TOWN OF WILTON
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Chairman
Harold VanEarden,
Vice Chairman
David Gabay
Christopher Price
Thomas Murphy
James Deloria
Dean Kolligian
Amanda Pelfrey,
Alternate
Jay Rifenbary,
Alternate

PLANNING BOARD

A meeting of the Wilton Planning Board ("the Board") was held on September 16, 2026, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

1. CALL TO ORDER:

PLEDGE OF ALLEGIANCE

Board Member Introduction:

- Chairman William Rice welcomed new Planning Board member Jay Rifenbary and congratulated him on his appointment.
- Chairman Rice noted that the Planning Board is a volunteer board and advised the new member that mandatory training, Planning Board conferences, and site visits are part of the Board's responsibilities.

II. PUBLIC HEARING:

The Planning Board held the public hearing open for the Stewarts Shops Maple Avenue application by Stewarts Shops Corp. for a 4,500 sq.ft. convenience store with a six-pump (12 fueling position) canopy. The property is located at 644, 646 & 648 Maple Ave. (Route 9) and

60 Davidson Dr., on 2.16 acres, Tax Map Nos. 140.13-1-6.1, -7.1, -7.2, -8, and a portion of 140.13-1-19; zoned H-1.

Chris Potter was present representing Stewart's Shops.

Stewarts Shops Maple Avenue – Public Hearing:

- The applicant presented revisions made since the prior meeting, including replacement of the proposed stormwater pond with an underground stormwater storage array.
- A landscaped berm and tree screening were discussed along Davidson Drive. The berm can only extend through a portion of the frontage because of grading limitations; additional trees will continue beyond the berm.
- The applicant increased proposed screening trees from four-foot to six-foot trees in the berm area.
- The applicant reported that comments from the Town Engineer had been addressed and that a New York State DOT permit had been received.
- The applicant explained the coordinated access arrangement for the Stewart's and Walton's properties, including removal of the existing Walton's driveway, a new shared driveway, Route 9 access, and shared access involving Adirondack Trust.
- A fire department representative stated that Stewart's had addressed the department's concerns and had been cooperative.
- Ray Miller, a neighboring property owner, asked about the proposed landscaping and screening along the property line.
- Jim Howard, a neighboring property owner, asked about the berm, tree height, and treatment of the existing trees along the property line.
- John King, 55 Davidson Drive, asked about temporary lights on the property. The applicant explained that the lights were being used for air monitoring associated with asbestos abatement and were not intended for nighttime construction, except if DOT required nighttime work within the right-of-way.
- The public hearing was closed following a motion by Mr. Gabay and second by Mr. Murphy; the motion carried.

III. REGULAR MEETING

PRESENT: Chairman William Rice, David Gabay, Christopher Price, James Deloria, Tom Murphy, Amanda Pelfrey, alternate, and Jay Rifenbary, 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.

The Board addressed the meeting minutes of July 15, 2026. A motion was made by Mr. Price and seconded to approve the minutes as written; the motion carried.

CORRESPONDENCE:

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

IV. APPLICATIONS:

NOTE: Public Comment on Public Hearing Items Only

A. Walton's – Site Plan & Lot Line Adjustment:

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

Summary:

- The applicant reviewed the revised lot line and access arrangement for Walton's.
- A portion of Stewart's property will be conveyed to Walton's to establish the revised property line.
- The existing Walton's driveway will be relocated.
- Existing pavement will be reused, with additional parking spaces added along the frontage.
- The sidewalk will be continued along Route 9 across Walton's frontage to maintain pedestrian continuity through the Hamlet zone.
- The Board emphasized the importance of continuous sidewalks along the Route 9 corridor.

Action Taken:

On a motion introduced by Mr. Price, the Board moved to approve the Final Site Plan for Walton's – Site Plan & Lot Line Adjustment, conditioned upon compliance with Town Engineer Ryan Riper's review letter dated September 9, 2026. The motion was seconded by Mr. Gabay and carried.

SEQRA – Stewarts Shops:

The Board reviewed the SEQRA environmental assessment for the Stewart's Shops lot consolidation and proposed 4,500 sq.ft. convenience store with a six-pump (12 fueling position) canopy.

- The applicant had completed part 1 of the Environmental Assessment Form.
- The Board reviewed Part 2 and discussed potential impacts relating to land use, community character, traffic and transportation, energy use, water and wastewater, historic and aesthetic resources, natural resources, erosion, and drainage, and environmental or human health hazards.
- The Board determined that the questions were answered with either no impact or no more than a small impact.

Action Taken:

On a motion introduced by Mr. Price, the Board moved for a Negative Declaration under SEQRA for the Stewart's Shops application. The motion was seconded by Mr. Gabay and carried.

B. Stewarts Shops – Lot Consolidation:

Stewarts Shops Corp. Application for removing lot lines and consolidating the lots located at 644, 646 & 648 Maple Ave. (Route 9) and 60 Davidson Dr., on 3.4 acres, Tax Map Nos. 140.13-1-6.1, -7.1, -7.2, -8; zoned H-1.

- The applicant explained that the identified parcels would be consolidated into one lot to support the overall Stewart's Shops site plan.
- The Board had no additional questions regarding the lot consolidation.

Action Taken:

On a motion introduced by Mr. Gabay, The Board approved the Preliminary and Final Subdivision for the Stewarts Shops Lot Consolidation, conditioned upon compliance with Town Engineer Ryan Riper's review letter dated September 9, 2026. The motion was seconded by Mr. Rifenbary and carried.

C. Stewarts Shops Maple Avenue:

Stewarts Shops Corp. Application for a 4,500 sq.ft. convenience store with a six-pump (12 fueling position) canopy at 644, 646 & 648 Maple Ave. (Route 9) and 60 Davidson Dr., on 2.16 acres, Tax Map Nos. 140.13-1-6.1, -7.1, -7.2, -8, and a portion of 140.13-1-19; zoned H-1.

Discussion:

- The applicant had responded to the Town Engineer's review letter and revised the plans accordingly.
- Remaining items were described as minor administrative plan details, including showing certain easement lines and related plan information.
- The Board discussed the progress of the project and the applicant's response to prior Board and public comments.
- The applicant indicated that demolition activities had begun and that, subject to remaining permits and the building permit, site work could begin within several weeks.
- The applicant stated that the goal was to open the store later in 2026, subject to permitting and construction schedules.

Action Taken:

On a motion introduced by Mr. Deloria, the Board moved to approve the Preliminary and Final Site Plan for the Stewarts Shops Maple Avenue project, conditioned upon compliance with

Town Engineer Ryan Riper's review letter dated September 9, 2026. The motion was seconded by Mr. Gabay and carried.

D. KNC Touchfree Car Wash:

KNC Touchfree Car Wash, Inc. Application for a Special Use Permit to construct a 2,700 sq.ft. two-bay car wash at 542 Maple Ave. (Route 9), on approximately 1 acre, Tax Map No. 153.9-1-5.1; zoned CR-1.

Summary:

- The applicant presented the proposed two-bay touchfree car wash and explained that the project would relocate the existing car wash associated with the Stewart's project in Saratoga Springs.
- The applicant reviewed changes made during the ZBA and Planning Board process, including moving the building orientation, relocating the vacuum area, providing future sidewalks, granting a Town easement along Loughberry Lake Road, and providing for future cross access.
- The applicant reported that a traffic study had been completed even though the project does not meet the SEQRA traffic threshold requiring such a study.
- The applicant described the touchfree operation as having lower vehicle throughput than a tunnel-style car wash, with an average wash time of approximately six minutes.
- The applicant discussed water usage, traffic generation, and the CR-1 district's permitted uses.
- The applicant reported that the ZBA conditions include hours of operation from 7:00 a.m. to 8:00 p.m., installation of a fence along the common residential boundary, no uplighting, right-turn-only access onto Route 9, and connection to municipal water when available.
- The Board discussed buffering and the desire to preserve existing vegetation where possible. The applicant indicated that additional staggered vegetation and Norway spruce trees would be provided.
- The Board requested architectural renderings from multiple viewpoints to help illustrate the appearance of the proposed building at the public hearing.
- The Board requested that the applicant continue outreach to the immediately adjacent residential property owner regarding the proposed fence and landscaping buffer.
- The Board discussed the need to clarify certain ZBA conditions, particularly the fence/vegetation requirement and the Route 9 access condition. Counsel explained that the Planning Board cannot modify the ZBA condition but can request clarification from the ZBA.
- The Board also discussed the fact that NYSDOT controls Route 9 access and that the final DOT determination could affect the access condition.

Action Taken:

The Planning Board scheduled the Public Hearing for Wednesday, October 21, 2026, at 6:30 P.M. at Gavin Park. No public comment was allowed on the application at the September 16 meeting.

- Chairman Rice indicated that the Board would review the property and consider whether a clarification request to the ZBA was appropriate.
- The Board discussed preparing correspondence to the ZBA if clarification of the prior decision is warranted.

E. Transfer of Development Rights (TDR): Wilton Woods to Forest Grove:

Forest Grove, LLC. Application for the transfer of development rights for twenty (20) lots from the Wilton Woods Subdivision to the Forest Grove Community. Property located at Edie Rd. (Wilton Woods) and Jones Rd. (Forest Grove), on 713 acres, Tax Map Nos. as listed on plans; zoned R-2.

Summary:

- Joe Dannible of Environment & Design Partnership represented Forest Grove, LLC, with Peter Belmonte.
- The Town Board referred the TDR application to the Planning Board for a recommendation.
- The proposal would transfer 20 already-approved lots from Wilton Woods into Forest Grove.
- The applicant stated that the Wilton Woods subdivision is an approved 20-lot subdivision that could be developed with new roads and associated clearing.
- Under the proposal, the Wilton Woods property would be dedicated to the Town, while the 20 development rights would be transferred to Forest Grove.
- The applicant stated that the transfer would avoid construction of the Wilton Woods road network and avoid additional clearing, while placing the approved development rights in an area with existing roads and utilities.
- The Board discussed the overall size and future growth of Forest Grove, including the distinction between additional density within Forest Grove and additional development within the Town as a whole.
- The applicant explained that the original traffic analysis contemplated more units at Forest Grove and that the transferred units were already approved at Wilton Woods.
- The Board discussed a potential trail connection between the properties. Any trail alignment would need to be field located based on topography, wetlands, and existing conditions.
- The proposed trail was discussed as a natural-earth/forest-floor pathway, with ultimate maintenance by the Town.

Action Taken:

On a motion introduced by Mr. Rifenbary, the Board made a favorable recommendation without modification to the Wilton Town Board regarding the proposed Transfer of Development Rights from Wilton Woods to Forest Grove. The motion was seconded Ms. Pelfrey and carried.

F. Exit 15 Auto Park:

Country Realty Co. Pre-Application for constructing two (2) mixed commercial-use buildings, approximately 5,000 sq.ft. each, at 3002 NYS Route 50 on 20.73 acres, Tax Map No. 153.-3-84.11; zoned PUDD.

Summary:

- Joe Dannible represented Country Realty regarding two proposed one-story, 5,000 sq.ft. speculative commercial buildings with drive-through facilities.
- The buildings are proposed near Auto Park Drive and the intersection of Old Gick Road and Lowe's Drive.
- The applicant stated that the overall PUDD green-space calculation is based on the entire development, and that the proposed parcel remains within the applicable green-space framework.
- A New York State DOT drainage easement crosses the property. No permanent buildings are proposed within the easement; parking and drainage improvements would be located in the area subject to the easement requirements.
- The Board requested additional information regarding the drainage easement and coordination with NYSDOT.
- Because the buildings are speculative and no tenants have been identified, the Board discussed the need to evaluate parking and traffic under potential higher-intensity permitted uses.
- The Town Engineer requested a chart identifying permitted uses and corresponding parking requirements so that the Board can evaluate worst-case scenarios.
- The applicant indicated that the site may initially be cleared and graded as a pad-ready site and that future tenants would return for appropriate site plan review.
- The Board discussed pedestrian connections and supported continuing sidewalks/trails from the existing Toyota area toward Old Gick Road and the proposed commercial uses.
- The applicant's next steps include coordination with NYSDOT and preparation of a more specific conceptual application.

Action Taken:

No formal action was taken.

G. Walmart – Amendment:

Colliers Engineering and Design. Application for the Walmart – Amendment for a 5,299 sq.ft. building expansion for Online Pickup and Delivery (OPD), a 4,200 sq.ft. expansion for the Academy, and associated site improvements at 16 Old Gick Rd. on 21.65 acres, Tax Map No. 153.-3-110; zoned C-1.

Summary:

- The applicant reviewed revisions made in response to the Board's prior comments.
- The proposal relocates the Academy to the rear of the store and moves OPD parking into the main circulation area.
- The applicant provided updated stormwater maintenance records and reported that the Veterans Memorial Park area had been cleaned up by a landscape contractor.
- The applicant also addressed concerns regarding cleanliness and debris at the loading dock.
- A traffic study was completed. The applicant stated that the relevant internal intersection operates adequately and would slightly improve with the proposed changes.
- The Board continued to focus on pedestrian and vehicular safety within the busy internal circulation area.
- The applicant proposed three rubber speed cushions designed to slow traffic while allowing emergency vehicles to pass without crossing the cushions with their axles.
- The Board discussed the entrance from Lowe's Drive and the need to direct the majority of customer traffic to turn left rather than proceed directly toward the store.
- The applicant agreed to review additional signage, pavement markings, and possible modifications to the entrance/island to make the desired traffic pattern clearer.
- The existing CDTA bus stop was discussed. The applicant reported that the transit authority had reviewed the location and did not identify a safety issue or request relocation.

Action Taken:

The Board scheduled the Public Hearing for Wednesday, October 21, 2026, at 6:30 P.M. at Gavin Park.
The applicant will continue to refine the Lowe's Drive entrance and traffic-control measures before the hearing.

H. 11 Rose Terrace Lot Line Adjustment:

Scott Wertans. Application to adjust the lot line between 11 Rose Terrace and Stormwater Management Area #3. Property located at 11 Rose Ter. on 1.106 acres, Tax Map Nos. 154.-5-6 & -7; zoned R-2.

Summary:

- The applicant, represented by John Lyon of EDP, requested a 35-foot lot line adjustment into an area currently identified as a Town stormwater management area.

- The existing lot contains approximately 48,155 sq.ft.; the proposed lot would contain approximately 54,520 sq.ft., an increase of approximately 5,369 sq.ft.
- The driveway and surrounding improvements are existing. The additional area would provide separation between the property and the stormwater management area and would place the driveway beyond the required setback.
- Mr. Riper, Town Engineer explained that the Town Board had already agreed to transfer the affected property and that the Planning Board action was required because the property is part of an existing subdivision.
- The Board discussed the fact that the Town would no longer need to maintain the transferred area.

Action Taken:

On a motion introduced by Mr. Murphy, the Board approved the Amendment to the Subdivision for the 11 Rose Terrace Lot Line Adjustment. The resolution stated that there were no new or different environmental impacts requiring further SEQRA review. The motion was seconded by Mr. Gabay and carried.

I. Grande Highlands Lot Consolidation:

Edie Road, LLC. Application to consolidate Lots 29 & 30 of the Grande Highlands residential subdivision. Property located at 23 & 25 Cannon Royal Dr. on 2.67 acres, Tax Map Nos. 141.14-1-3 & -4: zoned R-2.

Summary:

- The applicant requested consolidation of Lots 29 and 30 into a single lot.
- The properties total approximately 2.67 acres and are located in the R-2 zoning district.
- The Board discussed whether structures currently exist on the lots and was advised that the lots are currently building lots.

Action Taken:

On a motion introduced by Mr. Gabay the Board approved the Amendment to the Subdivision for the Grande Highlands Lot Consolidation. The resolution stated that there were no new or different environmental impacts requiring further SEQRA review. The motion was seconded by Mr. Murphy and carried.

J. 158 Traver Road Residential Subdivision:

RJ Long. Pre-Application and Recommendation to the Zoning Board of Appeals for area variance(s) for a conventional four-lot subdivision. Property located at 158 Traver Rd. on 3.65 acres, Tax Map Nos. 127.-2-28.111 & -49; zoned R-1.

Summary:

- Scott Lansing of Lansing Engineering represented RJ Long.
- The property is located on the west side of Traver Road, north of Northern Pines and south of Gailor.
- The proposal is for four single-family residential lots with a shared driveway.
- The lots would be served by public water and public sewer.
- Proposed lot sizes range from approximately 0.74 acres to 1.04 acres, exceeding the R-1 minimum lot size requirement.
- The requested area variance relates to road frontage because the available frontage would be divided among the four proposed lots.
- The Board discussed sight distance, existing residences across Traver Road, and the potential need for landscaping or other measures to reduce headlights and visual impacts.
- Mr. Riper, Town Engineer requested verification of the disturbance area, consideration of seasonal groundwater conditions, and test pits in the lower portion of the property.
- The Board discussed working with the existing topography to minimize disturbance and stormwater impacts.
- The applicant will provide a shared-driveway maintenance agreement and confirm emergency-vehicle turnaround requirements.

Action Taken:

On a motion introduced by Mr. Gabay the Board made a favorable recommendation to the Zoning Board of Appeals regarding the requested area variances for the 158 Traver Road Residential Subdivision. The motion was seconded by Mr. Rifenbary and carried.

K. Route 50 Senior Housing Project:

The Markstone Group. Application for a senior housing (55+) community consisting of 390 units at 4029 NYS Route 50 on approximately 29.97 acres, Tax Map No. 154.-1-1.1; zoned C-1.

Summary:

- Scott Lansing of Lansing Engineering represented The Markstone Group.
- The applicant explained that the prior Planning Board approvals had expired and that the project was being brought back before the Board. The applicant represented that the project design had not changed.
- The proposal consists of two primary four-story buildings, approximately 64,000 sq.ft. each, with 195 units per building, for a total of 390 units.
- A central clubhouse of approximately 13,000 sq.ft. would connect the buildings and include meeting rooms, fitness, and recreation areas, gathering spaces, and other amenities.
- The project would have private roads, driveways, and parking areas, with no proposed dedication of those facilities to the Town.

- The primary access would be from Route 50, with secondary emergency access.
- The proposal includes 134 garage spaces and approximately 450 exterior parking spaces, for a total of 584 spaces.
- The applicant stated that the project provides approximately 73% green space, exceeding the Town's stated 25% requirement.
- Stormwater would be managed on site through underground retention/infiltration and infiltration basins.
- The project includes water and sanitary sewer extensions, including a looped water system and a sanitary sewer pump station.
- Amenities include sidewalks, trails, a Route 50 multimodal pathway, street trees, lighting, a dog park, community gardens, pickleball and tennis, a putting green, and a transportation bus for residents.
- The applicant reviewed previously submitted architectural renderings and materials, including siding, stone, Hardy Board, and asphalt shingles.
- The project is proposed in two phases. Phase One includes the clubhouse, one primary building, the main access boulevard, and the northern Route 50 pathway to Ingersoll Road. Phase Two includes the second building and the southern pathway.
- The applicant reported that the project has received or secured prior approvals from the Town Board, ZBA, Saratoga County Sewer District, Wilton Water and Sewer Authority, NYS Office of Parks, Recreation and Historic Preservation, NYSDOT, NYSDEC, and NYS Department of Health.
- The applicant requested additional time for completion of the southern multimodal pathway and requested Town assistance with obtaining necessary easements.
- The Board discussed the newly established multimodal fee and the applicant's intention to seek relief from that fee from the Town Board.
- The Board raised concerns regarding the current condition of the property and requested that the applicant clean up the site as soon as possible following the renewed approvals and closing.
- The applicant stated that contractors had previously been lined up and that the cleanup would be undertaken promptly once the approvals and property transaction permitted access.
- The Board discussed nearby residential properties that now exist and requested that the applicant be prepared to address neighborhood concerns at the public hearing.
- The Board discussed the timing of the Route 50 multimodal pathway in relation to the Town's planned roundabouts at Ingersoll Road and Jones Road and the goal of coordinating the pathway network.
- The Board also discussed emergency service capacity, including EMS resources and emergency response considerations associated with senior housing facilities.
- The Town Engineer advised that emergency service concerns are being raised countywide and that the Planning Board should consider those issues during the application review process.

SEQRA Discussion:

- The applicant asked about the SEQRA status because the current application is a new application cycle.
- Counsel explained that the prior negative declaration is not simply being 'reaffirmed,' but that the applicant has represented that there have been no changes to the project.
- The Board will review the current Environmental Assessment Form and determine whether the updated questions result in any change to the prior environmental analysis.

Action Taken:

On a motion introduced by Mr. Rifenbary, the Board approved the Conceptual Site Plan for the Route 50 Senior Housing Project. The motion was seconded by Dave Gabay and carried.

The Board scheduled the Public Hearing for Wednesday, October 21, 2026, at 6:30 P.M. at Gavin Park.

V. ADJOURNMENT:

Next Meeting: Wednesday, October 21, 2026.

On a motion made to adjourn by Mr. Rifenbary, the meeting of the Planning Board was adjourned at approximately 9:40pm. The motion was seconded by Mr. Murphy and carried.

Date Approved: October 21, 2026

Amy DiLeone, Executive Secretary