



TOWN OF WILTON
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Amy DiLeone
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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
Shawn Lescault,
Alternate
Amanda Pelfrey,
Alternate

PLANNING BOARD
June 18, 2025

A meeting of the Wilton Planning Board ("the Board") was held on June 18, 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. 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.

Ryan Farnum with Creighton Manning is here to represent Coldbrook RV Expansion.

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 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.

SAID HEARING will be held on Wednesday, June 18, 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.

Mr. Farnum:

- New campsites to remain natural where possible (21.3 acres of disturbance).
- Sites sized 50'x40' with 40'x8' RV pads; no major grading planned.
- 8 septic systems proposed; 2 wells tested for sufficient water yield.
- Individual water, sewer, and electric hookups per site.
- Traffic study estimated 45 AM and 41 PM peak hour trips.
- Site bordered by wetlands; no impact to DEC or federal wetlands planned.
- Stormwater managed per DEC and town code.

Public Concerns Raised:

- Noise, Smoke, and Light Pollution: Numerous residents noted visible campfires, sound from bands, lights, and smoke reaching private yards.
- Proximity and Privacy: Requests for fencing and vegetative buffers between homes and new campsites.
- Property Value Impact: Concern about decreased property values.
- Safety & Security: Worries about children, trespassers, and lack of physical barriers.
- Traffic: Increased congestion and speeding; studies conducted in March questioned.
- Trash: Complaints about litter from RV park reaching surrounding roads.
- Environmental Impact: Potential groundwater/septic concerns raised, given previous issues at site.

Board and Applicant Response:

- 100 ft setback from property lines; 200 ft from residential structures confirmed.
- Existing mature forested buffers were expected to remain; aerial imagery and visual renderings to be provided.
- Willingness to consider fencing and additional vegetative screening.
- Applicant to supply dumpster signage plan and fire ring usage policy.
- Traffic study will be revisited with clearer context; the Board requested simulation visuals.
- Fire safety concerns noted; seasonal operation acknowledged.
- Requests additional information on the septic system's capacity and the potential impact on neighboring properties.
- Discussion about the proximity of the new sites to residential properties and the potential for increased traffic.

Public Hearing Closed for Coldbrook RV Park Expansion.

B. Palmertown Ridge Subdivision: Witt Construction, Inc.: 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.

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 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.

SAID HEARING will be held on Wednesday, June 18, 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.

Mr. Witt:

Proposal: Three-lot subdivision on Woodard Road, zoned R3.

Lot Details:

- Lot 1: 342 acres
- Lot 2: 156 acres
- Lot 3: 19.93 acres

Discussion Highlights:

- Lots are legal with existing frontage variances.
- No current plans for dense development; potential future involvement with Open Space Institute to preserve land.
- Public concern over:
 - - Future traffic increase from potential development.
 - - Speeding and safety along Woodard Road.
 - - Gun club activity and safety near homes.
 - - Noise and privacy concerns.

Board Response:

- Clarified only the 3-lot subdivision is under review.
- Future development would require separate applications and hearings.
- Enforcement and safety concerns (e.g., speeding, gun club issues) fall under law enforcement, not planning board.

Public Hearing Closed for Palmertown Ridge Subdivision

III. REGULAR MEETING

PRESENT: Chairman William Rice, Jim Deloria, Tom Murphy, Dave Gabay, Dean Kolligian, Chris Price, 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: Shawn Lescault, Alternate and Hal VanEarden

MINUTES APPROVAL: Mr. Deloria made a motion, seconded by Ms. Pelfrey, to approve the meeting minutes of May 21, 2025, as written.

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

CORRESPONDENCE:

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

IV. APPLICATIONS:

A. 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.

Ryan Farnum with Creighton Manning is here to represent Coldbrook RV Expansion.

Coldbrook RV Park Expansion:

Board requested:

- Aerial views showing vegetation and clearing areas.
- Visual buffer simulations.
- Fence design proposals.
- Revisit traffic study with representative data.
- Summary of fire regulations and enforcement.

Applicant agreed to provide visuals, coordination on fencing, and detail trash/dumpster protocols.

General Issues for Further Review:

- Visibility from adjacent homes.
- Fire safety amid dense tree cover.
- Potential fence requirement for security.
- Light, noise, and smoke pollution mitigation.

B. Palmertown Ridge Subdivision: Witt Construction, Inc.: 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.

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 Preliminary 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, 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 Final Subdivision for the Palmertown Ridge Subdivision by Witt Construction, Inc. for a three (3) lot subdivision. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated June 10, 2025. Property located at/on Woodard Rd on ±518.27 acre(s), Tax Map No(s). 101.-1-102.1; zoned R-3. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, June 18, 2025.

C. 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, and enlarging 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.

Nick Zeglen of EDP is here to represent Forest Grove Subdivision, Phase III.

- Mr. Zeglen requests a 90-day extension for phase three of the Forest Grove subdivision due to state agency reviews and pending comments from the Sewer District.
- To date, 114 homes have gone under contract, and 75 homes are built and occupied.
- Phase 2A is ready to begin building homes, with the road and infrastructure in place.

- The Board discuss the next steps, including clubhouse plans, which are expected to be presented in September.

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, and enlarging 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. Murphy and put to vote, all in favor, on this day, June 18, 2025.

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.

Scott Lansing of Lansing Engineering is here to present the special use permits and amended site plan applications for 631 Maple Avenue mixed-use development.

Mr. Lansing:

- The project includes four special use permits for commercial and residential uses, totaling 31,019 square feet of commercial space and 127 apartment units.
- The project meets New York State Fire Code requirements and includes two points of access and 424 parking spaces.
- Addresses comments from the last meeting, including fire truck navigation and hydrant relocation.

Discussion on Materials, Parking and Dumpster Enclosures:

- Mr. Riper and Mr. Lansing discuss changes to the building materials, including using an EFIS product for brick and wood-look siding.
- The Board considers requiring masonry enclosures for dumpsters, but Mr. Lansing prefers chain-link with vinyl slats for durability.
- The Board discusses the placement and visibility of dumpsters and the potential for motion lights.
- Mr. Riper suggests moving a light pole to a more permanent location for future parking needs.

Future Planning and Cross Access:

- Mr. Riper discusses the potential for future cross-access with adjacent parcels and the importance of shared access in the future with the parcel to the north.
- The Board considers the feasibility of accessing the Neville property and the challenges of steep terrain and water flow.
- The Board discusses the importance of planning for future developments and the potential benefits of shared access.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Special Use Permit 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.

The motion is seconded by Mr. Gabay and put to a vote. All are in favor, except Mr. Kolligian, who abstains, on this day, June 18, 2025.

E. 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-1.

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 Special Use Permit 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.

The motion is seconded by Mr. Gabay and put to a vote. All are in favor, except Mr. Kolligian, who abstains, on this day, June 18, 2025.

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.

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 Special Use Permit 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.

The motion is seconded by Mr. Murphy and put to a vote. All are in favor, except Mr. Kolligian, who abstains, on this day, June 18, 2025.

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.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Special Use Permit 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.

The motion is seconded by Mr. Deloria and put to a vote. All are in favor, except Mr. Kolligian, who abstains, on this day, June 18, 2025.

H. 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.

On a motion introduced by Mr. Murphy, 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 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. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated June 12, 2025. 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. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Price and put to vote, all in favor, on this day, June 18, 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 8:24.M.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, June 18, 2025.

Date Approved: July 16, 2025.
Amy DiLeone, Executive Secretary