TOWN OF WILTON
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Amy DiLeone
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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

September 17, 2025

A meeting of the Wilton Planning Board ("the Board") was held on September 17, 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 HEARINGS:

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 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.

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

Bill Rice announced a delay in the Public Hearing due to the Town Attorney, Mark Schachner is going to be delayed.

A. Zappone Self Storage - Warehousing: Zappone Property Management

Application for the Zappone Self Storage Warehousing by Zappone Property Management for a 30,200 sq.ft. self-storage warehouse facility with 178 units. Property is located at 851 Route 9 on 5.37 acres, Tax Map Nos. 114.-2-74 & 114.-2-51.122; zoned RB-1.

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

- The application for a 30,000 square foot self-storage warehouse facility.
- The facility will have 178 units and will be located on Route 9, zoned RB-1.
- The Board discusses the existing vegetation and proposed landscaping to mitigate visual impact.

Public Hearing
Discussion:

- Toni Sturm raises concerns about the visual impact and proximity of the storage facility to her property.
- The Board discusses the existing vegetation and proposed landscaping as mitigation measures.
- Attorney Sgambettera, attorney for Josh Kennedy and Gabrielle Porter, emphasizes the need for a 25-foot screening requirement behind their property.
- Mr. Palumbo clarifies that the existing trees have grown significantly since the original design plan, providing more than adequate screening.
- Mr. Gabay suggests visiting the site to verify the screening from the existing building to the client's property.
- Mr. Kolligian and Mr. Palumbo discuss the sight line from the proposed building to the corner, confirming that the existing vegetation provides more than sufficient screening.
- Attorney Sgambettera mentions that the applicant has addressed light pollution by using motion-activated lights.
- Mr. Palumbo confirms that the motion detectors were part of the plan from the beginning.
- Chairman Rice asks if there are any other concerns from the public, and no additional issues are raised.

The Board decides to close the Public Hearing and continue the discussion in the regular meeting.

III. REGULAR MEETING:

Address meeting minutes from Wednesday, July 16, 2025.

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

MINUTES APPROVAL: Mr. VanEarden made a motion, seconded by Mr. Price, to approve the meeting minutes of July 16, 2025, as written.

Ayes: Chairman William Rice, Jim Deloria, Dave Gabay, Dean Kolligian, Tom Murphy, Hal VanEarden, and Chris Price

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

IV. APPLICATIONS:

A. Zappone Self Storage Warehousing: Zappone Property Management

Application for the Zappone Self Storage Warehousing by Zappone Property Management for a 30,200 sq.ft. self-storage warehouse facility with 178 units. Property located at 851 Route 9 on 5.37 acres, Tax Map Nos. 114.-2-74 & 114.-2-51.122; zoned RB-1.

Discussion

- Concerns over grading, retaining walls, and screening for neighbors.
- Mr. Palumbo confirmed stormwater and lighting impacts minimized.
- Mr. Palumbo adds that the lighting is on the far side of the building to respect neighbors.
- Mr. Palumbo mentions the construction time frame, suggesting it might not progress until the spring.
- Mr. Riper, Town Engineer, discusses the disturbances and retaining wall construction, noting the need for elevations and staking the property line.
- Toni Sturm requests a specific condition for a fence to mitigate the visual impact, but Mr. Palumbo argues that a fence would not be effective.

- Mr. Kolligian and James Deloria express concerns about making the condition enforceable, suggesting trust in the applicant's commitment to mitigate impacts.
- Chairman Rice suggests a condition on the motion to approve the site plan, requiring a walk-through to ensure the 25-foot dense visual buffer is in place.
- Attorney Sgambettera agrees to this condition, emphasizing the importance of maintaining the green barrier.
- The Board emphasizes the importance of trust in the applicant's commitment to mitigate impacts.

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 Minor Amended Site Plan for the Zappone Self Storage Warehousing by Zappone Property Management for a 30,200 sq.ft. self-storage warehouse facility with 178 units. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated September 9, 2025 and a site visit by the Applicant, Adjacent Landowner, and a Planning Board member, to ensure the 25-foot buffer. 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. 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, September 17, 2025.

B. **Ballard Road BOCES: CIDC Wilton, LLC**
Application for the Ballard Road BOCES by CIDC Wilton, LLC for reconfiguring the approved subsurface stormwater system to be open stormwater management basins. Property located at 230 Ballard Rd on 45.54 acres, Tax Map No. 115.-1-4.1; zoned C-3.

Scott Lansing of Lansing Engineering is here it represent BOCES.

- Site Plan Amendment for Ballard Road BOCES, primarily involving stormwater management changes due to DEC wetland delineation adjustments.
- The amendment eliminates underground stormwater features, replacing them with open stormwater basins, resulting in significant cost savings.
- The reallocated budget will enhance educational facilities and resources.

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 Ballard Road BOCES by CIDC Wilton, LLC for reconfiguring the approved subsurface stormwater system to be open stormwater management basins. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated September 10, 2025. Property located at/on

230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-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, September 17, 2025.

C. 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 385 Gurn Springs Rd on 97.52 acres, Tax Map No. 115.-2-97; zoned C-3.

Tyler Garrity with Creighton Manning is here to represent Coldbrook RV Park Expansion.

- Tyler Garrity discussed the expansion of Coldbrook RV Park to add 273 RV sites, increasing the total to 550.
- Neighbor concerns included visual impact, light pollution, smoke, and trespassing.
- A 200-foot buffer zone was proposed, with additional screening to be evaluated before issuing a Certificate of Occupancy (CO).
- The Board emphasized the need for a definitive agreement between the applicant and neighbors regarding fencing and screening.
- Fence must be permanent 8-ft privacy barrier shown on final plans.
- Formal documentation required (letter with signatures, easement agreements).
- Approval to be revisited at next meeting after DEC/DOH approvals.

There was no action taken tonight.

D. Mavis Tire: Mavis Tire Supply
Application for the Mavis Tire by Mavis Tire Supply for a 6,893 sq.ft. tire service station. Property located at Lowes Drive on 1.15 leased acres, Tax Map No. 153.-3-124.1; zoned C-1.

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

- Mr. Palumbo presented a conceptual site plan for a 6,893-square-foot tire service station on Lowes Drive.
- The Board requested architectural improvements, including breaking up blank walls and reconsidering glass facades.
- Mr. Palumbo presents a gap analysis, showing that there are significant gaps in traffic flow, indicating minimal impact on Lowes Drive.
- Mr. Riper, Town Engineer, emphasizes the need for a traffic study for future developments to ensure proper planning.

- Mr. Deloria and Mr. Kolligian agree that a traffic study should be conducted for the two parcels under consideration.
- Mr. Riper, Town Engineer, explains that landscape architects cannot perform traffic studies and highlights the role of professional traffic operations engineers.
- Mr. Riper, Town Engineer, details the traffic study's scope, including current traffic data, intersection analysis, and gap analysis.
- The Board discusses the importance of planning for future growth and ensuring that traffic studies are conducted for each new development.
- A traffic study was mandated to analyze the impact of the project and adjacent Buffalo Wild Wings.
- Conceptual approval was granted, and a Public Hearing was tentatively scheduled for October 15, 2025, contingent on timely submission of the traffic study.

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 Conceptual Site Plan 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 leased acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, September 17, 2025.

E. <u>Buffalo Wild Wings: Banta Management</u>

Application for the Buffalo Wild Wings by Banta Management for a 6,000 sq.ft. restaurant. Property located at Lowes Drive on 1.78 leased acres, Tax Map No. 153.-3-124.1; zoned C-1.

Caryn Mlodzianowski of Bohler Engineering is here to represent Buffalo Wild Wings.

- Banta Management proposed a 6,000-square-foot restaurant on Lowes Drive.
- Updated architecture and site plans were presented, including shared access points with Mavis Tire.
- Ms. Mlodzianowski updates the Board on the Buffalo Wild Wings project, including the need for a traffic study and the impact of new traffic mitigation fees.
- Mr. Riper, Town Engineer, explains the methodology behind the traffic mitigation fees and the cost implications for the project.
- Mr. Kolligian and Ms. Mlodzianowski discuss the feasibility of the project given the traffic mitigation fees and the need for conceptual approval.
- Conceptual approval was granted, with the understanding that a traffic study would be conducted jointly with Mavis Tire.

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 Conceptual Site Plan for the Buffalo Wild Wings by Banta Management for a 6,000 sq.ft. restaurant. Property located at/on Lowes Drive on 1.78 leased acre(s), Tax Map No(s). 153.-3-124.1; zoned C-1 .

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, September 17, 2025.

F. Verizon Wireless 'Ballard Corners' Telecommunications Facility: Cellco Partnership d/b/a Verizon Wireless

Application for the Verizon Wireless 'Ballard Corners' Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless 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 25 Ballard Rd on 10.22 acres, Tax Map Nos. 128.-1-12.11 & -104; zoned R-2.

Dave Brennan of Young and Sommer LLC is here to represent Verizon.

- Mr. Brennan presented plans for a 150-foot telecommunications tower on Ballard Road.
- A balloon test confirmed minimal visual impact, and the Zoning Board issued necessary variances.
- Mr. Riper, Town Engineer, reviews the conceptual plan and the visual impact of the tower.
- Conceptual approval was granted, and a Public Hearing was scheduled for October 15, 2025.

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 Conceptual Site Plan for the Verizon Wireless "Ballard Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless 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, September 17, 2025.

G. Anthony Residential Subdivision: Bethann Anthony

Application for the Anthony Residential Subdivision by Bethann Anthony for a four (4)

lot residential subdivision. Property located at 62 King Rd on 18.29 acres, Tax Map No. 129.-1-27.11; zoned R-2.

Joe Dannible of EDP is here to represent the Anthony 4-Lot Subdivision.

- Mr. Dannible shows the proposed four-lot residential subdivision on King Road, utilizing a shared driveway to minimize curb cuts.
- Sight distance concerns at the driveway location were discussed, with plans to clear vegetation or shift the driveway.
- Mr. Riper, Town Engineer, highlights the wetlands on the property and the need for adequate groundwater separation for septic systems.
- The Board discusses the shared driveway and the need for a county curb cut permit.
- The Board grants conceptual approval and sets a Public Hearing for Wednesday, October 15, at 6:30 PM.

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 Conceptual Subdivision for the Anthony Residential Subdivision by Bethann Anthony for a four (4) lot residential subdivision. Property located at/on 62 King Rd on 18.29 acre(s), Tax Map No(s). 129.-1-27.11; zoned R-2.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day, September 17, 2025.

H. <u>BJ's Gas: BJ's Gas c/o Bohler Engineering</u>

Discussion regarding the request for an extension of site plan approval for the construction of new fuel dispensers, canopy with signage and kiosk. Property located at 3067 NYS Route 50 on 93.59 acres, Tax Map No. 153.-3-86.111; zoned C-1.

Caryn Mlodzianowski of Bohler Engineering is here to represent BJ’s Gas.

- BJ’s requested a one-year extension for site plan approval due to delays caused by ownership changes.
- The Board approved the extension, contingent on payment of outstanding fees and submission of building permits.

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 by BJ's Gas c/o Bohler Engineering for an extension of site plan approval for the construction of new fuel dispensers, canopy with signage and kiosk. The extension was granted for one year. Property located at/on 3067 NYS Route 50 on 93.59 acre(s), Tax Map No(s). 153.-3-86.111; zoned C-1.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, September 17, 2025.

I. 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 Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acres, Tax Map Nos. 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 is here to represent Forest Grove Phase 3.

- Joe Dannible requested a 90-day extension for Phase 3 of the Forest Grove Subdivision due to delays in DEC approvals.
- The Board approved the extension, allowing the project to proceed.

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. Deloria and put to vote, all in favor, on this day, September 17, 2025.

J. Forest Grove Clubhouse: Forest Grove, LLC
Discussion regarding a 5,850 sq.ft. clubhouse with pool, pickleball courts, dog park, and associated parking. Property is located within the Forest Grove Subdivision; zoned R-2.

Joe Dannible of EDP is here to represent Forest Grove.

- Mr. Dannible provided an update on the Forest Grove clubhouse, which will include a pool, pickleball courts, pavilion, and passive park area.
- Construction is expected to begin this year, with completion targeted for late 2026.
- The Board discussed potential noise concerns from pickleball courts and landscaping maintenance responsibilities.

Discussion only, no action taken.

K. <u>627 Maple Ave Mixed Use Development: Trojanski Builders</u>
Pre-Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 4,100 sq.ft. of commercial space. Property located at 627 Maple Ave on 1.82 acres, Tax Map No. 140.-3-28; zoned H-1.

Doug Heller of L.A. Group is here representing 627 Maple Ave Mixed Use Development.

- Mr. Heller presented plans for a mixed-use development with 14 apartments and a storage building for Trojanski Builders.
- The project meets zoning requirements for density and setbacks, with plans for underground stormwater management and potential future connections to adjacent properties.
- The Board discusses the design and layout of the project, including the storage garage and the potential for future connections.
- The Board emphasizes the importance of coordinating the project with adjacent developments.

Pre-application discussion only, no action taken.

V. ADJOURNMENT:
Next Meeting Wednesday, October 15, 2025

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 10:35P.M.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, September 17, 2025.

Date Approved: October 15, 2025.
Amy DiLeone, Executive Secretary