



**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**  
**September 18, 2024**

A meeting of the Wilton Planning Board (“the Board”) occurred on September 18, 2024, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS:**

**Forest Grove Subdivision, Phase 3: Forest Grove, LLC:** Application for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3 a 190-lot subdivision, enlarging 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.

**PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTE** that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3 a 190-lot subdivision, enlarging 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.

**SAID HEARING** will be held on Wednesday, September 18, 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.

Joe Dannible of EDP and Peter Belmonte are here to represent Forest Grove.

- Application for an amendment to the 321-lot subdivision for an additional 100 lots for a total of 421 lots.
- Explanation of the phases.
- One hundred lots acquired through a TDR and 2 adjacent parcels totaling 700-800 acres, 300 acres to be dedicated to the Town.
- Bullard Lane is the second form of egress.
- Trails are going to be phased.
- Modifications are shown and explained.
- Due to zoning changes the Type 6 will need to be modified.
- Mike Wischowski, a Professional Traffic Engineer with GPI, is here to explain the third-party traffic study.
- Increase in lots from 321 approved lots to 421 lots.
- A possible additional 47 lots from an adjacent future subdivision.
- Traffic study was done based on 468 homes to see the impact on that level of traffic.
- The study included the 3 intersections along Edie Road. The subdivision itself will have 2 access points: the roundabout and Bullard Lane.
- The study area did not include Jones Road.
- Route 50 and Edie Road intersection would warrant a traffic signal or roundabout. By the 2038 full project build out.
- 2038 is the projected build out for the Forest Grove Subdivision.
- Discussion on the build out year of 2038.

Public Comment:

- Concern of oversized construction vehicles in the subdivision.

- These trucks are Keiwit trucks working on the Railroad Power Line Project. They are not trucks working on the construction of the homes.
- The larger trucks will be using the Bullard Lane access.
- Concern of traffic within the subdivision with only 2 points of egress.

**Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc.** Application for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for amending plan to remove cul-de-sac due to proposed connection with the Preserve at Northridge. Property located at/on Ingersoll Rd on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; 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 approved Ingersoll Subdivision, Amendment to the Subdivision for the re-configuration of the roadway; eliminates cul-de-sac and connects to the Northridge Subdivision. Property located at/on Ingersoll Rd. on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2 & RB-1.

**SAID HEARING** will be held on Wednesday, September 18, 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 Ingersoll Subdivision.

- This is an intersection reconfiguration.
- There is a right of way right next to the property line for the adjoining property and was always intended that this would be a potential future connection when the parcel to the east was developed.
- The Preserve at Northridge is the adjacent approved subdivision that will access the connection.
- The former cul-de-sac was reconfigured to a T intersection.
- The number of lots have stayed the same. They were reconfigured to work around the T intersection.

Public Comment: There were none.

**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. Gabay made a motion, seconded by Mr. Kolligian, for the approval of the meeting minutes of July 17, 2024, as written.

Ayes: Chairman William Rice, Dave Gabay, Chris Price, Tom Murphy, Jim Deloria, Dean Kolligian, and Shawn Lescault, Alternate.

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

**Forest Grove Subdivision, Phase 3:** Forest Grove, LLC: Application for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3 a 190-lot subdivision, enlarging 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.

Joe Dannible of EDP and Peter Belmonte are here to represent Forest Grove.

- Mr. Riper: There are a total of seven-unit types, and “type six” is the new type. However, the old R-2 standards are less than the new R-2 standards allowed today. In April, the Town Board did zone revisions within the R-2 zone.
- Mr. Dannible said that the that can be figured out and reconfigured.
- Plans indicate a 500 ft buffer between residential property and unrestricted lands that are proposed to be dedicated to the Town. The increased subdivision size encroaches the self-imposed buffer area. The proposed buffer and related notes, if required, should reflect the new subdivision configuration.
- Extra lot to be removed from Phase 2B.
- So, we talked about the roads, the eyebrows. We had a meeting with the highway superintendent, discussed the road layout. Think we are all set with those the Coville, Coville Crescent, as we are calling it, that is going to be a one-way road, but it is 16 feet wide. Need the signage at the one-way eyebrow, so things like that, little details as we move forward.
- Decipher trails that are being paved and not being paved.

No action on this application tonight.

**Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc.** Application for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for amending plan to remove cul-de-sac due to proposed connection with the Preserve at Northridge. Property located at/on Ingersoll Rd on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2 & RB-1.

Scott Lansing of Lansing Engineering is here to represent Ingersoll Subdivision.

I do just want to mention that this came about because of the development of another project by another developer, and it affected the configuration of the intersection for Mr. Bordeau's project. We did approach Mr. Bordeau, and he was gracious enough to entertain the request.

Mr. Riper questions the layout of the T Turnaround as shown on the plans.

Mr. Lansing said the layout will depend upon who starts developing first, Ingersoll or Northridge.

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 Minor Amendment to the Subdivision for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for amending plan to remove cul-de-sac due to proposed connection with the Preserve at Northridge. Property located at/on Ingersoll Rd on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2 & RB-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay, and duly put to vote, all in favor, on September 18, 2024.

**Kloss Property Line Adjustments: Donna & Stephen:** Application for the Kloss Property Line Adjustments by Donna & Stephen Kloss to adjust the lot lines of the Kloss Subdivision plan originally approved on 10/19/2022. Property located at/on Corinth Mountain Rd on 1.358 acre(s), Tax Map No(s). 101.-1-64, -65.11 & -65.2; zoned R-3.

Donna Kloss is here to represent the application for a lot line adjustment.

- We live on Corinth Mountain Road, and we are looking for lot line adjustments and area variances.
- Somewhere many moons ago, a pole barn was built and somehow with all the surveying and the dividing of the land, which we just recently did for the grandchildren. The pole barn ended on two lots.

Discussion by the Board of the typos on the survey needing to be corrected by Thompson and Flemming.

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

**THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Amendment to the Subdivision for the Kloss Property Line Adjustments by Donna & Stephen Kloss for to adjust the lot lines of the Kloss Subdivision plan originally approved on 10/19/2022. Property located at/on Corinth Mountain Rd on 1.358 acre(s), Tax Map No(s). 101.-1-64, -65.11 & -65.2; zoned R-3. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on September 18, 2024.

**Coldbrook RV Park Expansion: Coldbrook at Saratoga, LLC** Application for the Coldbrook RV Park Expansion by Coldbrook at Saratoga, LLC for expanding the current facility to include an additional 273 RV sites increasing the total number of sites to 550. Property located at/on 385 Gurn Springs Rd on 97.52 acre(s), Tax Map No(s). 115.-2-97; zoned C-3.

Greg Beswick of Creighton Manning is here representing Coldbrook RV Expansion.

Mr. Beswick:

- The project is located at 385 Gurn Springs Road on 97.52 acres Zoned C-3 commercial, light industrial district.
- Environmental wetland delineation was conducted by North Country Ecological Services.
- Army Corp jurisdictional wetlands and state jurisdictional wetlands are located on site.
- For the Corp jurisdiction of wetlands, we are proposing to maintain a 10-foot buffer.
- For the DEC jurisdictional wetlands, we are proposing to maintain the required 100-foot buffer for the existing operations.
- The existing operations are seasonal. They begin in May and close at the end of October.
- There are 277 RV sites existing. They will increase by 273 sites.
- Site amenities include a swimming pool, pavilion, entertainment stage, sporting facilities, scenic spring fed pond and a dog park.
- Utilities: each site has a connection for water, sanitary and electrical hookups.
- Water is provided by groundwater wells with onsite treatment.
- Treatment is monitored and submitted to the Health Department.
- Sanitary consists of 31 septic systems regular maintenance and pumping of the septic tanks.
- We have shown 200-foot setback from the wells to septic. So, we meet that requirement.
- If there are any septic problems property maintenance will immediately remedy the problem in the leach fields and contact the proper authorities, there are no dump stations.
- Project will be done in phases.
- Saratoga County Department of Health will be overseeing this facility.

Discussion of existing campground verses new sites being in compliance with zoning, traffic, well separation, traffic evaluation, one plan showing the entire site, and Department of Health approvals. This project is a pre-existing use and is expanding less than 100%.

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 Application for Conceptual Site Plan for the Coldbrook RV Park Expansion by Coldbrook at Saratoga, LLC for expanding the current facility to include an additional 273 RV sites increasing the total number of sites to 550. Property located at/on 385 Gurn Springs Rd on 97.52 acre(s), Tax Map No(s). 115.-2-97; zoned C-3.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on September 18, 2024.

**Marro-Ruggles Subdivision: Anthony Marro:** Pre-Application for the Marro-Ruggles Subdivision by Anthony Marro for a twelve (12) lot residential subdivision. Property located at/on Ruggles Rd on 97.72 acre(s), Tax Map No(s). 154.-2-14 & -16; zoned R-2.

Brett Strom of the LA Group is here to represent the Marro Subdivision.

- My client, Anthony Marro, is here for the Marro – Ruggles Road subdivision.
- It is a 12-lot subdivision, land zone R-2, on 97 acres.
- This is a subdivision of a family estate.
- Essentially, they have six family members that are going to be getting two lots each.
- This is being submitted as a regular subdivision, not a conservation subdivision, mainly because we are doing large lots. And essentially, if we were to do a conservation subdivision, we would have the ability to develop more because we have a lot of land and a lot of buildable area.
- We do have DEC wetlands and steep slopes, so we do have environmental constraints.
- If we were to do a conservation, we would be able to get up to 19 lots.
- Requesting only 12 lots on this site is why we went with just a regular subdivision.
- The lots will be serviced by private water and sewer.
- The driveway is out onto Ruggles Road for each lot, the overall development of the parcel will be slow.
- There are six family members each getting two lots.
- Requesting a waiver from the Planning Board to do a regular subdivision not a conservation subdivision.
- Wetlands and steep slopes are present.

Discussion by the Board of; granting a waiver for the conservation subdivision, no opposition to making this a conservation subdivision, design a 19-lot subdivision plan, and seek a 12-lot conservation subdivision.

Planning Board would like to see both a 19-lot subdivision design and a 12-lot subdivision design before they make a decision.

**ADJOURNMENT**

Next Meeting Wednesday, October 16, 2024

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 8:38PM.

The motion is seconded by Mr. Murphy put to vote, all in favor, on this day September 18, 2024.

Date Approved October 16, 2024.

Amy DiLeone, Executive Secretary