



**TOWN OF WILTON**  
**22 TRAVER ROAD**  
**WILTON, NY 12831-9127**  
(518) 587-1939 Ext. 201

Amy DiLeone  
Executive Secretary  
Planning & Engineering

Ryan K. Riper, P.E.  
Director of Planning &  
Engineering

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  
Shawn Lescault,  
Alternate  
Amanda Pelfrey,  
Alternate

**PLANNING BOARD**

**November 19, 2025**

A meeting of the Wilton Planning Board ("the Board") was held on November 19, 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. Buffalo Wild Wings: Banta Management**

Application for the Buffalo Wild Wings by Banta Management for 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.

## **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 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.

**SAID HEARING** will be held on Wednesday, November 19, 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.

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

- The restaurant will occupy a 6,000 square foot area on a site of nearly two acres.
- It will feature two curb cuts for access, one shared with a neighboring Mavis project.
- A total of 128 parking spaces will be provided, meeting code requirements.
- Landscaping will include green space and trees, matching the aesthetic of nearby developments.
- A sidewalk will be constructed along the frontage, measuring five feet wide without curbs.

### **Public Hearing Process and Community Input**

The public hearing allows community members to voice concerns and ask questions regarding the development.

- The hearing is structured to allow comments row by row from attendees.
- Questions raised include the adequacy of the sidewalk for multimodal use and fire truck access.
- Community members express concerns about the sidewalk's width and its potential to accommodate bicycles.
- The fire department raises issues regarding the turning radius for fire trucks at the proposed site.

### **The public raises concern about Sidewalks and Connectivity**

Discussions focus on the design and functionality of sidewalks in the area surrounding the new development.

- Current sidewalks are described as "sidewalks to nowhere" due to lack of connectivity.

- Future developments are expected to require sidewalks, enhancing pedestrian access.
- The proposed sidewalk is five feet wide, which may not be sufficient for multimodal use.
- Suggestions include widening the sidewalk to eight feet for better bicycle accommodation.

### **Fire Truck Access and Safety**

- Concerns are raised about the ability of fire trucks to access the new development safely.
- The fire department indicates that current designs may not allow for adequate access.
- Templates used for fire truck turning radii may not accurately reflect real-world conditions.
- Suggestions include using mountable curbs to facilitate fire truck access without compromising safety.
- The need for a hydrant placement is discussed to improve emergency response times.

### **B. 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.

### **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 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.

**SAID HEARING** will be held on Wednesday, November 19, 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.

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

The applicant 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 ~500 ft from road, screened and private.
- Questions arise regarding parking and septic system capacity for the proposed number of guests.

### **Well and Septic System Discussion**

The discussion revolves around the implications of a well and septic system for short-term rentals.

- Typical well and septic systems are in place for the property.
- Short-term rentals are expected to be mostly two to three days at a time.
- Concerns about the potential need for more frequent pumping during peak rental seasons.

### **III. REGULAR MEETING:**

Address meeting minutes from Wednesday, October 15, 2025.

**PRESENT:** Chairman William Rice, Hal VanEarden, Jim Deloria, Dave Gabay, Dean Kolligian, Chris Price, Tom Murphy, Shawn Lescault, Alternate and Amanda Pelfrey, Alternate; Ryan K. Ripper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary.

**ABSENT:** None

**MINUTES APPROVAL:** Mr. Gabay made a motion, seconded by Mr. Murphy, to approve the meeting minutes of October 15, 2025, as written.

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

### **CORRESPONDENCE:**

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

### **IV. APPLICATIONS:**

#### **A. Buffalo Wild Wings: Banta Management**

Application for the Buffalo Wild Wings by Banta Management for 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.

## **Buffalo Wild Wings Application Review**

The Planning Board reviews the application for a new Buffalo Wild Wings restaurant.

- The application is for a 6,000 square foot restaurant on Lowe's Drive.
- The Board discusses the environmental assessment form and the need for more specific project descriptions.
- A motion for a negative declaration on the environmental review is passed unanimously.

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 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. Deloria and put to vote, all in favor, on this day, November 19, 2025.

## **Site Plan Review for Buffalo Wild Wings**

The Board discusses the preliminary site plan for Buffalo Wild Wings.

- Concerns raised about the dumpster area and its drainage system.
- Mr. Riper emphasizes the importance of preventing grease from entering stormwater systems.
- The board discusses the need for additional landscaping and the impact on the surrounding area.
- A motion is made to approve the preliminary and final site plan, contingent on compliance with the town engineer's review letter.

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 Preliminary and Final Site Plan for the Buffalo Wild Wings by Banta Management for a 6,000 sq.ft. restaurant. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated November 14, 2025. 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, November 19, 2025.

**B. 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 applicant seeks a special use permit for a tourist home to operate short-term rentals.

- The Board reviews an application for a tourist home on Ruggles Road.
- The property is 85 acres, with a maximum occupancy of 10 people.
- The applicant has operated the property as an Airbnb for about two years with no law enforcement issues.
- A two-year time limit for the special use permit is proposed and agreed upon.

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 negative declaration on SEQRA for the 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.

The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, November 19, 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 Special Use Permit for the Ruggles Rd - Tourist Home by Anthony Marro for allowing for the operation of a tourist home for a two-year period. Property located at/on 175 Ruggles Rd on 85 acre(s), Tax Map No(s). 141.-3-15; zoned R-2.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, November 19, 2025.

**C. 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.

### **Kodiak Construction Variance Recommendation**

The Board discusses a recommendation for Kodiak Construction's application for area variances.

- The project involves renovating existing commercial buildings and reconstructing the parking lot.
- The Board discusses the improvements being made to the site and the need for variances to meet current zoning requirements.
- Variances requested include side yard setbacks and front yard setbacks.
- The Board makes a favorable recommendation to the Zoning Board for the variances.
- 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 positive recommendation to the Zoning Board of Appeals for the Application for 610 Maple Office/Retail by Kodiak Construction for area variance(s) 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.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, November 19, 2025.

### **D. Forest Grove Subdivision: Forest Grove, LLC**

Application for the Forest Grove Subdivision by Forest Grove, LLC for a lot line adjustment to open space lot 506. Property located at/on Harran Lane on ±713 acre(s), Tax Map No(s). 140.12-3-13 & 140.16-3-8; zoned R-2.

Joe Dannible of EDP is here to represent Forest Grove Subdivision for a lot line adjustment.

The Board reviews a lot line adjustment for the Forest Grove subdivision.

- The adjustment is necessary for the dedication of land to the Wilton Emergency Squad for an addition to their existing building.
- The project involves adjusting the lot lines to create open space.
- The Board discusses the impact of the adjustment on the surrounding properties and the need for approval.

- The Board approves the application for the lot line adjustment.

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 Amendment to the Subdivision for the Forest Grove Subdivision by Forest Grove, LLC for a lot line adjustment to open space lot 506. Property located at/on Harran Lane on ±713 acre(s), Tax Map No(s). 140.12-3-13 & 140.16-3-8; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day, November 19, 2025.

**D. 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. Murphy, 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. VanEarden and put to vote, all in favor, on this day, November 19, 2025.

**E. Mavis Tire: Mavis Tire Supply**: Application for the Mavis Tire by Mavis Tire Supply for a 6,976 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.

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

The Board reviews the application for a new Mavis Tire service station.

- The proposed facility is approximately 7,000 square feet and located on Lowe's Drive.
- The Board discusses the design and elevation of the building, emphasizing uniformity with neighboring structures.
- Mr. Kolligian emphasizes the importance of a balanced and uniform design.
- The Board agrees on the need for the rear elevation to match the front elevation.
- Discussion on the possible use of bollards to protect the rear elevation.
- Final approval is sought, with conditions regarding the aesthetics of the rear elevation, lighting plans, and Mr. Riper's review letter dated November 14, 2025.

### **Water and Sewer Coordination Discussion**

The discussion focused on the coordination of water and sewer services for the Mavis Tire project.

- The Sewer District has issued a "will serve" letter, indicating they can accept the flows from the project.
- Coordination with the highway department is necessary for making connections to existing infrastructure.
- The project aims to minimize road openings by consolidating connections.

### **Storm Water Management Concerns**

Concerns regarding storm water management and the SWPPP documents were addressed during the meeting.

- Mr. Riper emphasized the need for adequate storm water management to prevent flooding.
- The design must ensure that water quality volume requirements are met as per DEC regulations.
- The project must address potential winter conditions that could lead to frozen pipes and flooding.

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 Mavis Tire by Mavis Tire Supply for a 6,976 sq.ft. tire service station. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated November 14, 2025, and further conditioned on the rear of the building mirroring the front of the building. 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. Price and put to vote, all in favor, on this day, November 19, 2025.

**F. Anthony Residential Subdivision: Bethann:** 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 Board discusses the final approval for the Anthony residential subdivision.

- The subdivision consists of four residential lots on an 18.29-acre parcel.
- The project includes shared driveways and well and septic systems for each lot.
- Mr. Riper explains that the driveway will be filed at the county for transparency.
- The Board discusses the line of sight from the driveway and the site distance verification by a traffic engineer.
- A motion for final approval is made, contingent on compliance with the town engineer's review letter.

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 Subdivision for the Anthony Residential Subdivision by Bethann Anthony for a four (4) lot residential subdivision. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated November 14, 2025. 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. Murphy and put to vote, all in favor, on this day, November 19, 2025.

**G. 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 for a heavy equipment training area at the Ballard BOCES facility was presented for approval.

- The training area is approximately 0.52 acres in size.
- It is located to the north of the main building currently under construction.
- The area will feature a two-foot berm for screening and a stone construction entrance to minimize debris on the parking lot.
- The training area will be used for students to practice skills with heavy equipment, such as backhoes and bulldozers.
- The DEC has provided a waiver on the 100-foot buffer, allowing for this development.
- The Board discusses the potential for the DEC to relax the 100-foot buffer requirement.

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 Amended Site Plan 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. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day, November 19, 2025.

**V. ADJOURNMENT:**

Next Meeting Wednesday, December 17, 2025

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. VanEarden that the meeting of the Planning Board be adjourned at 8:50P.M.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, November 19, 2025.

**Date Approved:** December 17, 2025.  
Amy DiLeone, Executive Secretary