



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

**PLANNING  
BOARD**

William Rice,  
Chairman  
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Christopher Price  
Thomas Murphy  
James Deloria  
Dean Kolligian  
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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**  
**April 17, 2024**

A meeting of the Wilton Planning Board (“the Board”) occurred on April 17, 2024, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

**PLEDGE OF ALLEGIANCE**

**I. CALL TO ORDER:**

At 6:30P.M., Chairman Rice opens the Public Hearing.

The Pledge of allegiance.

**II. PUBLIC HEARINGS:**

**Opened on the 20<sup>th</sup> day of March 2024.**

- A. 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 125,000 sq.ft. (62,500 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.

**Opened on the 20<sup>th</sup> day of March 2024.**

**B. 631 Maple Ave Mixed Use Development: Lenny Goldstock** Application for the 631 Maple Ave Mixed Use Development by Lenny Goldstock for lot line adjustments and a mixed-use development that will include 27,800 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.

Scott Lansing of Lansing Engineering introduces the project and its participants, including Lenny Goldstock, Surgeon, Rich Paulson, Ryan Paulson, and Matthew Paulson, BBL Construction Services, and Alanna Moran, VHB Engineering.

- The Medical office building, lot line adjustment, and mixed-use development on Route 9 are the subjects of the continuation of the Public Hearing.
- Mr. Lansing provides an overview of the 612 Maple and 631 Maple projects, including the location, size, and proposed uses of the medical office building.
- The projects include a lot line adjustment with the consolidation of four separate parcels into one 14.92-acre site zoned Hamlet One.
- The developer proposes a mixed-use building at 631 Maple that includes: 32 apartments in a three-story building with commercial and retail space on the first floor.
- Traffic impact study for proposed medical project.
- Alanna Moran of VHB explains updated traffic evaluation for proposed project, highlighting increased trip generation and mitigation measures.
- Chairman Rice discusses traffic signal installation at intersections, including Smith Bridge Road and Maple Avenue, which currently warrants a traffic signal.
- Mitigation measures recommended include construction of a southbound right turn lane at Maple Avenue and Daniels Road to improve traffic flow during peak hours and traffic signal at Smith Bridge Road.
- VHB will get back to DOT with the updated traffic evaluation that includes these mitigation measures, and kind of continue down the process.

Public Comment:

Mark Nadolny, a resident, and traffic engineer expressed concerns about the proposed development's impact on traffic and intersections in a letter addressed to the Board. (On file)

- requested updates to the traffic study and gap analysis to accurately reflect the increased traffic generated by the development.
- Suggests adding left turn lanes at Cumberland Farms and Smith Bridge Road to improve traffic flow.

- Questions whether there is enough room to install left turn lanes without impacting adjacent commercial buildings.
- Highlights the impact of the development on local residents, including increased traffic and congestion.
- Expresses concern about the lack of coordination between traffic signals and the potential for added congestion.
- Concern about the impact of the development on traffic, suggesting the need for independent review and mitigation measures.

Chairman Rice acknowledges the traffic concerns and thanks Mr. Nadolny for his input.

Mr. Deloria: I did read through your whole report. I have somewhat of an issue with you calling out the person that put this traffic report together because they are professional engineers and to insinuate that the information is not accurate, also suggests that maybe they there is some self interest in it, which we both know, if you are a licensed engineer, you cannot make those sort of recommendations.

- Deloria expresses concerns about traffic study, suggests additional 3<sup>rd</sup> party engineer needed.
- Mr. Murphy expresses his concern of traffic in the Route 9 corridor and how the Planning Board is doing their due diligence because we all live here.
- Due to concern about the traffic impact, the Public Hearing should be kept open for additional month.
- Mr. Goldstock clarifies the role of the developer and emphasizes the value of physician-owned facility for community healthcare.
- Kevin Klass echoes Dr. Goldstock's comments on the medical access and housing shortage in Wilton.
- Kevin Klass emphasizes the need for more healthcare space in Wilton, NY.
- Chairman Rice and Mr. Gabay discuss the need for expanded medical care in Saratoga County and the potential traffic issues with the project.
- Chairman Rice expresses appreciation for public input and encourages more participation to make the project the best it can be.
- Chairman Rice seeks input on keeping public hearing open, while Attorney Schachner advises leaving the Public Hearing open for additional information.
- The applicant offers to communicate with community concerns.
- Mr. Gabay: Everybody on the Board does appreciate the true need for expanded medical care in Saratoga County because it is horrendous, trying to get into a specialty whether it is rheumatology, neurology, endocrinology, there is a huge deficit when it comes to providers. I think everybody on the Board understands the value of the project. And we really welcome that. The kerfuffle is going to be the traffic. And that is what we have got a look at and as intelligent matter what is going to be realistic and how we can solve it.
- Mark Schachner notes that public hearing should remain open until new information channels are closed, as the public has a right to comment on new developments.

- Mr. Riper said DOT is willing to expedite discussion on and mitigation measures for the project.
- Schedule a third-party traffic review for this project.
- Mr. Murphy complimented the applicant on their professional behavior and willingness to work with the Board. This is a humongous asset to the Town and the community.

The Public Hearing will remain open for another month.

- C. BJ's Gas: BJ's Gas c/o Bohler Engineering:** Application for 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.

**PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTE** that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for 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.

**SAID HEARING** will be held on Wednesday, April 17, 2024, 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 Boehler Engineering is representing BJ's Gas Station.

- Ms. Mlodzianowski explains the layout of the BJ's gas station.
- The entrance into the fueling area would be a one-way entrance, so all vehicles will enter that way. There are six islands with 12 fueling positions so that everyone is pulling forward through those. There is about 50 feet behind that area. Room for queuing. And then as you pull forward, you can either exit and exit only back onto the ring road or back into the parking lot in case you have shopping to do.

Public Comments:

There were none.

**III. REGULAR MEETING:**

**PRESENT:** Chairman William Rice, Vice Chairman Harold VanEarden, Dave Gabay, Chris Price, Tom Murphy, Jim Deloria, and 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:** Dean Kolligian

**MINUTES APPROVAL:** Mr. Price made a motion, seconded by Mr. Gabay for the approval of the meeting minutes of March 20, 2024, as written.

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

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

- A. 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 125,000 sq.ft. (62,500 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.

**AND**

- B. 631 Maple Ave Mixed Use Development: Lenny Goldstock** Application for the 631 Maple Ave Mixed Use Development by Lenny Goldstock for lot line adjustments and a mixed-use development that will include 27,800 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.

Scott Lansing of Lansing Engineering and Lenny Goldstock are here to represent the next two applications.

- Project includes increasing green space, improved drainage, and new signage.
- Site plan for a large facility with traffic, sidewalks, signage, and building materials.
- Mr. Lansing provides updates on the project, including adding sidewalks and addressing concerns about wayfinding signage.
- The project team is committed to working with the Board and public to address any remaining concerns.
- Mr. Riper mentions connecting sidewalks and parcels in the Northeast area of the project site to improve tenants' accessibility and utilize nearby services.
- Mr. Riper highlights the importance of accurately calling out building materials and colors on renderings to ensure zoning compliance and avoid any potential issues during construction.
- Parking lot landscaping and lighting plans for a medical facility.
- Ryan Riper discusses the design of a medical facility, including the inclusion of a note for future pathway connection to Davidson Drive.

- Discussion of the potential for a future connection to the Medical Center, with the possibility of a multi-use-pathway connecting the two.
- Mr. Riper suggests updating the planting plan to include larger trees for shade and cooling of the parking lot.
- Mr. Riper recommends moving the sidewalk closer to the building for better pedestrian experience.
- Chairman Rice discuss potential uses for the site, including a specialty pet clinic and additional parking.
- Mr. Goldstock expresses interest in bringing a specialty pet clinic to the site, potentially filling 10,000 square feet of space.
- Mr. Riper and Chairman Rice discuss high groundwater levels in the area, potentially affecting the project.
- The applicant plans to phase the project, starting with the front building and medical groups, followed by the back apartments and restaurant.
- Mr. Riper and Mr. Deloria discuss potential sidewalk placement in the development project.
- Mr. Riper and Mr. Deloria discuss the design of the two buildings, expressing concern about sidewalks connecting parcels.
- Traffic congestion and school bus policies discussed.
- Chairman Rice suggests that people will adjust their schedules to avoid Route 9 during peak hours, leading to potential traffic alleviation.

**C. BJ's Gas: BJ's Gas c/o Bohler Engineering:** Application for 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.

Caryn Mlodzianowski of Bohler Engineering is representing BJ's Gas Station.

- A letter was requested by the Board from the Mall regarding maintaining the sight distance and mitigating the traffic on the ring road. That letter dated 4/17/2024 has been received.
- The Board requests that the general contractor install a commercial construction fence to protect the public from the construction operation.
- Mr. Riper suggests moving the gas station generator to the other side of the ring road and enhancing the landscaping to improve the gas station's appearance.
- Board discussion on stormwater, cart storage, parking, and safety in the parking lot.

Attorney Schachner read the SEQRA short EAF to the Board. A negative declaration was determined by the Board.

On a motion introduced by Mr. Gabay, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move for a negative declaration on SEQRA for the Application for 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.

The motion is seconded by Mr. Deloria, and duly put to vote, all in favor, on April 17, 2024.

On a motion introduced by Mr. Deloria, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Preliminary Site Plan for 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.

The motion is seconded by Mr. VanEarden, and duly put to vote, all in favor, on April 17, 2024.

On a motion introduced by Mr. Price, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Final Site Plan 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. Conditioned upon the Town Engineer, Ryan Riper's letter dated April 16, 2024. 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 duly put to vote, all in favor, on April 17, 2024.

**D. AIM Services, Inc. Residential Conservation Subdivision: Adirondack Property Ventures, LLC:** 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.

Scott Lansing of Lansing Engineering is here to represent AIM Services, Inc. Residential Conservation Subdivision.

- Proposed subdivision for 9 single-family residential lots on 18 acres of land.
- Project meets density requirements and infrastructure needs, including open space and a connection to existing project.
- The proposed subdivision will have public water and sanitary sewer systems, stormwater management area, and connection to Ingersoll Road project.
- Provisions for a T turnaround if the Ingersoll subdivision cul-de-sac is not completed in time.

- May change the layout of the open space on the southern side so that it is not behind the lots.
- Pathways and connections need to be discussed.

The Public Hearing is set for Wednesday, May 15, 2024.

**E. Ventre Conservation Subdivision: Belmonte Properties, LLC:** Pre-Application for the Ventre Conservation Subdivision by Belmonte Properties, LLC for a thirty-three (33) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.7 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

Joe Dannible of EDP and Peter Belmonte of Belmonte Properties, LLC.

- The location of the property is frontage on Bullard Lane, and adjacent to the Forest Grove Community.
- There is a stub street that was left for connection to this parcel. We had a feeling it would come up in the future and Town did their due diligence in their planning and require a connection to be made for access to that property. We will be utilizing one of those connections from Forest Grove.
- The parcel itself is approximately 73 acres with 6.5/7 acres of wetlands. Running through the numbers deducting the constrained lands from the site, we ended up with an allowable density of around 31 units.
- We are going to have to go to the town board to ensure they want to take the open space associated with that land. When we do that, our density would be 33 Lots.
- We are proposing again tying into the intersection of Sagano and Angeles Boulevard, which is currently being constructed, extending a linear road, curvilinear road through the site tying into Bullard Lane.
- We will extend public sewer, public water, and on-site stormwater management.
- This is an extension of the Forest Grove Community developed in the same characteristics and manners of that community.

Discussion of benefit to the Town with acceptance of the open space, interconnectivity between developments, trail systems, and traffic on Bullard Lane.

**F. Forest Grove, Phase 1B - Lot Line Adjustment: Forest Grove, LLC:** Application for the Forest Grove, Phase 1B - Lot Line Adjustment by Forest Grove, LLC for reconfiguring Lot 100 to be an 80-ft wide lot. Property located at/on 91 Daintree Dr on 0.29 acre(s), Tax Map No(s). 141.9-1-31; zoned R-2.

Joe Dannible of EDP and Peter Belmonte of Belmonte Properties, LLC.

Mr. Dannible: The foundation is not in the ground, but the hole was dug and that was when the problem was discovered. During the previous version of these plans this was the 80 ft. lot. If you recall, we were proposing 63 ft., 68 ft. and 74 ft. wide lots and this happens to be an 80 ft. lot on the end.



Mr. Belmonte: If you remember the conversation, we wanted to have the lot size about 10% lower 10% higher. There was a map, the second from last generation of maps that showed three lots at 67 ft., three lots at 73 ft., and one lot 80 ft.

Mr. Dannible: So, a remnant of that plan that showed an 80 ft. wide lot ended up in the sales department at Belmonte Builders and they sold an 80 ft. wide lot to a homeowner who was pretty happy to buy the lot and build their house on it. As things were progressing, plot plans were developed, financing started to come into play, the lot was realized to be 70 feet wide.

The Planning Board was fine with the increase of 10 ft. to make the lot an 80 ft. lot.

On a motion introduced by Mr. Murphy, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve Application for Amendment to the Subdivision for the Forest Grove, Phase 1B - Lot Line Adjustment by Forest Grove, LLC for reconfiguring Lot 100 to be an 80-ft wide lot. Property located at/on 91 Daintree Dr on 0.29 acre(s), Tax Map No(s). 141.9-1-31; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. VanEarden, and duly put to vote, all in favor, on April 17, 2024.

#### **IV. ADJOURNMENT**

Next Meeting Wednesday May 15, 2024

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. Gabay that the meeting of the Planning Board be adjourned at 8:51PM.

The motion is seconded by Mr. Murphy put to vote, all in favor, on this day April 17, 2024.

Date Approved May 15, 2024.

Amy DiLeone, Executive Secretary