



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

Amy DiLeone  
Executive Secretary  
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Ryan K. Riper, P.E.  
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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  
Shawn Lescault,  
Alternate  
Amanda Pelfrey,  
Alternate

**PLANNING BOARD**  
**February 19, 2025**

A meeting of the Wilton Planning Board ("the Board") was held on February 19, 2025, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

**I. CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**II. PUBLIC HEARING:**

**A. Zappone Self Storage Warehousing:** Zappone Property Management: Application for Special Use Permit for the Zappone Self Storage Warehousing by Zappone Property Management for a self-storage warehouse facility. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

**PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTE** that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for an Application for Special Use Permit for the Zappone Self Storage Warehousing by Zappone Property Management for a self-storage warehouse

facility. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

**SAID HEARING** will be held on Wednesday, February 19, 2025, at 6:30 P.M. at Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

**BY RESOLUTION** of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Frank Palumbo of CT Male is here to represent Zappone Self-Storage.

Mr. Palumbo:

- Discusses the history and changes to the self-storage warehouse project, including zoning variances and adjustments to unit placement.
- Explains the impact of the changes on truck maneuverability and the addition of smaller units to increase the total number of units.
- Addresses concerns about the proximity to adjacent properties and the existing landscaping business, emphasizing that the new use is less intense.

#### **Public Comments and Concerns:**

- Joshua Kennedy and Gabrielle Borger of 845 Route 9 express concerns about noise and light pollution from the proposed self-storage facility, highlighting the lack of a 25-foot plant barrier on the southern border.
- Mr. Kennedy mentions the increase in users from one to potentially hundreds, which could impact his peaceful, serene property.
- Chairman Rice confirms the accuracy of Mr. Kennedy's lot and its proximity to the proposed facility.
- Mike and Angela Moses, owners of Holy Moses Tavern on 847 Route 9, express concerns about drainage and rodents moving from their property to the proposed facility after a previous house demolition.

### **III. REGULAR MEETING**

**PRESENT:** Chairman William Rice, Hal VanEarden, Chris Price, Jim Deloria, Shawn Lescault, Alternate, and Amanda Pelfrey, 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 and Tom Murphy.

**MINUTES APPROVAL:** Mr. Price made a motion, seconded by Mr. VanEarden, to approve the meeting minutes of January 15, 2025, as written.

**Ayes:** Chairman William Rice, Hal VanEarden, Chris Price, Jim Deloria, Shawn Lescault (Alternate), and Amanda Pelfrey (Alternate).

**CORRESPONDENCE:**

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

**IV. APPLICATIONS:**

**A. Zappone Self Storage Warehousing:** Zappone Property Management: Application for Special Use Permit for the Zappone Self Storage Warehousing by Zappone Property Management for a self-storage warehouse facility. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

Frank Palumbo of CT Male is here to represent Zappone Self-Storage.

- Mr. Palumbo explains the preliminary stormwater management plan and the existing drainage systems.
- Mike and Angela Moses raise concerns about rodents and the potential for them to move back to their property if the new facility is built.
- Mr. Palumbo discusses the existing landscaping and buffering on the site, which could be enhanced with additional trees if needed.
- The Board and applicant discuss the possibility of adding a privacy fence or other screening measures to mitigate concerns about light and noise pollution.
- The Board votes to approve the Special Use Permit, with conditions for further review and potential adjustments.
- The Board schedules a Public Hearing for March 19, 2025, to address the amended site plan and any additional concerns. (The Public Hearing scheduled for March 19, 2025 was canceled.)

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

**THEREFORE, BE IT RESOLVED,** that the Planning Board does hereby move to approve the Application for a Special Use Permit for the Zappone Self Storage Warehousing by Zappone Property Management for a self-storage warehouse facility. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day, February 19, 2025.

**B. Ballard Road BOCES:** CIDC Wilton, LLC: Application for the Ballard Road BOCES by CIDC Wilton, LLC for a proposed BOCES educational facility consisting of three (3) buildings totaling ±291,650 sq.ft., 469 parking spaces, and an equipment storage area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.

Scott Lansing of Lansing Engineering is here to represent Ballard Road BOCES.

- Mr. Lansing introduces the Ballard Road BOCES application, detailing the proposed educational facility with three buildings and extensive parking.
- The project includes a Career Technical Education Building, an Exceptional Learning Division for K-6, and an Exceptional Learning Division for 7-12.
- Mr. Lansing outlines the access, bus circulation, and parking requirements, noting that the facility meets or exceeds town requirements.
- The Board is provided with a traffic study and updates on the project, including changes to the building layout and bus circulation plans.
- Chairman Rice asked about considering a path to the intersection, not necessarily for students, but for staff, with the idea of walking across on a nice summer day to Stewarts.
- Mr. VanEarden commented on not encouraging kids to leave campus; however, the focus seemed to be more on staff wanting easier access.
- Mr. Lansing explained that he was told staff typically drive rather than walk.

### **Traffic Study and Intersection Improvements:**

- Alanna Moran of Lansing Engineering presents the traffic study, highlighting the impact on intersections along North Road and Ballard Road.
- The study recommends changes to the intersection design to improve traffic flow, including adding a southbound left-turn lane and reallocating lanes.
- The Board discusses the timing of peak traffic and the need for detection systems at intersections to manage traffic flow effectively.
- The Applicant and Board agree on the need for further coordination with the county to implement the recommended changes.

### **DEC Jurisdictional Determination and Site Walk:**

- Scott Lansing addresses the DEC jurisdictional determination, noting that the project assumes a 100-foot buffer for all areas on the site.
- The Board is informed that a site walk with DEC is scheduled to clarify the jurisdictional boundaries and potential impact on the project.
- The Applicant expresses confidence that DEC will not hold up the project and that the proposed measures are conservative.
- The Board schedules a Public Hearing for the site plan and discusses the need for further review of minor site plan details.

### **Final Discussion and Motion for Conceptual Site Plan:**

- The Board discusses additional concerns, including the need for EV bus parking, entrance lighting, and catch basin removal.
- Mr. Riper, Town Engineer, highlights the importance of coordinating with emergency services and ensuring all necessary approvals are in place.
- The Board moves to approve the Conceptual Site Plan for the Ballard Road BOCES facility, with conditions for further review and Public Hearing.
- The meeting concludes with a motion to set the Public Hearing for March 19, 2025, and a reminder for the applicant to pay the required fees.

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

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move to approve the Conceptual Application for the Ballard Road BOCES by CIDC Wilton, LLC for a proposed BOCES educational facility consisting of three (3) buildings totaling ±291,650 sq.ft., 469 parking spaces, and an equipment storage area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3. The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, February 19, 2025.

**V. ADJOURNMENT:**

**Next Meeting:** Wednesday, March 19, 2025.

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. Price, that the meeting of the Planning Board be adjourned at 7:50 P.M.

The motion is seconded by Mr. Lescault and put to vote, all in favor, on this day, February 19, 2025.

**Date Approved:** March 19, 2025.  
Amy DiLeone, Executive Secretary