



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

December 17, 2025

A meeting of the Wilton Planning Board ("the Board") was held on December 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. REGULAR MEETING:

Address meeting minutes from Wednesday, November 19, 2025.

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

MINUTES APPROVAL: Mr. Lescault made a motion, seconded by Mr. Kolligian, to approve the meeting minutes of November 19, 2025, as written.

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

CORRESPONDENCE:

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

III. APPLICATIONS:

A. 627 Maple Ave Mixed Use Development: Trojanski Builders:

Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include fourteen apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

Doug Heller of L.A. Group is here representing 627 Maple Ave mixed use development.

Mixed-Use Development Proposal

A proposal for a mixed-use development project including apartments and non-residential space is presented.

- The project includes fourteen apartment units and 2,900 square feet of non-residential use at 627 Maple Avenue.
- The existing office will remain, and a new garage will be constructed for equipment storage.
- The project will add streetlights and trees as per hamlet requirements, with a potential future connection to adjacent properties.

Traffic and Fire Access Considerations

Traffic impact and fire access for the proposed development are discussed.

- A traffic study indicates an increase of only 6 peak hour AM trips and 7 peak hour PM trips due to the new apartments.
- Fire truck access is planned with a 24-foot-wide drive lane to accommodate emergency vehicles.
- Concerns about snow removal and the potential for future development on the narrow lot are raised.

Conceptual Approval and Future Steps

The Board discusses the next steps for the development proposal and conceptual approval.

- The Board seeks to see colored elevations and further details on fire truck access in future meetings.
- A motion is made to approve the conceptual site plan, with conditions for further review of access and design elements.
- The applicant is encouraged to consider cross-connections to the rear of the site with the adjacent properties for improved traffic flow.

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 Conceptual Site Plan for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include fourteen apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

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

B. 610 Maple Office/Retail/Restaurant: Kodiak Construction

Application for the 610 Maple Ave Office/Retail/ Restaurant by Kodiak Construction for renovating existing commercial building and garage to create new office/retail/restaurant spaces and reconstruct the parking lot. Property located at/on 610 Maple (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/ Restaurant Renovation.

Chairman Rice recused himself.

Renovation of Existing Commercial Building

A proposal for renovating an existing commercial building for retail, office and restaurant use is introduced.

- The project includes creating new office, retail, and restaurant spaces while reconstructing the parking lot.
- An interconnect drive is discussed by the Board, to enhance accessibility for potential restaurant patrons from the nearby medical facility and the importance of fire truck access.
- The traffic study shows no significant increase in traffic from the existing use to the proposed use.

Fire Truck Access and Parking Concerns

Concerns regarding fire truck access and parking layout are discussed.

- The proposed parking layout includes eight spots, but the need for additional stored parking is acknowledged.
- Suggestions are made to avoid striping parking spots if it compromises fire truck access.
- The Board emphasizes the importance of ensuring adequate space for emergency vehicles while planning the parking layout.

Sidewalk and Connectivity Enhancements

The need for improved pedestrian connectivity to the medical facility is highlighted.

- A sidewalk extension is proposed to connect the new development with the medical center.
- The Board discusses the potential for a desire path to facilitate access for employees and visitors.
- The importance of ensuring safe pedestrian routes to the restaurant is emphasized for future planning.

Fire Hydrant Discussion for Medical Facility

The discussion revolves around the placement of fire hydrants and access for emergency services in relation to a medical facility.

- Concerns were raised about the accessibility of hydrants in the back of the building for fire trucks.
- The first engine would need to lay in from Route 9 if there were no hydrants in the back.
- A hydrant in the back would allow for better access for additional apparatus.
- The front hydrant may not be effective due to narrow paths.
- The medical facility may have additional fire hydrants on their property.

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 Conceptual Site Plan for the 610 Maple Ave Office/Retail/Restaurant by Kodiak Construction for renovating existing commercial building and garage to create new office/retail/restaurant 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. Gabay and put to vote, all in favor, on this day, December 17, 2025.

C. Bullard Lane Conservation Residential Subdivision: Pre-Application for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

Scott Lansing is here to represent Bullard Lane Conservation Subdivision.

The proposal for a residential subdivision on Bullard Lane includes details about the site and its development.

- The project is a conservation residential subdivision on a 72.73-acre wooded parcel.
- The proposal includes twenty-three lots, with a request for a 10% density bonus to increase to twenty-five lots.
- The site has DEC wetlands and sandy soils, with no anticipated high groundwater.
- Individual wastewater treatment systems are proposed due to the excessive cost of connecting to public sewer.
- The Board discusses the potential for connecting to public sewer and the benefits of individual wastewater treatment systems.
- The project aims to maintain open space and provide trails for connectivity.
- The Board generally supports the project but requests further details on the soils and the existing sewer connection and its capacity.

There will be no action taken on this application tonight.

D. 683 Saratoga Road Planned Unit Development: 683 Saratoga Road, LLC: Application for the 683 Saratoga Road Planned Unit Development by 683 Saratoga Road, LLC for a planned unit development consisting of eighty (80) condominium units and 13,000 sq.ft. of commercial space. Property located at/on 683 Saratoga Rd (Rte. 9) on 30.99 acre(s), Tax Map No(s). 140.-3-9; zoned RB-1.

Scott Lansing of Lansing Engineering is here to represent the 683 Saratoga Road PUDD.

A proposed PUDD aims to create a mixed-use development with residential and commercial components.

- The project consists of eighty condominium units and two commercial retail buildings.

- The existing brick structure will be retained, while other buildings will be demolished.
- The condominiums are targeted at young professionals and retirees, with prices expected in the \$400,000 range.
- Amenities include sidewalks, trails, and a gazebo by a pond for residents.
- The project will not dedicate any roads or infrastructure to the town, and public water and sewer are proposed.

Traffic and Infrastructure Considerations

The discussion includes traffic generation and infrastructure implications for the proposed developments.

- Concerns were raised about the traffic study's negative numbers, which represent pass-by trips.
- The project aims to improve pedestrian access with sidewalks and a proposed crosswalk across Route 9.
- The potential for connections to neighboring properties was discussed, particularly for future developments.
- The need for a thorough review of the legislative language for the PUDD was emphasized to ensure clarity on uses and amenities.

IV. ADJOURNMENT:

Next Meeting Wednesday, January 21, 2025

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 8:06P.M.

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

Date Approved: January 21, 2025.

Amy DiLeone, Executive Secretary