Infrastructure & Site Discussion

- Grease trap:
 - To be installed externally if restaurant tenant secured.
 - Subject to Sewer District requirements.
- Sidewalk:
 - Discussion of logical termination near adjacent property (Dance Lab).
- Parking lot connection to 612 Maple:
 - Adjacent property owner declined connection.
- Stormwater & heat mitigation:
 - Discussion of additional trees/islands.
 - Fire Department limited raised island options.

Fire Department Concerns

- Requested rear fire hydrant.
- Concern:
 - If hose laid from Route 9, parking lot becomes inaccessible.
 - Emergency apparatus access blocked.
- Alternatives discussed:
 - Emergency access connection to 612.
 - Breakaway bollards.
 - Cost comparison: hydrant vs. access drive.
- Legal limitation:
 - Board cannot compel adjacent owner to grant connection.

Outcome

- Applicant to:
 - Explore hydrant cost vs. emergency access.
 - Report back at public hearing.
- Public hearing scheduled for **March 18 at 6:31 PM.**

C. 627 Maple Ave Mixed Use Development: Trojanski Builders: Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

Dave Carr of the LA Group and Dave Trojanski is here to represent Trojanski Builders mixed use development.

Proposal

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- 14 apartment units.
- 2,900 sq. ft. non-residential (office) space.
- Storage building (Moran-style, matching siding).
- 45+ parking spaces.
- Dog park included.
- Dumpster relocation planned.
- Light pole relocation.
- Straight sidewalk connection requested.

Design

- LP SmartSide siding (blue and gray).
- PVC trim.
- Cultured stone accents.
- 30-year Timberline roofing.
- Storage building to match main structure.

Discussion

- Hamlet amenity requirement (10% commercial minimum).
- Board requested:
 - Enhanced visual appeal.
 - Potential amenities (bench, bike racks, pedestrian appeal).
- Fire Department:
 - Requested drive connection for apparatus access.
 - Grade differences make connection difficult.
- Parking:
 - Guest parking in garages (not counted).
 - Potential shared overflow during non-office hours.

Action

- Public hearing scheduled for **March 18 at 6:32 PM.**

D. Childs Automotive; Storage Shed: Childs Automotive: Application for the Childs Automotive; Storage Shed by Childs Automotive for the placement of a 288 sq.ft. storage shed. Property located at/on 211 Edie Rd on 8.31 acre(s), Tax Map No(s). 128.-1-75; zoned C-2.

Proposal

- 288 sq. ft. storage shed (already installed).
- Amendment to site plan required.

Discussion

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- Shed present.
- Neat, well-run site.
- No environmental impact.

Action

- Motion to approve amended site plan.
- Approved unanimously.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Amended Site Plan for the Childs Automotive; Storage Shed by Childs Automotive for the placement of a 288 sq.ft. storage shed. Property located at/on 211 Edie Rd on 8.31 acre(s), Tax Map No(s). 128.-1-75; zoned C-2. There are no new or different environmental impacts requiring further SEQRA review

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

- E. Stewarts Shops Maple Avenue: Stewarts Shops Corp.** Pre-Application for the Stewarts Shops Maple Avenue by Stewarts Shops Corp. for a 4,500 sq.ft. convenience store with 6 pump (12 fueling station) canopy. Property located at/on 644-650 Maple Ave (Rte 9) on 2.26 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8, & -19; zoned H-1.

Chris Potter of Stewarts is here to represent the Stewart Shop Maple Ave rebuild.

Proposal

- Relocation of existing Stewart's (from Northern Pines corner).
- 4,500 sq. ft. store.
- 50' x 89' canopy.
- 6 pumps (12 fueling positions).
- Two fuel tanks (15,000 gal & 12,000 gal).
- 45 parking spaces.
- 50% green space.
- Two curb cuts on Route 9.
- Shared access with Adirondack Trust (rear).
- Decorative lighting & sidewalks.
- Outdoor seating.
- Rear mechanicals screened.
- Dumpster screened by extended façade wall.

Major Board Themes

1. Design Expectations (Hamlet Zone)

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Board emphasized:

- High visibility site.
- Gateway location.
- Must exceed standard Stewart's prototype.
- Comparable to Manchester location aesthetic.
- Enhanced west elevation design.
- Not a "box store drop-in."

2. Community Activation

Board requested:

- Enhanced pedestrian engagement.
- Gazebo or creative outdoor gathering space.
- Bike racks.
- Potential EV charging stations.
- High-quality materials.
- Landscaping enhancements.

3. Traffic & Access

- DOT review pending.
- Concern about curb cut proximity to Northern Pines.
- Possible site flip depending on DOT feedback.
- Concern about tractor trailer circulation.
- Davidson Drive residents raised traffic concerns.
- Board acknowledged infrastructure strain.

4. Delivery & Operational Concerns

- Fuel truck circulation reviewed.
- Delivery area at rear.
- Improved layout compared to existing store.

5. Neighborhood Buffer

- Evergreen buffer proposed along Davidson.
- Residents expressed concern about:
 - Increased traffic.
 - Tractor trailer use of Davidson.
- Board encouraged public participation at formal hearing.

General Notes

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- No formal action taken (pre-application).
- Board made clear:
 - High design standard required.
 - Community-oriented improvements expected.
 - Strong emphasis on aesthetics, pedestrian engagement, and traffic mitigation.

IV. ADJOURNMENT:

Next Meeting Wednesday, March 18, 2026.

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

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, March 18, 2026

Date Approved: March 18, 2026.

Amy DiLeone, Executive Secretary