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 & 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
May 21, 2025

A meeting of the Wilton Planning Board ("the Board") was held on May 21, 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. **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.

B. **631 Maple Avenue Mixed-Use Development; Imaging Center: Lenny** 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-1permit 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

C. **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.

D. **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.

E. **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 127 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.

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 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.

SAID HEARING will be held on Wednesday, May 21, 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.

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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 present the special use permits and amended site plan applications for 631 Maple Avenue.

Mr. Lansing:

- This is an application for an amended site plan and 4 special use permits.
- The Parcel is 14.92 acres. They are increasing the commercial space to 31,019 sq ft. and a reduction in apartment units from 136 to 127.
- Buildings:
    - Building 1: Commercial on 1st floor (Primary Care and Imaging), 36 apartments above.
    - Building 2: Commercial on the 1st floor (Pain Mgmt. and Surgical Center) and 36 apartments above.
    - Building 3: Residential only – 55 apartments.
- There will be 424 parking spaces (32 banked), two curb cuts, dog park, nature trail, patios, sidewalks, and it meets the setback and green space (58%) requirements.

Public Comments – 631 Maple Ave:

- John McEachern (Deputy Supervisor) and Duane Bogardus (Town Counsil and Greenfield Fire Chief), opposed the medical facilities in the Hamlet zone, citing the zoning intent for the Hamlet is for walkable retail.
- Dr. Goldstock described his exhaustive efforts to secure retail tenants with a detailed list of approximately 30 businesses he had approached offering them space and there was no interest. He also emphasized the urgent community need for local healthcare access.
- Fire Dept. (Zach King, Greenfield FD), requested enhanced emergency access, 360° truck access around the building, and more hydrants.
- The resident expressed concern over increased traffic on Route 9, noted cut-throughs across private property, and pedestrian safety risks.

III. REGULAR MEETING

PRESENT: Chairman William Rice, 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, Dave Gabay, Dean Kolligian, Hal VanEarden, and Chris Price

MINUTES APPROVAL: Mr. Deloria made a motion, seconded by Ms. Pelfrey, to approve the meeting minutes of April 16, 2025, as written.
Ayes: Chairman William Rice, Jim Deloria, Shawn Lescault Alternate, and Amanda Pelfrey, Alternate

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

III. APPLICATIONS:

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Board Discussion:

- They acknowledged the conflict between the zoning vision of the Hamlet and the practical development.

- Emphasis on the public benefit of the medical facilities and the potential for future development in the area.
- Highlighted the applicant's $1.4 million traffic mitigation contribution and design improvements.
- Mr. Deloria discusses the broader traffic issues on Route 9 and the need for state-level solutions.
- The Board concluded that while zoning flexibility is allowed, it must clearly serve the greater community interest.

Due to the recusal of Shawn Lescault there is no longer a quorum. Therefore, there will be no decision made on these applications tonight.

F. **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.

Romeo Soriano, the owner of the Manilla Grill food truck, is here to represent.

- Mr. Sariano explains he needs a waiver to operate a second temporary merchant on a single property along with The Daydream Farmer. Located on 892 US Route 9 (zoned RB-1).
- Board discussion on the existing temporary merchant, The Daydream Farmer. A Waiver by the Planning Board would allow co-location on the property.

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 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.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, May 21, 2025.

G. **Coldbrook RV Park Expansion: Coldbrook at Saratoga, LLC**: Application for the Coldbrook RV Park Expansion by Coldbrook at Saratoga, LLC for expanding the current facility to include an additional 273 RV sites increasing the total number of sites to 550. Property located at/on 385 Gurn Springs Rd on 97.52 acre(s), Tax Map No(s). 115.-2-97; zoned C-3.

Gregg Beswick with Creighton Manning is here to represent Coldbrook RV Expansion.

Mr. Beswick:

- This is a proposed expansion from 277 to 550 RV sites (+273).

- A Traffic Study anticipates an addition of 45 AM and 41 PM peak trips. This is within the acceptable limits.
- There are 2 minor comments outstanding from DOH and DEC raised no objections.
- The applicant has addressed the Board's previous feedback and is ready for a public hearing.

Set the Public Hearing for Wednesday, June 18, 2025 at 6:30PM.

H. AIM Services - Parking Lot Expansion: AIM Services: Pre-Application and Recommendation to ZBA for the AIM Services - Parking Lot Expansion by AIM Services for expanding the parking lot to include an additional 32 spaces. Property located at/on NYS Route 50 on 18.03 acre(s), Tax Map No(s). 141.-2-26.1; zoned RB-1, R-2.

Michael Ingersol is here from the LA Group to represent AIM Services.

Mr. Ingersol:

- Applicant is proposing to add 32 parking spaces.
- There is a variance required for the 5-foot setback encroachment.
- There is a discussion on the drainage, lighting, landscaping, neighbor relations, and potential land swap noted.
- The applicant will proceed under amended site plan review (no public hearing required).

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to make a positive Recommendation to ZBA for the AIM Services - Parking Lot Expansion by AIM Services for area variances required to expand the parking lot an additional 32 spaces. Property located at/on NYS Route 50 on 18.03 acre(s), Tax Map No(s). 141.-2-26.1; zoned RB-1, R-2.

The motion is seconded by Mr. Lescault and put to vote, all in favor, on this day, May 21, 2025.

I. <u>Palmertown Ridge Subdivision: Witt Construction, Inc.:</u> Application for the Palmertown Ridge Subdivision by Witt Construction, Inc. for a three (3) lot subdivision. Property located at/on Woodard Rd on ±518.27 acre(s), Tax Map No(s). 101.-1-102.1; zoned R-3.

John Witt, owner of Witt Construction, is here to represent.

- Mr. Witt explains that this is a previously approved three-lot subdivision on Woodard Road and the mylars were never filed at the County.

- Mr. Witt explains the history of the property and the previous settlement with the Town.
- Mr. Riper brings up the issue of a parking lot that was supposed to be built but was never constructed.
- Mr. Witt mentions that the parking lot is gated and used by a hunting club, which helps in maintaining the area, and expresses hope that OSI will purchase the land to include the parking lot in their plans.

The Board sets the Public Hearing for 6:31 PM on June 18, 2025.

On a motion introduced by Ms. Pelfrey, 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 Palmertown Ridge Subdivision by Witt Construction, Inc. for a three (3) lot subdivision. Property located at/on Woodard Rd on ±518.27 acre(s), Tax Map No(s). 101.-1-102.1; zoned R-3.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, May 21, 2025.

V. ADJOURNMENT

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Deloria that the meeting of the Planning Board be adjourned at 7:49P.M.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, May 21, 2025.

Date Approved: June 18, 2025.
Amy DiLeone, Executive Secretary