



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
Shawn Lescault,
Alternate
Amanda Pelfrey,
Alternate

PLANNING BOARD
July 16, 2025

A meeting of the Wilton Planning Board ("the Board") was held on July 16, 2025, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

I. CALL TO ORDER:

PLEDGE OF ALLEGIANCE

II. REGULAR MEETING

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

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Deloria, to approve the meeting minutes of June 18, 2025, as written.

Ayes: Chairman William Rice, Jim Deloria, Dave Gabay, Dean Kolligian, and Chris Price

CORRESPONDENCE:

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

III.APPLICATIONS:

A. Manilla Grill Food Trailer: Romeo Sariano: Application for the Manilla Grill Food Trailer by Romeo Sariano for permit to operate a food trailer. Property located at/on 4205 Route 50 on 4 acre(s), Tax Map No(s). 141.-1-8; zoned RB-1.

Note: The applicant has been denied a permit to operate as a Temporary Merchant due to the high volume of traffic at the intersections of Jones Road, Ingersoll Road, and NYS Route 50. Under Section 129-169 D Appeals. Any applicant denied a permit to operate as a temporary merchant may appeal to the Planning Board, which shall have the authority to approve said permit upon suitable findings.

Romeo Sariano, owner of the food truck and Deb Charbonneau, owner of Route 4205, are here to represent the Manilla Grill Food Trailer.

- Ryan Riper provides background on the Manila Grill food trailer application by Romeo Sariano.
- The application was denied a Temporary Merchant permit due to high traffic volume at the intersections of Jones Road, Old Gick, and Ingersoll Road.
- Debbie Charbonneau offers to allow the food truck to operate on her property, which has a circular driveway, and no left turn out.
- James Deloria raises concerns about liability and the potential for accidents if the application is approved.

Planning Board Concerns:

- High traffic volume at the Jones Rd/Ingersoll Rd/NYS Route 50 intersection
- Ingress/egress challenges: offset driveways, unsafe turning movements, lack of commercial use history
- Safety and liability concerns on a state road (Route 50)

Applicant/Owner Comments:

- Romeo Sariano described his food trailer plans.
- Debbie Charbonneau, property owner, explained:
 1. Nominal charge to Romeo for electricity
 2. Proposed right-in/right-out driveway pattern

3. Emphasized Romeo's character and community value

Board Discussion:

- Supportive of small business
- Emphasized safety concerns
- Discussed possible relocation to commercial areas like Wilton Mall
- Noted limitations in current site's design

The Board agrees that the current proposed location has significant traffic volume and a history of accidents. The Board votes to deny the application.

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

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to deny the request by Romeo Sariano for permit to operate a food trailer due to the high volume of traffic at the intersection of Jones Rd, Ingersoll Rd, and Old Gick. Property located at/on 4205 Route 50 on 4 acre(s), Tax Map No(s). 141.-1-8; zoned RB-1.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, July 16, 2025.

B. 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.

Tyler Scott and Mark Nadolny of Creighton Manning are here to represent Coldbrook RV Park Expansion.

Project Details:

- Development in two zones (68 sites in front, 205 in rear)
- 100–200 ft setbacks to property lines and residential structures
- New water/septic infrastructure per DOH and DEC standards
- Sites to retain natural vegetation and topographical buffers

Traffic & Environmental Findings:

- Traffic study showed 45–41 new peak trips (AM/PM)
- Existing intersection issues expected to improve with 2029 interchange project
- Traffic impact considered minimal due to seasonal/retired residents
- No disturbance to wetlands; full compliance with DEC/DOH regulations

Public & Board Discussion:

- Neighbors expressed concerns about:
 1. Proximity to homes in their back yards
 2. Visibility and noise

3. Property value impact

Board emphasized:

- They are in compliance with all setback and zoning regulations
- There was no visibility to the neighbors’ yards from site during inspection
- Willingness to mediate neighbor concerns

Board Action:

- Unlisted SEQR: Negative Declaration Issued
- Motion for Preliminary Site Plan Approval for expansion with conditions:
 1. Further coordination with neighbors on screening.
 2. A couple Board members volunteer to observe from a neighbor’s home.
 3. Attorney Schachner advises against engaging in media discussions and emphasizes the need for public meetings.
 4. Continued compliance with DEC, DOH, and Town engineering requirements
 5. Approval conditional on final agency reviews and inspections

On a motion introduced by Mr. Price, 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 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.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, July 16, 2025.

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 Preliminary Site Plan 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.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, July 16, 2025.

C. AIM Services - Parking Lot Expansion: AIM Services: Application for the AIM Services - Parking Lot Expansion by AIM Services for expanding the parking lot to include an additional 32 number of 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.

Doug Heller of the LA Group is here to represent AIM Services.

Project Summary:

- Added 32 parking spaces (final count: 32, up from 26 initially discussed)
- Setback variance granted by ZBA (reduced to ~9.5 feet)
- Light pole location adjusted slightly; otherwise, unchanged

Discussion Highlights:

- Parking expansion is for agency vehicles (not client traffic)
- Midday dumpster pickup scheduled to avoid congestion
- Landscaping enhanced with red maples for visual diversity
- Neighboring property is a farm field, minimizing visual impact

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 Amended Site Plan 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. 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, July 16, 2025.

D. Zappone Self Storage Warehousing: Zappone Property Management:

Application for the Zappone Self Storage Warehousing by Zappone Property Management for a self-storage warehouse facility. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

Frank Palumbo of CT Male is here to represent Zappone Self-Storage Warehouse.

Wetland and DEC Update:

- Project initially delayed due to wetlands determination, public hearing postponed.
- DEC site walk revealed:
 1. Some areas previously thought to be wetlands were not jurisdictional.
 2. Ditch with hydric soils remains on the plan but no 100-foot buffer is required.
 3. More land became available for use due to favorable DEC delineation.
 4. DEC requires final approved site plan showing any temporary construction impacts in buffer areas.

Storage Units Increased:

1. From 140 to 178 units total.
2. More variety added: 54 of the 178 are 10x10 units, remaining are 10x20 units.
3. Building design changed to be more efficient: 30-foot-wide buildings instead of 40 feet.

Lighting Update:

- All lighting will be building-mounted and motion-activated.
- Adjustments made to reduce lighting impact on neighbors (lights now face inward).

Driveway Revisions:

- One driveway access removed due to steep grade.
- Fire truck maneuverability preserved.

Stormwater Management:

- Incorporation of catch basins and detention/treatment basins.
- Plan results in 3% more green space, despite increased units.

Neighbor Relations & Screening:

- **Nearby residents** (young couple building a home) expressed concern via attorney.
- Zappone team has:
 1. Offered multiple times to coordinate screening with neighbor's house plans.
 2. Not received a site plan or permit application from the neighbor.
 3. Committed to additional landscaping and maintaining existing tree lines.
 4. "Holy Moses" property reported temporary rodent issue after demolition of old buildings.
 5. Issue appears to be resolved.

Variances & Zoning:

- Previously granted **variances**:
 1. **1-foot relief** from 50-foot building setback.
 2. **Pavement and building** setbacks approved.
- Site zoned **RB-1**, compatible with proposed use.

Board Discussion:

- Board members inquired about:
 1. Retaining wall height (3–4 feet) and grade changes.
 2. Whether a **construction easement** might be required—will be reviewed further.
- Positive feedback on:
 1. Lighting changes.
 2. Increased green space and adjusted building layout.
 3. Continued effort to communicate with neighbors.

Next Steps:

- Applicant to:
 1. Reschedule public hearing for September meeting.
 2. Submit updated plans with all revisions.
 3. Possibly seek conceptual approval, if not previously granted.
- Board encouraged continued neighbor outreach to ease concerns before the hearing.

The Public Hearing is set for September 17, 2025 at 6:30PM.

E. Mavis Tire: Mavis Tire Supply: Pre-Application for the Mavis Tire by Mavis Tire Supply for a 6,893 sq.ft. tire service station. Property located at/on Lowes Drive on 1.15 acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1.

Frank Palumbo of CT Male is here to represent Mavis Tire Supply

Project Overview

- **Location:** Lowe’s Drive, zoned C-1.
- **Proposal:** Pre-application conference for a 7,000 sq. ft. tire service station.
- **Development Context:**
 1. Adjacent to Broadview Bank, Jiffy Lube, Applebee’s.
 2. Shared access with adjacent parcel, Banta Development.
 3. Part of a larger, previously planned development area; area 4 of master plan.

Site Details

- **Building:**
 1. 8 service bays, 4 on each side.
 2. 7,000 sq. ft. single-story building.
 3. Estimated 33 parking spaces, based on bays and staff.

- **Utilities:**
 1. Connections for water, sewer, and electricity are available via Lowe's Drive.
- **Stormwater:**
 1. Stormwater basins are located in front and rear of property.
 2. Concerns raised about front-facing stormwater basins—board prefers side/rear location.

Traffic & Access

- **Shared Driveways:**
 1. Shared access with neighboring parcel; minimizes curb cuts.
 2. Connection will span from Lowe's Drive through to adjacent parcels.
- **Traffic Discussion:**
 1. Mavis expected to generate ~35 trips/day; appointments spread throughout the day.
 2. Traffic levels from previous studies remain consistent.
 3. Concern raised about cumulative traffic impacts of full build-out of Lowe's Drive area.
 4. Board recommends:
 - Considering a Level of Service (LOS) analysis at both Lowe's Drive intersections (Route 50 and Old Gick).
 - Reviewing existing traffic data (e.g., mall or Perry Road studies).
 - Evaluating stacking impacts at Lowe's/Old Gick (notably due to car wash backups).
- **Traffic Responsibility:**
 1. Town and board members emphasized need for proactive traffic planning and potential mitigation fees as development progresses.

Design & Aesthetics

- **Architecture:**
 1. Reception area faces Route 50.
 2. Four functional bay doors; additional glass façade for visual consistency.
- **Colors:**
 1. Standard Mavis branding colors; potential flexibility depending on setting.
- **Landscaping:**
 1. Minimal shown; board requests more detail.
 2. No arborvitae preferred, alternative screening options desired.
- **Dumpster:**
 1. Location to be reviewed for truck access and neighbor impact.
 2. Must be screened properly.
- **Tire Storage:**
 1. No exterior storage of tires; everything stored **indoors**.

Planning Considerations

- **Sidewalks/Paths:**
 1. Board encourages sidewalks and pedestrian pathways as part of larger Lowe's Drive development.
- **Monument Signage:**
 1. Signage to be coordinated between Mavis and adjacent restaurant project.
 2. Shared monument signage may be used, consistent with earlier area plans.
- **Setbacks & Alignment:**
 1. Building aligns well with neighboring Broadview Bank and other structures.
 2. No variances required for current site plan.
- **Site Leasing:**
 1. Property not being subdivided; lease lines only.

General Board Feedback

- Board supports the concept of Mavis on Lowe's Drive.
- Project compliments neighboring restaurant proposal (Buffalo Wild Wings).
- Encouragement for shared infrastructure, thoughtful layout, and minimizing curb cuts.
- Board emphasizes the importance of future traffic planning and being proactive to avoid infrastructure issues seen in other regions (e.g., Exit 9).

Next Steps

- Prepare for September meeting with:
 1. Refined plans (landscaping, signage, dumpster location).
 2. Updated traffic impact analysis or LOS review as needed.
 3. Collaboration with Banta Development to ensure cohesive site design.
 4. Continued board discussion on cumulative development impact for Lowe's Drive corridor.

F. Proposed Restaurant: Banta Management: Pre-Application for the Proposed Restaurant by Banta Management for a 6,000 sq.ft. restaurant. Property located at/on Lowes Drive on 1.78 acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1 .

Caryn Mlodzianowski of Bohler Engineering and Rich Fisher of Banta Management are here to represent Buffalo Wild Wings

Proposal:

- 6,000± sq ft Buffalo Wild Wings restaurant with patio on a 1.8-acre lease parcel.
- Two shared curb cuts on Lowe's Drive, aligned and spaced for safety.
- Interconnectivity planned with Mavis Tire site and future developments.

Site Details:

- Patio on the northern corner aligns with the Mavis building front.
- 30 ft front yard pavement setback honored.
- Request to utilize existing 15 ft front setback variance to shift the building forward, increase rear green space.
- Rear yard setback variance, within 100 ft is still valid and will be utilized.
- 128 parking spaces proposed exceeds the Town Code.

Design Elements:

- Entry faces Lowe's Drive, dumpster at rear.
- Truck circulation loop provided.
- Aesthetically enhanced, non-standard Buffalo Wild Wings architecture.
- Outdoor seasonal patio with garage doors – intended as 3-season space.
- Closest operating franchise: Clifton Park (company-owned); nearest franchise: Kingston, NY.

Board Feedback:

- Recommend stone mulch or curbing for end islands in parking lot.
- Clarification that shared drive to hospital is not part of this section.
- Seating capacity: 250–260 (includes patio).
- Concern noted about traffic impacts as mall redevelopment progresses.
- Suggestion to analyze worst-case traffic scenario if Lowe's Drive is fully built out.
- Request for a traffic consultant analysis covering Route 50 and Lowe's Drive intersections.

Other Notes:

- Variances granted previously will still apply.
- Walk-in cooler is likely exterior-mounted but must visually blend into building design.
- Signage on all four sides will likely require a signage variance.
- Building footprint still in refinement phase.

G. Verizon Wireless "Ballard Corners" Telecommunications Facility: Cellco Partnership d/b/a Verizon Wireless: Pre-Application and Recommendation to ZBA for the Verizon Wireless "Ballard Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for use and area variances for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced

compound. Property located at/on 25 Ballard Rd on 10.22 acre(s), Tax Map No(s). 128.-1-12.11 & -104; zoned R-2.

Julia Monahan Attorney, Young/Sommer LLC is here to represent Verizon.

Proposal

- Project Location: 25 Ballard Road, R2 zone, on ~10.22 acres.
- 150 ft monopole tower with 4 ft lightning rod (total 154 ft).
- Equipment within a fenced compound with a 6 ft fence and barbed wire.
- Seeking use and area variances from Zoning Board of Appeals.

SEQR Review

- Planning Board opted not to be lead agency as project is Unlisted.
- ZBA will perform its own SEQR review.

Balloon Test

- Visual simulation balloon test to be scheduled.
- Suggested photo viewpoints:
 1. Road
 2. Ballard Route 50 (north and south of Ballard)
 3. Taylor Road
 4. Possibly Scout Road (high point), though heavily wooded.

Community Engagement

- Property owners, the Mihaly's, have communicated with many nearby residents.
- Site access via front parcel, tower located on rear portion.

Coverage Justification

- Area currently underserved by Verizon; tower is expected to improve service.
- Coverage maps were available for review.

Motion for a favorable recommendation to the ZBA for both use and area variances.

On a motion introduced by Mr. Kolligian, 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 Verizon Wireless "Ballard Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for use and area variances for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced compound. Property located at/on 25 Ballard Rd on 10.22 acre(s), Tax Map No(s). 128.-1-12.11 & -104; zoned R-2.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, July 16, 2025.

V. ADJOURNMENT

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 9:46.M.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, July 16, 2025.

Date Approved: September 17, 2025.
Amy DiLeone, Executive Secretary