



**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 &  
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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  
Shawn Lescault,  
Alternate  
Amanda Pelfrey,  
Alternate

**PLANNING BOARD**  
**March 19, 2025**

A meeting of the Wilton Planning Board ("the Board") was held on March 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. 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.

## **PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTE** that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for an 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.

**SAID HEARING** will be held on Wednesday, March 19, 2025, at 6:30PM 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.

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

### **Ballard Road BOCES Application**

- Proposal for a BOCES education facility on Ballard Road (Zone C3).
- Project consists of three buildings totaling approximately 291,000 sq. ft. with 469 parking spaces.
- **Presenters:** Scott Lansing (Lansing Engineering), Brandon Stabil (Columbia Development), Matthew Daverowski (BOCES).

### **Site Details:**

- 45.54-acre wooded site, with the Snook Kill on the western side.
- **CTE Building:** Three-story, 134,000 sq. ft. footprint, total 186,600 sq. ft.
- **Exceptional Learners Division K-6 Building:** Two-story, 23,300 sq. ft. footprint, total 40,750 sq. ft.
- **Exceptional Learners Division 7-12 Building:** Three-story, 25,300 sq. ft. footprint, total 64,300 sq. ft.
- Primary access from North Road with dedicated bus circulation and pedestrian pathways.
- **Parking:** 428 spaces required, but 469 spaces provided.
- **Green space:** Required 35%, but 73.4% provided.
- **Utilities:** On-site stormwater management, serviced by Saratoga County Sewer District.

### **Architectural Design**

- Three structures with unique designs but complementary colors.

- Materials include precast concrete, aluminum composite panels, synthetic stucco, metal panel systems, masonry.
- Renderings of building elevations presented.
- Security features at entrances discussed, but additional barriers/bollards are not currently planned.

**Public Comments & Board Discussion**

- Public hearing opened for comments; There were no residents present. No major concerns were raised.
- Security concerns regarding front entrances; discussion on adding planting boxes/barriers.
- Board motioned to close the Public Hearing.

**III. REGULAR MEETING**

**PRESENT:** Chairman William Rice, Dave Gabay, Dean Kolligian, Tom Murphy, 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:** Hal VanEarden, Chris Price, Jim Deloria, and Shawn Lescault

**MINUTES APPROVAL:** Mr. Gabay made a motion, seconded by Mr. Murphy, to approve the meeting minutes of February 19, 2025, as written.

**Ayes:** Chairman William Rice, Dave Gabay, Dean Kolligian, Tom Murphy and Amanda Pelfrey (Alternate).

**CORRESPONDENCE:**

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

**IV. APPLICATIONS:**

**A. 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.

**Preliminary Site Plan Review**

- Drainage easements: County requires an easement, applicant will provide.
- Landscaping plans to be reviewed before final approval.
- Fencing: Height and material details to be finalized.

- Highway improvement plans for North Road/Ballard Road intersection are pending.
- Retaining walls: Board requested aesthetic consideration for visible sections.
- Dumpster enclosures: Should blend with the buildings.
- Lighting: Additional lighting at entrance provided.
- Playground track: Designed for exercise and sensory relief for students.
- Stormwater management: Underground chambers planned.
- Fire department & emergency services: Further coordination needed.
- Traffic concerns: Sight distance to be reviewed for student drivers.

### **SEQR (State Environmental Quality Review) Determination**

- Environmental impacts reviewed:
  - Excavation/removal of over 1,000 tons of material noted.
  - Energy usage and HVAC requirements assessed.
  - Lighting and traffic impacts addressed.

### **SEQRA Part 3**

#### **1. Impact on Land**

##### **d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural materials.**

The proposed project will involve the construction of multiple buildings, along with upgrades to pavement and infrastructure. The excavation and removal of more than 1,000 tons of natural materials is expected.

However, in accordance with NYSDEC and Town regulations, a Stormwater Pollution Prevention Plan (SWPPP) will be implemented to safeguard existing resources during construction. Weekly inspections of erosion and sediment control measures will be conducted to ensure compliance.

Following an assessment, the Planning Board concluded that the potential impact of the project would be moderate in magnitude, medium-term in duration, and likely to occur. However, it will be localized to the project area and is not expected to significantly affect neighboring lands.

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#### **14. Impact on Energy**

##### **d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building when completed.**

The proposed project involves the construction of three buildings, totaling approximately 291,650 square feet:

- A 40,750-sf K-6 Exceptional Learners Division (ELD) school
- A 64,300-sf 7-12 Exceptional Learners Division (ELD) school
- A 186,200-sf Career and Technical Education (CTE) facility

The heating and/or cooling requirements will exceed 100,000 square feet.

After analysis, the Planning Board determined that the impact would be moderate in magnitude, long-term, and likely to occur. However, it will be localized and mitigated by the utility company providing the necessary energy requirements. Additionally, the buildings will incorporate energy-saving technologies to efficiently manage heating and cooling needs.

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### Statement of Significance

The Town Planning Board has assessed the magnitude, duration, likelihood, scale, and context of the proposed project and determined that the potential environmental impacts could be moderate in magnitude. This is due to:

- Excavation and removal of more than 1,000 tons of natural materials
- Heating and/or cooling of more than 100,000 square feet of building(s)

However, because the project includes mitigation measures such as use of erosion and stormwater control devices and the incorporation of energy-saving technologies, these impacts would be largely mitigated.

As a result of the project design, the Town Planning Board has concluded that significant adverse environmental impacts are unlikely and, therefore, an Environmental Impact Statement is not required.

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

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move to for a Negative Declaration on SEQRA for the 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, March 19, 2025.

### Final Discussion & Next Steps

- Sidewalks along North Road debated; concerns about encouraging student crossings.
- Dumpster placement: Alternatives to be explored.
- Decorative fencing instead of chain-link preferred.
- Security barriers at entrances are recommended.
- Architectural visibility from Ballard Road to be reviewed.
- BOCES exploring DEC approvals for heavy equipment training area.
- Next meeting planned to finalize site plan

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

**THEREFORE, BE IT RESOLVED**, the Planning Board does hereby move to approve the Application for Preliminary Site Plan 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 Mr. Kolligian and put to vote, all in favor, on this day, March 19, 2025.

**V. ADJOURNMENT:**

**Next Meeting:** Wednesday, April 16, 2025.

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

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, March 19, 2025.

**Date Approved:** April 16, 2025.  
Amy DiLeone, Executive Secretary