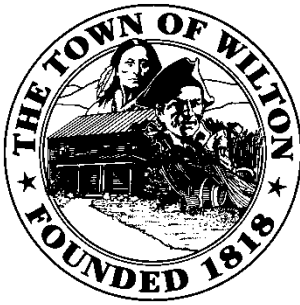




TOWN OF WILTON
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(518) 587-1939 Ext. 201

Amy DiLeone
Executive Secretary
Planning & Engineering

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
Amanda Pelfrey,
Alternate

PLANNING BOARD

A meeting of the Wilton Planning Board ("the Board") was held on July 15, 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:

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold **PUBLIC HEARINGS** for the following applications by Stewart's Shop Corp.

1.) 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. **2.)** 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. **3.)** 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.

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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. **4.) 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.

SAID HEARING will be held on Wednesday, July 15, 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.

Chris Potter is here to represent the Stewart's Shops applications.

A. 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.

Public Hearing closed.

B. 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 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.

Public Hearing closed.

C. 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.

Public Hearing closed.

D. 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.

Public Hearing will remain open.

Summary:

The applicant is seeking site plan approval to construct a new 4,500-square-foot Stewart's Shop with a six-pump (12 fueling position) gas canopy on Maple Avenue (Route 9). The proposal includes consolidating several parcels into a single commercial site with vehicle access from

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Route 9 and Davidson Drive. During the public hearing, residents primarily expressed concerns regarding traffic circulation, site access, and potential impacts on the adjacent residential neighborhood.

Public Hearing Concerns

- Potential increase in traffic and congestion on Route 9 and surrounding roadways.
- Whether left-turn movements from the site onto Route 9 would be permitted and how they would affect traffic flow and safety.
- Concerns regarding full-access driveways, particularly the safety and appropriateness of left-turn ingress and egress onto Route 9.
- Potential light spillover from the site onto properties along Davidson Drive and the need for adequate lighting controls.
- Request for a landscaped berm or other buffering along Davidson Drive to help screen the development and reduce visual impacts on neighboring properties.

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 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.

SAID HEARING will be held on Wednesday, July 15, 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.

E. 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.

Summary:

The applicant is seeking site plan approval to upgrade the existing National Grid natural gas regulator station on Smith Bridge Road. The proposed improvements are intended to enhance the operation and reliability of the existing facility. During the public hearing, neighboring property owners raised concerns related to vegetation clearing, impacts to adjacent private property, road conditions, and maintaining adequate visual buffering.

Public Hearing Concerns

- Concerns regarding proposed work within or adjacent to the Higgins property easement and the need to maintain adequate buffering.
- Questions about the extent of vegetation clearing along Sun Bird Lane and on the Higgins property.

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- Concerns that construction traffic from National Grid could further deteriorate the condition of Sun Bird Lane following previous work by Kiewit.
- Questions regarding responsibility for repairing any damage to Sun Bird Lane resulting from construction activities.
- Concerns about a temporary work authorization obtained by National Grid that residents believe authorizes extensive tree clearing on the Higgins property.
- Concerns regarding impacts to private property and the extent of work occurring outside National Grid's existing facilities.
- Objections to the proposed clear-cutting of portions of Higgins property.
- Request that National Grid preserve the northeast corner of the Higgins property to maintain a vegetative buffer and reduce visual impacts.

III. REGULAR MEETING

PRESENT: Chairman William Rice, Vice Chairman Harold VanEarden, Dave Gabay, Jim Deloria, Tom Murphy, 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: Chris Price and Dean Kolligian

Address meeting minutes from Wednesday, June 17, 2026

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Deloria, to approve the meeting minutes of June 17, 2026, as written.

Ayes: Chairman William Rice, Hal VanEarden, Dave Gabay, Jim Deloria, Tom Murphy, Amanda Pelfrey, Alternate

CORRESPONDENCE:

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

IV. APPLICATIONS:

Chris Potter is here to represent the Stewart's Shops applications.

A. 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.

Summary:

Stewart's Shops Corp., on behalf of Adirondack Trust, has applied to amend the commercial site plan and adjust the property lines between 650 Maple Ave and the consolidated parcels at 644, 646, and 648 Maple Ave. The application involves a 3.4-acre property at 650 Maple Ave (Route 9), identified as Tax Map No. 140.13-1-6.19, and located in the H-1 zoning district. The request

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is to revise the approved site plan and reconfigure lot boundaries; the notice does not specify any new construction or redevelopment.

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 Minor Amended Site Plan 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. 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, July 15, 2026.

B. 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 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.

Summary:

The applicant is seeking Preliminary Site plan review and a lot line adjustment for Walton's property at 640 Maple Avenue. The proposal would reconfigure the property boundaries between 640 Maple Avenue and the adjacent consolidated parcels at 644, 646, and 648 Maple Avenue to support future commercial site development. The review focused on the proposed lot line adjustment and its relationship to the overall commercial redevelopment of the surrounding properties.

The parking will be reconfigured to meet the pavement setbacks.

On a motion introduced by Mr. Murphy, 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 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. VanEarden and put to vote, all in favor, on this day, July 15, 2026.

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 Preliminary 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

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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, July 15, 2026.

C. 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.

D. 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.

Summary:

Stewart's Shops Corp. has applied to build a 4,500-square-foot convenience store with a six-pump (12 fueling-position) gas station canopy on 2.16 acres at 644, 646, and 648 Maple Ave (Route 9) and 60 Davidson Drive in the H-1 zoning district.

Discussion:

- The applicant requested a traffic mitigation waiver in exchange for installing underground stormwater management, but only the Town Board has the authority to grant that waiver for the fees.
- The Planning Board is requiring underground stormwater management regardless.
- The Board is seeking extensive buffering along Davidson Drive, including a berm and trees, to screen the development.
- Traffic impacts will be reviewed further after an independent third-party traffic analysis is completed.
- The proposed store's hours of operation would generally be 4:00 a.m. to midnight, though hours may vary by location.

E. 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.

Young/Sommer Law Firm are here representing National Grid tonight.

Summary:

National Grid (Niagara Mohawk Power Corp.) has applied to upgrade the existing Loughberry Gas Regulator Station on Smith Bridge Road, a 0.65-acre property in the CR-1 zoning district.

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During the Planning Board review, several conditions and recommendations were discussed:

- Clearing within the temporary work easement should be selective rather than clear-cut, particularly in the northeastern portion of the Higgins property.
- National Grid should work with the Higgins property owner to minimize the amount of vegetation removed.
- Any disturbed areas on the Higgins property should be replanted, subject to the owner's approval.
- National Grid should make its best effort to repair Sun Bird Lane following construction activities.
- The Planning Board's approval is conditioned on selective clearing and replanting, provided the property owner grants permission.

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 Minor Amended Site Plan 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. Conditioned upon the Applicant employing selective clearing within the temporary work easement and making every reasonable effort to work with the affected property owner to restore the area through replanting, where appropriate, upon completion of the work. Property located at/on Smith Bridge Rd on 0.65-acre(s), Tax Map No(s). 153.5-1-20; zoned CR-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, July 15, 2026.

F. Walmart - Amendment: Colliers Engineering and Design: Pre-Application for the Walmart - Amendment by Colliers Engineering and Design for a 5,299 sq.ft. building expansion for Online Pickup and Delivery, a 4,200 sq.ft. expansion for the Academy and associated site improvements. Property located at/on 16 Old Gick Rd on 21.65-acre(s), Tax Map No(s). 153.-3-110; zoned C-1.

Colliers Engineering & Design is here to represent Walmart.

Summary:

Colliers Engineering & Design presented a pre-application for improvements to the Walmart store located at 16 Old Gick Road (Tax Map No. 153.-3-110) in the C-1 Commercial District. The proposal includes a 5,299-square-foot building expansion to accommodate Online Pickup and Delivery (OPD) operations, a 4,200-square-foot expansion for the Walmart Academy, and associated site improvements on the 21.65-acre property.

- The applicant previously met with Town staff during a Zoom pre-application meeting in February, where several comments and recommendations were provided.
- The applicant submitted a response letter addressing the Town's comments, which were reviewed and discussed by the Planning Board.
- The Board discussed the proposed Online Pickup and Delivery area, noting it is located within one of the busiest sections of the existing parking lot.

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- Concerns were raised regarding both vehicular circulation and pedestrian safety within the pickup area.
- The Board expressed concern that signage alone would not be sufficient to effectively control traffic flow in such a heavily traveled area and may be disregarded by motorists.
- The location of an existing CDTA bus stop was discussed, including whether relocating the stop could improve traffic circulation and pedestrian safety.
- A suggestion was made to pave an area of porous pavement; however, it was explained that the area serves as required green infrastructure and therefore cannot be paved.
- The Board recommended that the applicant conduct an on-site field review during peak operating hours to observe existing traffic patterns, circulation issues, and pedestrian activity before finalizing the site design.
- The Board encouraged the applicant to evaluate additional traffic management measures to improve vehicle circulation and reduce potential conflicts between customers, pedestrians, and transit users.

G. Target - Amendment: Target Corporation: Application for the Target - Amendment by Target Corporation for re-stripping and grading to accommodate same day deliveries. Property located at/on 3031 NYS Route 50 on 37.95-acre(s), Tax Map No(s). 153.-3-48.11; zoned C-1.

Kimley-Horn is here representing Target tonight.

Summary:

Target Corporation submitted an application for a Site Plan Amendment for its existing store located at 3031 NYS Route 50 (Tax Map No. 153.-3-48.11) in the C-1 Commercial District. The proposal includes re-stripping the existing parking lot and minor grading modifications to accommodate Target's Ship to Home Delivery service operations on the 37.95-acre property. The project is intended to improve delivery operations while maintaining existing customer access, parking, and site circulation.

- The applicant explained that the project is intended to improve efficiency for Target's Ship to Home Delivery service while maintaining normal customer operations.
- The proposed improvements include re-stripping portions of the existing parking lot to 3 designate parking spaces and staging areas for the "hired" delivery vehicles and employees.
- The Board discussed the proposed parking layout and its potential impacts on customer circulation and traffic flow within the site.
- Board members inquired whether the proposed changes would affect the overall parking count or reduce the availability of customer parking spaces.
- The applicant stated that the improvements are designed to utilize existing paved areas while minimizing impacts to customers and site circulation.
- The Board discussed pedestrian safety and the interaction between customer vehicles, delivery drivers, and employees using the designated pickup and staging areas.
- The Applicant indicated that the proposed modifications are relatively minor and are intended to support the retailer's evolving operational needs without significantly altering the overall site layout.
- The Board encouraged the applicant to ensure that pavement markings, directional signage, and traffic circulation are clearly designed to minimize conflicts between delivery operations and customer traffic.

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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 an Amended Site Plan for the Target - Amendment by Target Corporation for re-stripping and grading to accommodate same day deliveries. Property located at/on 3031 NYS Route 50 on 37.95-acre(s), Tax Map No(s). 153.-3-48.11; zoned C-1.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day, July 15, 2026.

V. ADJOURNMENT:

Next Meeting Wednesday, September 16, 2026.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. VanEarden that the meeting of the Planning Board be adjourned at 9:00P.M.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, July 15, 2026

Date Approved September 16, 2026.
Amy DiLeone, Executive Secretary