



Amy DiLeone  
Executive Secretary

TOWN OF WILTON  
22 TRAVER ROAD  
WILTON, NY 12831  
(518) 587-1939

**PLANNING BOARD**

William Rice, Chairman  
Harold Van Earden, Vice  
Chairman  
David Gabay  
Christopher Price  
Thomas Murphy  
Chad Jerome  
James DeLoria

Alternates:  
Dean Kolligian  
Shawn Lescault

**WILTON PLANNING BOARD AGENDA**

Wednesday, February 21, 2024

6:30 P.M.

**I. CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PROJECT**

**DESCRIPTION**

**SEQRA  
Status**

**II. REGULAR MEETING**

Address meeting minutes from Wednesday, January 17, 2024

**III. APPLICATIONS**

**A. BJ's Gas:  
BJ's Gas c/o Bohler  
Engineering**

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

**SEQRA  
Unlisted**

**B. Karner Blue Meadows  
Subdivision:  
Karner Blue Preserve, LLC**

Application for the Karner Blue Meadows Subdivision by Karner Blue Preserve, LLC for a conservation subdivision re-design to include 18 duplex homes (36 units total) and a single family residence. Property located at/on 80 Ballard Rd on 58.8 acre(s), Tax Map No(s). 116.17-1-1 to -30 & -99; zoned R-2.

**SEQRA  
Type 1**

**C. 612 Maple Ave Medical  
Center:  
Lenny Goldstock**

Application for the 612 Maple Ave Medical Center by Lenny Goldstock for a two-story medical center with a total floorspace of 120,000 sq.ft. (60,000 sq.ft. per floor) that will feature multiple medical/surgical practices. Property located at/on 612 Maple Ave on 13.66 acre(s), Tax Map No(s). 140.17-1-9 & 140.18-1-13; zoned CR-1 & R-1.

**SEQRA  
Type 1**

**D. 631 Maple Ave Lot Line  
Adjustments:  
Lenny Goldstock**

Application for the 631 Maple Ave Lot Line Adjustments by Lenny Goldstock for lot line adjustments for a mixed-use development. Property located at/on 631 Maple Ave on 15.78 acre(s), Tax Map No(s). 140.-3-20, -21, 24.1 & -32.11; zoned H-1.

**SEQRA  
Type 1**

- |     |   |  |                         |
|-----|---|--|-------------------------|
| E.  | <b>631 Maple Ave Mixed Use:<br/>Lenny Goldstock</b>   | Application for the 631 Maple Ave Mixed Use by Lenny Goldstock for a mixed-use development that will include 17,800 sq.ft. of commercial/retail space and 136 apartment units. Property located at/on 631 Maple Ave on 15.78 acre(s), Tax Map No(s). 140.-3-20, -21, 24.1 & -32.11; zoned H-1. | <b>SEQRA<br/>Type 1</b> |
| F.  | <b>AIM Services, Inc.<br/>Residential Conservation<br/>Subdivision:<br/>Adirondack Property<br/>Ventures, LLC</b> | Pre-Application for the AIM Services, Inc. Residential Conservation Subdivision by Adirondack Property Ventures, LLC for a nine (9) lot residential subdivision. Property located at/on 4227 NYS Route 50 on 37 acre(s), Tax Map No(s). 141.-2-26; zoned R-2 & RB-1.                           | <b>SEQRA<br/>Type 1</b> |
| IV. | <b><u>ADJOURNMENT</u></b>   | Next Meeting Wednesday, March 20, 2024   |                         |