TOWN OF WILTON
22 TRAVER ROAD
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(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
Shawn Lescault, Alternate
Amanda Pelfrey, Alternate

PLANNING BOARD
April 16, 2025

A meeting of the Wilton Planning Board ("the Board") was held on April 16, 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. Dollar General: **Primax Properties, LLC**: Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq.ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

Caryn Mlodzianowski of Bohler Engineering is here to represent the Dollar General.

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for a Dollar General: Primax Properties, Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq.ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

SAID HEARING will be held on Wednesday, April 16, 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.

Public Hearing: Dollar General by Primax Properties LLC

- Proposed 10,640 sq. ft. retail store at 579 Maple Avenue (Route 9), zoned CR-1.
- No new curb cuts; using existing shared access with commercial neighbor.
- 32 parking spaces are proposed + 14 land banked spaces.

Requested waivers for:

- Parking (required 66, proposing fewer).
- Stormwater discharge in front (grass depression only).

Site includes:

- Septic system and well (approved by health department).
- 28-ft-wide easement along frontage for future sidewalk/utilities.
- Fire chief raised concern: No hydrants due to lack of public water. Discussion on future connection willingness.
- No comments from the public
- Motion passed to close public hearing.

III. REGULAR MEETING

PRESENT: Chairman William Rice, Dave Gabay, Dean Kolligian, 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: Tom Murphy

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Price, to approve the meeting minutes of March 19, 2025, as written.
Ayes: Chairman William Rice, Dave Gabay, Dean Kolligian, Hal VanEarden, Chris Price, Jim Deloria, Shawn Lescault Alternate.

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

IV. APPLICATIONS:

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.

Alana Moran of Lansing Engineering is here to represent Ballard Road BOCES.

Final site plan approval sought for:
- 291,000 sq. ft. across 3 buildings.
- 469 parking spaces.

Key issues addressed:
- Bollards or planters for entrance safety.
- Screening and relocation of dumpsters.
- Updated renderings and fencing (decorative fencing preferred).
- Playgrounds/dog park to be done with decorative fencing with landscaping.
- Drainage/traffic improvements at North Road & Ballard Road intersection.

Conditions for final approval included:
- Renderings and color/material board for buildings.
- Transfer of easements prior to Certificate of Occupancy (CO).
- Final landscaping review by town engineer.
- Construction of sidewalks, trees, and lighting waived via board motion.

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 Final 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. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 8, 2025 and further conditioned upon renderings and color/material board for buildings, transfer of easements prior to Certificate of Occupancy (CO), and final landscaping review by town engineer. 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, April 16, 2025.

A. Dollar General: **Primax Properties, LLC**: Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq.ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

Caryn Mlodzianowski of Bohler Engineering is here to represent the Dollar General.

SEQRA Review was conducted.

- Ms. Mlodzianowski from Bohler Engineering presents the Dollar General project, detailing the site, size, and proposed development.
- The project includes a 10,640 square-foot retail store on 11.8 acres, with a shared access point and 32 parking spaces.
- The project proposes a storm water management system and a 28-foot utility easement for future sidewalks and utilities.
- The Board discusses the need for street lighting and sidewalks.
- Ms. Mlodzianowski addresses concerns about water connections and emergency vehicle access, suggesting potential future extensions.

Preliminary and Final Site Plan Review

Addressed waivers and design:

Waivers approved for:
- Parking space reduction.
- Stormwater location (shallow basin front).
- Street lighting (not required in this zone).

Dumpsters:
- Concrete pad extended to store bins and totes in matching enclosure.

Landscaping:
- To include low shrubs and four maple trees along frontage.
- Sidewalk:
    - 28-ft easement provided; sidewalk to be built when town requires, grading to accommodate sidewalk.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move for a Negative Declaration on SEQRA for the Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, April 16, 2025.

On a motion introduced by Mr. Gabay, 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 Dollar General by Primax Properties, LLC for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, April 16, 2025.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Final Site Plan for the Dollar General by Primax Properties, LLC, for constructing a 10,640 sq. ft. retail store. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 9, 2025. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, April 16, 2025.

Alana Moran of Lansing Engineering is here to present the amended site plan and the special use permits applications for 631 Maple Avenue.

C. 631 Maple Avenue Mixed-Use Development: Lenny Goldstock Application for the 631 Maple Avenue Mixed-Use Development by Lenny Goldstock for amending the site plan to include two (2) mixed-use buildings and one (1) apartment building. Development will include 31,019-sf of commercial space and 125 apartments. Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3- 20, 21, 24.1 & 32.11; zoned H-1.

Discussion on 631 Maple Avenue Mixed-Use Development

- The Board discusses the 631 Maple Avenue mixed-use development project, which includes three buildings with commercial and residential spaces.
- The project requires special use permits for four of the commercial spaces, including a primary care center, imaging center, pain management, and a surgical center.
- Concerns are raised about the shift in focus from retail to medical space and the impact on the town's vision for a walkable community.
- The applicant explains the challenges of securing tenants and the need to adjust the project to remain financially viable.

D. 631 Maple Avenue Mixed-Use Development; Primary Care: Lenny Goldstock: Application for the 631 Maple Avenue Mixed-Use Development; Primary Care by Lenny Goldstock for a special use permit for a 6,790-sf Primary Care Office (Building 1, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s).140.-3-20, 21, 24.1 & 32.11; zoned H-1.

E. 631 Maple Avenue Mixed-Use Development; Imaging Center: Lenny Goldstock: Application for the 631 Maple Avenue Mixed-Use Development; Imaging Center by Lenny Goldstock for a special use permit for a 7,322-sf Imaging Center (Building 1, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1.

F. 631 Maple Avenue Mixed-Use Development; Pain Management Center: Lenny Goldstock: Application for the 631 Maple Avenue Mixed-Use Development; Pain Management Center by Lenny Goldstock for a special use permit for a 6,130-sf Pain Management Center (Building 2, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3-20, 21, 24.1 & 32.11; zoned H-1.

G. 631 Maple Avenue Mixed-Use Development; Surgical Center: Lenny Goldstock: Application for the 631 Maple Avenue Mixed-Use Development; Surgical Center by Lenny Goldstock for a special use permit for a 7,375-sf Surgical Center (Building 2, First Floor). Property located at/on 631 Maple Ave (Route 9) on 14.92 acre(s), Tax Map No(s). 140.-3- 20, 21, 24.1 & 32.11; zoned H-1.

Proposal includes:

- Two mixed-use buildings + one residential building.
- 31,000 sq. ft. commercial space + 125 apartments.
- Commercial tenants: primary care, imaging, surgical lab, pain management, coffee shop, gym.
- Four special use permits required for medical tenants >2,500 sq. ft.

Applications for special use permits for the following:

- D. Primary Care Office – 6,790 sq. ft. (Building 1, First Floor)
- E. Imaging Center – 7,322 sq. ft. (Building 1, First Floor)
- F. Pain Management Center – 6,130 sq. ft. (Building 2, First Floor)
- G. Surgical Center – 7,375 sq. ft. (Building 2, First Floor)

Significant Board discussion on:

- Deviation from original “Hamlet” vision of walkable, community-oriented businesses.
- Concern about overuse of medical space and lack of small business/retail.
- Applicant cited economic conditions, restaurant interest failures, and financial viability.
- Discussion on 665 Route 9, Park Place at Wilton having only medical in their commercial space.

- The Town Board introduced new guidelines to prevent any single type of use from taking up the entire space, in order to encourage a mix of businesses.
- Discussion about the timeline of vacancy for the commercial space at 665 Maple Ave. before Saratoga Hospital became the tenant. Mr. Bogardus, Town Councilmen believed the space was leased before construction was completed, while Mr. Gabay estimated it had been vacant for about five years. (In fact, the building was completed in 2015, and Saratoga Hospital leased the space in 2017)
- Concerns about traffic congestion and the need for additional ingress and egress points for the site.
- Mr. Riper outlines the need for detailed site plans, including setbacks, landscaping, and lighting, to address traffic and infrastructure issues.

Public hearing for site plan amendment and the special use permits to be scheduled for May 21, 2025.

V. ADJOURNMENT

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

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, April 16, 2025.

Date Approved: May 21, 2025.
Amy DiLeone, Executive Secretary