



TOWN OF WILTON
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Amy DiLeone
Executive Secretary
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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
Amanda Pelfrey,
Alternate
Laura Lourenco,
Alternate

PLANNING BOARD

A meeting of the Wilton Planning Board ("the Board") was held on April 15, 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, Dave Gabay, Dean Kolligian, 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: Tom Murphy, Jim Deloria, and Chris Price

Address meeting minutes from Wednesday, March 18, 2026

Planning Board Minutes

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Kolligian, to approve the meeting minutes of March 18, 2026, as written.

Ayes: Chairman William Rice, Hal VanEarden, Dave Gabay, Dean Kolligian, Amanda Pelfrey, Alternate, and Laura Lourenco, Alternate.

CORRESPONDENCE:

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

III. APPLICATIONS:

- A. Wilton Service Center: Wilton Service Center, Inc.:** Pre-Application and Recommendation to ZBA for the Wilton Service Center by Wilton Service Center, Inc. for area variance(s) for a commercial three (3) lot subdivision. Property located at/on 215 Ballard Rd on 22.61 acre(s), Tax Map No(s). 115.14-1-18, 115.-1-21 & -22; zoned C-3.

Attorney John Lapper is here to represent the Service Center.

Board Discussion

The Board discussed the subdivision, zoning variances, and future sale of Wilton Service Center property.

- Application by Wilton Service Center Inc for a three-lot commercial subdivision on 22.61 acres at 215 Ballard Road.
- Proposed to separate fuel business, truck parking lot, and a residential house into conforming lots.
- Five minor variances requested: boundary setbacks of 45-45.5 feet (vs. 50 ft. required), pavement variances due to truck access.
- Variances are considered minor and unlikely to impact surrounding properties.
- A favorable recommendation to the ZBA was made, with ownership remaining under Frank Parillo.
- Lots will be numbered appropriately; application includes detailed site plans.

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 Zoning Board of Appeals for the Application for the Wilton Service Center by Wilton Service Center, Inc. for area variance(s) for a commercial three (3) lot subdivision. Property located at/on 215 Ballard Rd on 22.61 acre(s), Tax Map No(s). 115.14-1-18, 115.-1-21 & -22; zoned C-3.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day, April 15, 2026.

B. Exit 15 Auto Park; New Country Motor Car Group: Country Realty Co. Application for the Exit 15 Auto Park; New Country Motor Car Group by Country Realty

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Co. for redeveloping a portion of the property to accommodate a new sales and showroom addition. Property located at/on 3002 NYS Route 50 on 12.68 acre(s), Tax Map No(s). 153.-3-84.11; zoned PUDD.

Joe Dannible of EDP is here to represent Exit 15 Auto Park.

Board Discussion

The project involves partial redevelopment of a Toyota dealership, including new building construction and site reconfiguration.

- The existing 12-acre site is part of a 22-acre PUDD, with plans to attach a new sales building to the existing service area.
- The current sales building will be demolished or repurposed; the site will remain operational.
- The new building will be similar in size (~13,500 sq ft) and will feature modern materials and branding.
- The site layout will be adjusted with relocated curb cuts, expanded parking, and improved stormwater management.
- The stormwater basin will be expanded and modernized, with ownership shared among D.O.T., Saratoga County Sewer District, and others.
- The existing building may be demolished or retained temporarily; future tenants are not yet identified.
- The project aims to improve site efficiency, circulation, and aesthetics, with a timeline of approximately two years for full completion.
- Signage updates will occur once tenants are confirmed; no immediate changes are planned.
- The project will maintain existing utilities and incorporate new stormwater and landscaping features.
- The redevelopment is considered internal to the site, with no changes to the overall PUDD zoning or legislation expected.

Public Hearing is scheduled for Wednesday, May 20, 2026.

C. Burger King - Proposed Restaurant Remodel: Carrols, LLC

Application for the Burger King - Proposed Restaurant Remodel by Carrols, LLC for the remodel of existing restaurant, addition of a second drive-thru lane, parking lot restriping, ADA site improvements, and landscaping. Property located at/on 3004 NYS Route 50 on 1.42 acre(s), Tax Map No(s). 153.-3-87; zoned C-1.

Shane Plokhoy, Project Engineer with Dynamic Engineering Consultants, PC is here to represent Burger King.

The project involves remodeling the existing restaurant, adding a second drive-through lane, and landscaping updates.

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- Application by Carol's LLC for remodeling Burger King at 3004 Route 50.
- Existing single-lane drive-through to be expanded to dual lanes, with site improvements and landscaping.
- The remodel includes interior and exterior updates to modernize the building and align with brand standards.
- The parking lot will be re-striped; two spaces will be removed but parking remains compliant.
- Utilities and lighting will stay the same; site grading will match existing drainage.
- Signage, including the large Burger King sign, may require variances and ZBA review.
- Construction timing depends on internal corporate schedules; store will remain open during remodel.

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 Amended Site Plan for the Burger King - Proposed Restaurant Remodel by Carrols, LLC for the remodel of existing restaurant, addition of a second drive-thru lane, parking lot restriping, ADA site improvements, and landscaping. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 8, 2026, and milling and overlaying of the parking lot. Property located at/on 3004 NYS Route 50 on 1.42 acre(s), Tax Map No(s). 153.-3-87; zoned C-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, April 15, 2026.

D. Hoffman Car Wash: Hoffman Development Group: Application for the Hoffman Car Wash by Hoffman Development Group for the replacement of the vacuum system and reconfiguring associated curbing and parking. Property located at/on 5 Lowes Dr on 1.8 acre(s), Tax Map No(s). 153.-3-37.35; zoned C-1.

Ron Sloan President of Hoffman Car Wash is here to represent Hoffman Car Wash.

The project involves updating the vacuum system, reconfiguring curbing, and parking improvements.

- Application by Hoffman Development Group for replacing vacuum system at Hoffman Car Wash, Exit 15.
- The existing store, opened in 2000, will be updated to match newer store designs with standing seam metal and stone accents.
- The vacuum system will be upgraded from older noisy models to modern, quieter systems.

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- The plan includes shifting vacuums to increase interior space, with twelve new vacuums proposed.
- Employee parking of eighteen spaces is sufficient: no impact on employee parking.
- The vacuum system will operate during normal hours, tied to store operation, reducing noise.
- Site improvements include curb reconfiguration, pavement repairs, and pavement overlay.
- Traffic flow around the site remains unchanged; vacuum entry points will stay the same.
- The timeline for construction depends on internal scheduling; store will remain operational during upgrades.

On a motion introduced by Mr. VanEarden 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 Hoffman Car Wash by Hoffman Development Group for the replacement of the vacuum system and reconfiguring associated curbing and parking. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 8, 2026. Property located at/on 5 Lowes Dr on 1.8 acre(s), Tax Map No(s). 153.-3-37.35; zoned C-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, April 15, 2026

E. Manilla Grill - Food Truck: Romeo Soriano: Application for the Manilla Grill - Food Truck by Romeo Soriano for a waiver to the provision in the Town Code §129-169 B. (3) limiting the occupancy of the lot to one temporary merchant. Property located at/on 892 US Route 9 on 2.67 acre(s), Tax Map No(s). 114.7-2-31.1; zoned RB-1.

The Town code limits one temporary merchant per lot. Romeo Soriano is requesting a waiver to operate two temporary merchants on the same lot. The Board granted this waiver in 2025 for Romeo Soriano.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the request by Romeo Soriano for a waiver to the provision in the Town Code §129-169 B. (3) limiting the occupancy of the lot to one temporary merchant. Property located at/on 892 US Route 9 on 2.67 acre(s), Tax Map No(s). 114.7-2-31.1; zoned RB-1

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The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, April 15, 2026.

IV. ADJOURNMENT:

Next Meeting Wednesday, May 20, 2026.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 9:40P.M.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, April 15, 2026

Date Approved: May 20, 2026.
Amy DiLeone, Executive Secretary