TOWN OF WILTON
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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 May 20, 2026, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

I. CALL TO ORDER:

PLEDGE OF ALLEGIANCE

II. PUBLIC HEARINGS:

A. 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 Co. for redeveloping a portion of the property to accommodate 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.

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 Exit 15 Auto Park; New Country Motor Car Group by Country Realty 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.

SAID HEARING will be held on Wednesday, May 20, 2026, 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.

Project Overview:
Overview of the proposed redevelopment of the Exit 15 auto dealership site, including site plan modifications, traffic assessments, stormwater management, and public safety considerations.

- The project involves relocating and combining the Toyota sales and service buildings into a unified dealership.
- The site includes three existing buildings: Toyota Sales, Romeo Sales and Service, and Toyota Service.
- The new plan maintains the same square footage as existing structures, with modifications to curb cuts on Auto Park Road.
- One curb cut on Auto Park Drive will serve as the main ingress/egress, with a relocated curb cut on New Country Way.
- Site improvements include display pads, upgraded lighting, landscaping, stormwater management upgrades, and internal traffic flow enhancements.
- Stormwater pond will be expanded and cleaned, with a slight decrease in impervious surface area.
- Traffic assessment indicates no net change in trips; approximately 19 new trips during peak hours, with an additional 33-34 trips if the old building reopens.
- Traffic safety analysis shows 2-3 illegal left turns per hour at the intersection of New Country Way and Old Gick Road, with minimal accident reports.
- The project received preliminary approval with no conditions, pending further traffic review and signage improvements.
- Concerns raised about fire apparatus access, parking lot tightness, and illegal turns, with plans to address signage and pavement markings.

I. CALL TO ORDER:

PLEDGE OF ALLEGIANCE

II. REGULAR MEETING

PRESENT: Chairman William Rice, Dave Gabay, Chris Price, Jim Deloria, 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 and Hal VanEarden

Address meeting minutes from Wednesday, May 20, 2026

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Deloria, to approve the meeting minutes of May 20, 2026, as written.

Ayes: Chairman William Rice, Dave Gabay, Chris Price, Jim Deloria, Dean Kolligian, Amanda Pelfrey, Alternate, and Laura Lourenco, Alternate.

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

III. APPLICATIONS:

A. 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 Co. for redeveloping a portion of the property to accommodate 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.

Traffic and Access:

- Traffic study concluded no significant increase in traffic from relocation of existing uses.
- Future occupancy of the vacant sales building could create minor additional traffic.
- Illegal turning movements at nearby intersections were discussed extensively.
- Board and engineers discussed possible future roadway improvements and signage.

Stormwater:

- Existing stormwater basin to be cleaned, enlarged, and brought into compliance.
- Discussion held regarding DEC wetland jurisdiction changes and possible future development opportunities on adjacent land.

Board Discussion:

- Fire access and emergency circulation were discussed.
- Dumpster screening and site aesthetics were reviewed.
- Additional pavement markings and wayfinding signage requested.

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 Exit 15 Auto Park; New Country Motor Car Group

by Country Realty 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.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, May 20, 2026.

B. Craw Farm South, Lot Line Adjustment: William Krueger: Application for the Craw Farm South, Lot Line Adjustment by William Krueger for lot line adjustment between subdivision lots 14 and 15. Property located at/on 10 & 12 Colleen Ct on 1.15 acre(s), Tax Map No(s). 115.17-6-23 & -24; zoned R-1.

Overview of the lot line adjustment between subdivision lots 14 and 15 at 10 and 12 Colleen Court, aimed at compliance and neighbor agreement.

- The adjustment involves correcting a stone planter encroaching over the lot line.
- The neighbor supports the transfer, and the applicant provided notarized approval.
- The property is 1.15 acres, zoned R1.
- The adjustment does not involve environmental impacts.
- The board approved the lot line adjustment with no objections or conditions.

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 Subdivision for the Craw Farm South, Lot Line Adjustment by William Krueger for lot line adjustment between subdivision lots 14 and 15. Property located at/on 10 & 12 Colleen Ct on 1.15 acre(s), Tax Map No(s). 115.17-6-23 & -24; zoned R-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, May 20, 2026.

C. Maple Ave Projects (Medical Center & Mixed-use Development): Lenny Goldstock: Discussion regarding the project status of the Maple Ave Projects (Medical Center & Mixed-use Development) and the associated traffic mitigation work along Maple Ave (Rt 9) corridor.

Alanna Morran with Lansing Engineering is here to represent the Maple Ave projects.

Traffic Mitigation and Infrastructure Planning

Overview of ongoing traffic and infrastructure considerations related to the Maple Avenue Projects, including safety, signage, and future development potential.

- Discussions included traffic impacts along Maple Avenue and Route Van Corter.
- Concerns about illegal turns at key intersections, with suggestions for pavement markings and signage to improve safety.
- The possibility of reconfiguring curb cuts and adding signage to prevent illegal left turns was discussed.
- The highway department's concerns about curb cut safety and potential modifications, such as channelization or median barriers, were highlighted.

- Future infrastructure improvements may include better connectivity and stormwater management, with some areas no longer under DEC jurisdiction due to recent legal changes.
- The project aims to support long-term development and traffic flow improvements, with ongoing review of environmental and safety impacts.

Infrastructure Development and Traffic Improvements

The project involves multiple infrastructure upgrades, traffic signal installations, and road modifications to support new developments.

- Temporary traffic signal to be installed at 612 Maple Ave in June.
- Permanent signal expected in October-November.
- Offsite mitigation includes multi-use path easements and construction.
- Smith Bridge Road signal delayed due to utility conflicts; redesign underway.
- Right turn lane at Daniels requires real estate acquisition, process takes about a year.
- DOT review process is lengthy, involving utility conflicts and land purchase.
- Poles for traffic signals have a lead time of 24-36 weeks.
- Traffic flow concerns include potential speed through intersections and future widening plans.

Medical Office and Mixed-Use Building Progress

The medical and mixed-use development is progressing with phased openings and ongoing construction.

- Building phased occupancy planned: July (Albany ENT), July 15 (Ortho NY), August 1 (Saratoga GI), September-October (surgery centers), November-December (St. Peter's cardiology).
- Full occupancy expected by end of year, with a three-year ramp-up period.
- No tenants have been lost; all committed to the project.
- Construction delays due to utility and site plan issues.
- Site design includes moving sidewalks, screening, and architectural enhancements.
- The project aims to create a vibrant hamlet area with sidewalks, landscaping, and aesthetic improvements.

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 modification of the condition of approval contained in Planning Board Resolution No. 2024-25 for the 612 Maple Ave Medical Center requiring completion of off-site traffic improvements prior to issuance of a Certificate of Occupancy. The modification authorizes issuance of a Certificate of Occupancy subject to the following condition:

- The off-site traffic improvements shall remain a required component of the project and shall be completed in accordance with May 12, 2026, correspondence entitled '612 and 631 Maple Avenue Phasing Plan' submitted by Paulsen Development, unless otherwise modified by the Planning Board.

There are no new or different environmental impacts requiring further SEQRA review.
Property located at/on 612 Maple Ave on 13.66 acres, Tax Map No(s). 140.17-1-9 & 140.18-1-13; zoned CR-1 & R-1.

The motion is seconded by Mr. Price and put to vote, all in favor, on this day, May 20, 2026.

D. 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.
- Truck access easement reviewed to keep traffic off Traver Road.
- Board acknowledged recent ZBA approval of required variances.
- Lots will be numbered appropriately.

Set the Public Hearing for Wednesday June 17, 2026.

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 Conceptual Subdivision for the Wilton Service Center by Wilton Service Center, Inc. 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. Deloria and put to vote, all in favor, on this day, May 20, 2026.

E. Stewarts Shops - Lot Consolidation: Stewarts Shops Corp. Application for the Stewarts Shops - Lot Consolidation by Stewarts Shops Corp. for removing lot lines and consolidating lots. Property located at/on 644, 646 & 648 Maple Ave (Rte. 9) & 60 Davidson Dr on 3.4 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8; zoned H-1.

F. Adirondack Trust - Amended Site Plan & Lot Line Adjustment: Stewarts Shops Corp. on behalf of Adirondack Trust. Application for the Adirondack Trust - Amended Site Plan & Lot Line Adjustment by Stewarts Shops Corp. on behalf of Adirondack Trust for amending a commercial site plan and lot line adjustment between 650 Maple Ave and consolidated lots of 644, 646 & 648 Maple Ave. Property located at/on 650 Maple Ave (Rte 9) on 3.4 acre(s), Tax Map No(s). 140.13-1-6.19; zoned H-1.

G. Walton's - Site Plan & Lot Line Adjustment: Stewarts Shops Corp. on behalf of Walton's: 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, 646 & 648 Maple Ave (Rte 9) & 60 Davidson Dr on 2.16 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8, & a portion of 140.13-1-19; zoned H-1.

H. Stewarts Shops Maple Avenue: Stewarts Shops Corp.: 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, 646 & 648 Maple Ave (Rte 9) & 60 Davidson Dr on 2.16 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8, & a portion of 140.13-1-19; zoned H-1.

Board discussion on the above applications represented by Stewarts.

Project Overview:

- Applicant discussed multiple coordinated lot line adjustments and easements.
- Shared access arrangements required to satisfy DOT access restrictions.
- Stewart's site redesign concept reviewed.

Site Design Discussion:

• Building setback increased from Route 9.
• Sidewalk alignment, landscaping, pavilion access, and architectural details reviewed.
• Board praised overall corridor vision and Hamlet-style development concept.

Traffic / Future Planning:

- Potential Route 9 widening
- Future center turn lane
- Traffic circulation concerns
- Shared access impacts

Stormwater:

- Large and deep stormwater management area discussed.
- Underground stormwater chamber alternatives to be investigated.

I. KNC Touchfree Car Wash: KNC Touchfree Car Wash, Inc.: Pre-Application and Recommendation to ZBA for the KNC Touchfree Car Wash by KNC Touchfree Car Wash, Inc. for area variance(s) for constructing a 2,700 sq.ft. 2-bay car wash. Property located at/on 542 Maple Ave (Rte 9) on ±1 acre(s), Tax Map No(s). 153.9-1-5.1; zoned CR-1.

Caryn Mlodzianowski of Bohler Engineering is here to represent KNC Touchfree Car Wash.

- KNC Touch-Free Car Wash proposes a 2,700 sq ft facility at 542 Maple Avenue, seeking ZBA area variances.
- The car wash will have full circulation, two vacuums, and minimal impact on green space.
- Variances include 40 ft front yard relief and 20 ft from Loughrey Lake Road; seeking 21.33 ft.
- The site plan includes a new building with natural colors, hip roof, and enhanced architecture.
- The car wash will operate 24/7 with advanced sensor technology and underground water reclaim systems.
- Existing easements for utilities and future sidewalk improvements are maintained.
- The project faces potential DOT approval issues for curb cuts on Route Nine.

- Future expansion considerations include potential road widening and land use restrictions.
- Public hearing and zoning board approvals are scheduled, with a focus on neighbor screening and traffic impact.

Traffic and Neighborhood Concerns

Traffic flow, neighbor screening, and future land use are key considerations for upcoming developments.

On a motion introduced by Mr. Gabay, 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 KNC Touchfree Car Wash by KNC Touchfree Car Wash, Inc. for area variance(s) for constructing a 2,700 sq.ft. 2-bay car wash. Property located at/on 542 Maple Ave (Rte 9) on ±1 acre(s), Tax Map No(s). 153.9-1-5.1; zoned CR-1.

The motion is seconded by Mr. Price and put to vote, all in favor, on this day, May 20, 2026.

IV. ADJOURNMENT:

Next Meeting Wednesday, June 17, 2026.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 8:09P.M.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, May 20, 2026

Date Approved: June 17, 2026.
Amy DiLeone, Executive Secretary