



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

**PLANNING
BOARD**

William Rice,
Chairman
Harold VanEarden,
Vice Chairman
David Gabay
Christopher Price
Thomas Murphy
James Deloria
Dean Kolligian
Shawn Lescault,
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Alternate

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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
May 15, 2024

A meeting of the Wilton Planning Board (“the Board”) occurred on May 15, 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 20th day of March 2024. TABLED

- 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 20th day of March 2024. TABLED

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.

C. The Preserve at Northridge: Adirondack Property Ventures, LLC: Application for The Preserve at Northridge 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.

PUBLIC HEARING NOTICE

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

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

Scott Lansing of Lansing Engineering is here to represent the Preserve at Northridge.

- Proposed subdivision for 9 single-family residential lots on 18 acres of land.
- Connection to the Biss and Ingersol Subdivisions.
- 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 Ingersol 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.
- The trail system was explained.

Public Comment: Residents on Rose Terrace were interested to know the distance between their back yard and the new subdivision. Mr. Lansing said it was about 1,500 ft.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Dave Gabay, Chris Price, Tom Murphy, Jim Deloria, Dean Kolligian, 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

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Kolligian for the approval of the meeting minutes of April 17, 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.

TABLED

- 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

TABLED

- 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.

C. The Preserve at Northridge: Adirondack Property Ventures, LLC:
Application for The Preserve at Northridge 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 the Preserve at Northridge.

Mr. Riper, Town Engineer highlights his review letter.

- Asking the third-party developer to eliminate the cul-de-sac and make it a T intersection.
- Managing the traffic flow. We do not want to create an easy pass through, addition of a stop sign or curve in the road.
- Mr. Lansing will contact the third-party developer, Mr. Bourdieu.
- VHB completed a brief traffic evaluation.

Attorney Schachner reads SEQRA Part II to the Board. All questions were answered “No” or “Small” impact.

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 Preserve at Northridge 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.

The motion is seconded by Mr. Kolligian, and duly put to vote, all in favor, on May 15, 2024.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Preliminary Subdivision for The Preserve at Northridge 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.

The motion is seconded by Mr. Gabay, and duly put to vote, all in favor, on May 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 Preliminary Subdivision for The Preserve at Northridge 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.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on May 15, 2024.

IV. ADJOURNMENT

Next Meeting Wednesday June 19, 2024

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Price that the meeting of the Planning Board be adjourned at 7:10PM.

The motion is seconded by Mr. Murphy put to vote, all in favor, on this day May 15, 2024.

Date Approved June 19, 2024.

Amy DiLeone, Executive Secretary