TOWN OF WILTON
22 TRAVER ROAD
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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

October 15, 2025

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

A. 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.

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 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.

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

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

- The proposed facility is a 6,976 square foot tire service station.
- It will be located on Lowe's Drive, with shared access to Buffalo Wild Wings.
- The design includes four service bays, thirty-three parking spaces; and stormwater managed in rear infiltration basins.
- Enhanced landscaping buffers added along property boundaries.
- ADA-compliant sidewalk; no outside tire storage.
- Concerns were raised about fire department access and traffic flow at the shared entrance.

Public concerns regarding traffic safety at the proposed Mavis Tire location

- Fire department representatives expressed concerns about maneuverability for large vehicles.
- The shared entrance may pose challenges for emergency access.
- Suggestions were made to modify curb cuts to improve traffic flow.

Discussion on Facade and Safety Concerns

- Mr. Kolligian and others discuss the front elevation of the building, emphasizing the need for a uniform look and safety considerations.
- Mr. Palumbo explains the architect's rationale for using glass and the benefits of natural light and visibility.
- The Board suggests mirroring the front elevation to improve safety and aesthetics.
- Mr. Palumbo agrees to provide updated plans reflecting the Board's feedback.

Traffic Study and Fire Department Concerns:

- The Board reviews the traffic study conducted by Alana Moran of Lansing Engineering, which concludes no significant impact on traffic.
- Mr. Palumbo mentions the need to discuss fire truck access with the fire department and emergency management.

- The Board agrees to remove the raised island and replace it with a striped island to improve access.
- Mr. Palumbo will work with the fire department to ensure compliance with fire code requirements.

B. 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.

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 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.

SAID HEARING will be held on Wednesday, October 15, 2025, at 6:31PM 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.

Gavin Vuillaume of EDP is here to represent the Anthony 4-Lot Subdivision.

- The subdivision is located at the intersection of King Road and Ruggles Road.
- The project includes one house on Ruggles Road and three on King Road.
- The shared driveway has been moved further from the intersection for better sight distance.
- Soil testing and wetland confirmations have been completed.

Public Concerns Regarding Subdivision Impact

Community concerns about the Anthony residential subdivision's impact on local traffic and environment.

- Residents expressed worries about potential accidents at the intersection of Ruggles and King.
- Questions were raised about the effect on well water from the new homes.
- Concerns about hunting activities in the nearby state land were also mentioned.

C. 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.

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 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.

SAID HEARING will be held on Wednesday, October 15, 2025, at 6:32PM 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.

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

- The project aims to enhance telecommunications coverage in the area.
- The facility will have a fenced compound for security.
- The facility will include a 154-foot monopole tower with antennas for Verizon and potential for three additional carriers.
- Coverage maps indicate existing and proposed coverage areas, addressing a gap in service.
- The tower is designed with safety features, including a break point to prevent falling.
- A noise report indicates minimal sound impact from the emergency generator.

No objections or questions were raised by the public hearing.

III. REGULAR MEETING:

Address meeting minutes from Wednesday, September 17, 2025.

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

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Murphy, to approve the meeting minutes of September 17, 2025, as written.

Ayes: Chairman William Rice, Dave Gabay, Dean Kolligian, Tom Murphy, Chris Price, Shawn Lescault, and Amanda Pelfrey.

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

IV. APPLICATIONS:

A. 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.

The Board discusses the application for a Mavis Tire Service Station, including traffic studies and site design considerations.

- The application is for a 6,892 square foot tire service station on Lowe's Drive.
- Discussion focused on submitted traffic study by Lansing Engineering (Alana Moran).
- Study concluded no significant traffic impacts; most intersections rated “A” or “B.”
- County Planning Board awaiting Board feedback for memorandum of understanding (MOU) on traffic acceptance.
- The Board requested further details on the facade and design elements to enhance aesthetics.
- SEQRA Review: Negative Declaration approved unanimously.
- Preliminary Site Plan Approval granted with conditions:
  - Facade/material updates for safety and visibility.
  - Removal of raised island; striped island to improve access.
  - Fire Dept coordination on truck access.
  - Updated lighting and stormwater details required before final approval.

On a motion introduced by Mr. Gabay 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 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. Kolligian and put to vote, all in favor, on this day, 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 Preliminary 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. Gabay and put to vote, all in favor, on this day, October 15, 2025.

B. 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.

Gavin Vuillaume of EDP is here to represent the Anthony 4-Lot Subdivision.

The Board reviews the Anthony residential subdivision application, focusing on traffic safety and site access.

- The proposal is for a four-lot residential subdivision at 62 King Road.
- Driveway relocated 100 ft west for improved sight distance; vegetation to be cleared and maintained.
- County road curb cut permit required.
- Driveway sight distance shall be >610 ft. Tree and brush clearing shall be required; cross section and weight capacity verification needed (75,000 lbs.).
- SEQRA: Negative Declaration approved.
- Preliminary Subdivision Approval granted unanimously.

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 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. Lescault and put to vote, all in favor, on this day, October 15, 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 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. Lescault and put to vote, all in favor, on this day, October 15, 2025.

C. 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/Sommer is here to represent the Verizon Wireless Ballard Corners Telecommunications Facility.

The Board concludes the process for the Verizon Wireless facility, confirming approvals and addressing any outstanding issues.

- A negative declaration for SEQRA was approved for the telecommunications facility.
- The Board approved the preliminary site plan for the facility.
- Final site plan approval was granted, confirming the project's compliance with local regulations.
- The facility will include a 154-foot tower and related equipment within a fenced compound.

On a motion introduced by Mr. Lescault, 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 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. Price and put to vote, all in favor, on this day, October 15, 2025.

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 Preliminary 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. Murphy and put to vote, all in favor, on this day, October 15, 2025.

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 Final 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. Murphy and put to vote, all in favor, on this day, October 15, 2025.

D. Buffalo Wild Wings: Banta Management

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.

The Buffalo Wild Wings project involves updates on site plans and landscaping for a new restaurant location.

- The site is a 6000 square foot restaurant on Lowe's Drive.
- Updated site design: adjusted driveways, delivery routes, and sidewalks to Mavis site.
- Added infiltration basin with fencing for safety.
- Traffic study accepted; county sign-off expected.
- Fire Dept to review ladder truck access.
- Public Hearing set for November 19, 2025, at 6:30 PM.
- Board requested additional landscaping along frontage to match Mavis site.

The Board set the Public Hearing for Wednesday, November 19, 2025.

E. Ruggles Rd - Tourist Home: Anthony Marro

Application for the Ruggles Rd - Tourist Home by Anthony Marro for allowing for the operation of a tourist home. Property located at/on 175 Ruggles Rd on 85 acre(s), Tax Map No(s). 141.-3-15; zoned R-2.

Anthony Marro, the owner of the property, is here to present his application for a Tourist Home.

The application seeks a special use permit for a tourist home to operate short-term rentals.

- The property is located at 175 Ruggles Road, zoned R-2.
- Zoning Officer classified as Tourist Home (Special Use in R-2).
- The applicant aims to use an existing home for Airbnb-style rentals.
- Parcel: 85 acres, cabin ~400 ft from road, screened and private.
- The Planning Board discusses the implications of the lack of current town legislation on short-term rentals.
- Concerns about potential future regulations and the need for a time-limited permit were raised.

The Board set the Public Hearing for the Special Use Permit for November 19, 2025.

F. Ballard Road BOCES: CIDC Wilton, LLC

Application for the Ballard Road BOCES by CIDC Wilton, LLC for the addition of an outdoor heavy equipment training area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.

Colin Lansing of Lansing Engineering is here to represent Ballard Road BOCES.

The proposal involves the addition of a heavy equipment training area at the Ballard Road BOCES facility.

- The site is a 45.54-acre parcel currently under construction.
- The training area will be a 0.52-acre open field for instructing students on operating construction equipment.
- The operation will be confined to school hours to minimize disturbance.
- Vegetation buffers of 60 feet and 100 feet will be preserved around the training area.
- Concerns were raised about the adequacy of space for training and safety, especially with nearby schools.
- The Board requests more information on the training program and equipment to be used.

G. 53 Cannon Royal - Open Space Modification

Application for the 53 Cannon Royal - Open Space Modification by Zachary & Katharine Pelletier for the modification of the conservation area for single family home construction. Property located at/on 53 Cannon Royal Dr on 9.22 acre(s), Tax Map No(s). 141.14-1-36; zoned R-2.

Colin Lansing of Lansing Engineering is here to represent 53 Cannon Royal.

The application seeks to modify the conservation area for a single-family home construction.

- The project is part of the Grande Highlands residential subdivision.
- The modification involves a 1.76-acre reduction in the open space area while still exceeding the required conservation by 20 acres.
- The proposed change aims to simplify the delineation of the conservation area.
- The Board discusses the implications of the modification and the need for permanent markers.
- The application was approved with conditions regarding the conservation area.

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 Amendment to the Subdivision for the 53 Cannon Royal - Open Space Modification by Zachary & Katharine Pelletier for the modification of the conservation area for single family home construction. Conditioned upon placement of permanent markers at the corners of the deed restricted open space. Property located at/on 53 Cannon Royal Dr on 9.22 acre(s), Tax Map No(s). 141.14-1-36; zoned R-2. 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, October 15, 2025.

H. 610 Maple Office/Retail: Kodiak Construction

Pre-Application for the 610 Maple Office/Retail by Kodiak Construction for renovating existing commercial building and garage to create new office/retail spaces and reconstruct the parking lot. Property located at/on 610 Maple Ave (Rte. 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.

Doug Heller of L.A. Group is here representing 610 Maple Ave Office/Retail Renovation.

Chairman Rice recused himself.

The project involves renovating an existing commercial building to create new office and retail spaces.

- The site is located near existing businesses, including a brewery and a dance studio.
- The renovation will include internal and external improvements to the existing buildings and garage.
- The proposal includes flexibility for potential restaurant space and outdoor seating.
- Parking will be adjusted to accommodate various uses, with municipal water and sewer connections planned.

- A traffic study is underway to assess the impact of the development.
- The Board expresses support for the project, emphasizing the need for improved aesthetics and functionality.

Pre-application discussion only, no action taken.

V. ADJOURNMENT:
Next Meeting Wednesday, November 19, 2025

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 9:10P.M.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, October 15, 2025.

Date Approved: November 19, 2025.
Amy DiLeone, Executive Secretary