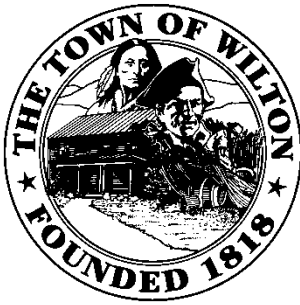




TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127
(518) 587-1939 Ext. 201

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
Amanda Pelfrey,
Alternate
Laura Lourenco,
Alternate

PLANNING BOARD

A meeting of the Wilton Planning Board ("the Board") was held on June 17, 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. Wilton Service Center: Wilton Service Center, Inc.

Application 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.

John Lapper and Jordyn Conway of Bartlett, Pontiff, Stewart & Rhodes P.C. are here to represent Wilton Service Center.

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 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.

SAID HEARING will be held on Wednesday, June 17, 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.

II. CALL TO ORDER:

PLEDGE OF ALLEGIANCE

III. REGULAR MEETING

PRESENT: Chairman William Rice, Dave Gabay, Chris Price, Jim Deloria, Tom Murphy, 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: 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, Tom Murphy, Dean Kolligian, Amanda Pelfrey, Alternate

CORRESPONDENCE:

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

IV. APPLICATIONS:

A. Wilton Service Center: Wilton Service Center, Inc.

Application 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.

John Lapper of Bartlett, Pontiff, Stewart & Rhodes P.C. are here to represent Wilton Service Center.

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Board Discussion

- Purpose of subdivision is to separate the Wilton Service Center parcel from fuel sales and truck parking parcels.
- Public hearing opened; no public comments were received.
- Public hearing closed by motion and vote.
- Town Engineer review letter dated June 11, 2026, reviewed; remaining items were administrative and plan-note related.
- Board completed SEQRA review using the Short Environmental Assessment Form.
- All Part 2 impact questions determined to result in no or small impacts.
- Negative Declaration adopted under SEQRA.
- Preliminary and Final Subdivision Approval granted, conditioned upon compliance with the Town Engineer review letter.

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 negative declaration on SEQRA for the Application 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. Price and put to vote, all in favor, on this day, June 17, 2026.

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 Preliminary and Final Subdivision for the Wilton Service Center by Wilton Service Center, Inc. for a commercial three (3) lot subdivision. Conditioned upon compliance with the Town Engineer, Ryan Ripper's review letter dated June 11, 2026. 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, June 17, 2026.

B. Forest Grove Subdivision, Phase 3: Forest Grove, LLC: Request for a 90-Day Extension for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3, a 190-lot subdivision that increased the conservation subdivision from 321 lots to 421 lots. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acre(s), Tax Map No(s). 128.-1-2, -68, -71.221, -71.222, -106, 140.12-3-11, -13, 140.16-3-9, -98, 141.-1-4.1, -35, 141.13-1-1 thru -26, 141.53-1-1 thru -22; zoned R-2.

Joe Dannible of EDP and Peter Belmonte of Belmonte Builders are here to represent Forest Grove.

- Applicant requested a 90-day extension of existing approvals.
- DEC certifications have been obtained.
- Final maps expected to be circulated for signatures and filing within approximately 30 days.
- Construction update provided regarding grading, utility work, Daintree Drive connection, and future clubhouse construction.
- Board discussed project progress and anticipated future phases.

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- 90-day extension approved.

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 request for a 90-Day Extension for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3, a 190-lot subdivision that increased the conservation subdivision from 321 lots to 421 lots. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acre(s), Tax Map No(s). 128.-1-2, -68, -71.221, -71.222, -106, 140.12-3-11, -13, 140.16-3-9, -98, 141.-1-4.1, -35, 141.13-1-1 thru -26, 141.53-1-1 thru -22; zoned R-2.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, June 17, 2026.

C. 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 a new sale 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.

- Applicant requested final site plan approval for showroom and sales facility improvements.
- Discussion held regarding traffic operations at New Country Way and Old Gick Road.
- Applicant offered installation of flexible median delineators to discourage illegal turning movements.
- Highway Department review and traffic discussions summarized.
- Board reviewed future pathway and pedestrian connection opportunities through the commercial corridor.
- Town Engineer emphasized long-term pathway planning and future connections to adjoining properties.
- Fire Department raised concerns regarding ladder truck maneuverability, turning templates, bucket overhang dimensions, and access around landscaped islands.
- Board discussed improving Fire Department review procedures and requiring earlier written comments during application review.
- Applicant agreed to continue working with Town staff and the Fire Department as needed.
- Final Site Plan Approval granted subject to engineer comments and pathway planning notation.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to Application for Final 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. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated June 11, 2026, and further conditioned upon the next submission satisfactorily addressing Comment No. 3 contained therein. Property located at/on 3002 NYS Route 50 on 12.68 acre(s), Tax Map No(s). 153.-3-84.11; zoned PUDD. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, June 17, 2026.

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D. KNC Touchfree Car Wash: KNC Touchfree Car Wash, Inc. Application for the KNC Touchfree Car Wash by KNC Touchfree Car Wash, Inc. for a Special Use Permit to construct 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.

- Applicant requested scheduling of a Special Use Permit public hearing.
- Project consists of a proposed 2,700 square foot, two-bay touch-free car wash.
- Site located at the intersection of Maple Avenue and Loughberry Lake Road area on approximately one acre.
- Area variances remain pending before the Zoning Board.
- Additional privacy fencing and arborvitae screening proposed adjacent to neighboring residential properties.
- Board discussed future shared access opportunities and limiting future curb cuts onto Route 9.
- Public hearing scheduling discussed subject to County Planning and Zoning Board review.

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.

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 Conceptual Subdivision 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.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, June 17, 2026.

* Set the Public Hearing for Wednesday, July 15, 2026.

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.

* Set the Public Hearing for Wednesday, July 15, 2026.

G. Walton's - Site Plan & Lot Line Adjustment: Stewarts Shops Corp. on behalf of Walton's: Application for Conceptual Site Plan for the Walton's - Site Plan & Lot Line Adjustment by Stewarts Shops Corp. on behalf of Walton's for a commercial site plan and a lot

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line adjustment between 640 Maple Ave and the consolidated lots of 644, 646 & 648 Maple Ave. Property located at/on 640 Maple Ave (Rte 9) on 2.8 acre(s), Tax Map No(s). 140.13-1-9.2; zoned H-1..

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 Conceptual Site Plan for the Walton's - Site Plan & Lot Line Adjustment by Stewarts Shops Corp. on behalf of Walton's for a commercial site plan and a lot line adjustment between 640 Maple Ave and the consolidated lots of 644, 646 & 648 Maple Ave. Property located at/on 640 Maple Ave (Rte 9) on 2.8 acre(s), Tax Map No(s). 140.13-1-9.2; zoned H-1.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, June 17, 2026.

* Set the Public Hearing for Wednesday, July 15, 2026.

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.

Chris Potter and Molly Russell are here to represent the Stewart's Shops applications.

The project involves approval of a conceptual site plan for a new Stewart Shops convenience store, with scheduled public hearing and community engagement..

- The application includes a 4,500 sq ft convenience store with six pumps and a 12-fueling station canopy.
- Property located at 644-648 Maple Ave, Route 9, and 60 Davidson Drive on 2.16 acres.
- Public hearing scheduled for Wednesday, July 15, at 6:30 PM.
- Review of traffic analysis and mitigation fees discussed, emphasizing consideration of future traffic improvements.
- Traffic study reviewed, showing minimal impact with about 57-58 new vehicle trips during peak hours.
- Existing traffic operations are at Level of Service C in the AM and B in the PM; site driveway operates at Level of Service D.
- Traffic mitigation fees and future construction plans (third lane) are considered to improve site operation.
- Discussions on access points, left turn lanes, and traffic flow, including state policies and site access restrictions.
- Recommendations for community outreach before public hearing to address neighbor concerns.

Traffic Evaluation and Impact Analysis

Traffic study assessed current and future conditions, focusing on intersections, vehicle queues, and trip generation.

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- Study analyzed four intersections: Maple with Northern Pines, Northern and Davidson, Adirondack Trust driveways.
- Peak hours: 7-8 AM (AM peak), 4-5 PM (PM peak).
- Future condition forecast for 2027, assuming 1% annual growth rate and five nearby development projects.
- Projected trip generation: approximately 240 trips in the AM peak, 230 in the PM peak.
- About 75% of trips are pass-by, resulting in roughly 57-58 new trips during peak hours.
- Traffic distribution: 25% from Northern Pines, 35% from Route 9 North, 5% from Route 9 South, remaining via Davidson neighborhood.
- Existing traffic levels: Level of Service C (AM), B (PM); site driveway Level of Service D.
- Future improvements include a third lane, which will enhance site operation.
- Traffic flow considerations include potential left-hand lanes and state policies on access.

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 Conceptual Site Plan 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.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, June 17, 2026.

* Set the Public Hearing for Wednesday, July 15, 2026.

REMOVED FROM THE AGENDA I. Bott - Louden Rd Subdivision: Patricia Bott.: Pre-Application and Conceptual Subdivision for the Bott - Louden Rd Subdivision by Patricia Bott for a three (3) lot residential subdivision. Property located at/on 214 Louden Rd on 25.4 acre(s), Tax Map No(s). 154.-2-17.121; zoned R-2.

J. National Grid Loughberry Gas Regulator Station Upgrade: Niagara Mohawk Power Corp. d/b/a National Grid: Application for the National Grid Loughberry Gas Regulator Station Upgrade by Niagara Mohawk Power Corp. d/b/a National Grid for installing upgrades to the existing natural gas regulator station. Property located at/on Smith Bridge Rd on 0.65 acre(s), Tax Map No(s). 153.5-1-20; zoned CR-1.

Upgrades and Site Modifications for National Grid Facility

National Grid plans to upgrade their natural gas regulator station, including equipment, safety, and site improvements.

- The station located at 28 Smith Bridge Road, originally built in 1991.
- Upgrades include new equipment, three layers of protection, and a heater to prevent freezing.
- Site expansion involves slight fencing adjustments; no new lighting planned.
- Temporary work on pipelines within utility right of way, with agreements with property owners.
- The site plan is an amendment to the original 1991 approval, requiring a public hearing.

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- Access points from Route 9 and neighboring roads are maintained; some neighbor concerns about tree clearing.
- Ownership disputes regarding access roads, with National Grid asserting ownership or easement rights.
- The project aims to modernize and improve safety standards, with minimal impact on surrounding properties.
- Construction scheduled from April to October, with tree clearing between November and March.

Community Engagement and Property Access Concerns

Discussion on neighbor relations, easements, and site access, including ownership disputes and safety considerations.

- Outreach to neighbors before public hearing recommended.
- Easements and ownership of access roads are under review, with some disputes involving property owners.
- Temporary easements recorded or pending, with verification needed through property records.
- Access for fire department and emergency vehicles confirmed.
- Concerns raised about private road ownership, with some residents claiming ownership and others asserting easements.
- National Grid has agreements with certain property owners for access.
- The project team has contacted relevant parties and believes they have adequate rights for construction.
- Ongoing discussions about easement documentation and property ownership verification.
- The project includes tree clearing and site modifications, with neighbor notifications planned.
- The importance of community communication is emphasized to facilitate smooth project approval.

Set the Public Hearing for Wednesday, July 15, 2026.

V. ADJOURNMENT:

Next Meeting Wednesday, July 15, 2026.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 8:35P.M.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, June 17, 2026

Date Approved: July 15, 2026.
Amy DiLeone, Executive Secretary