



**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**

**December 18, 2024**

A meeting of the Wilton Planning Board (“the Board”) occurred on December 18, 2024, 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**

**PRESENT:** Chairman William Rice, Hal VanEarden, Dave Gabay, Chris Price, Tom Murphy, 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:** Jim Deloria

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

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

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

### **III. APPLICATIONS:**

**A. 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, and 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 Subdivision.

- Mr. Dannible from Environmental Design presents the final amendment to the subdivision, increasing the lot total from 321 to 421.
- Mr. Dannible discusses the traffic mitigation, fees, and donations, and the dedication of town-owned land for various uses.
- Mr. Riper provides updates on the project, including the use of funds for fitness equipment and traffic mitigation donations.
- Mr. Dannible describes the northern portion of the land dedicated to the Town for park uses.
- Chairman Rice and Mr. Dannible discuss the layout and features of the parkland, including its size and topography.
- Mr. Riper and Mr. Dannible discuss the need for staking out the land for the Park and Recreation Commission.
- Chairman Rice and Mr. Dannible discuss the timeline for the project and the potential for future amendments.
- Mr. Dannible outlines the plans for a community center and the expected timeline for its construction.

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 Final Subdivision for the Forest Grove Subdivision, Phase

3 by Forest Grove, LLC for Phase 3, a 190-lot subdivision, and enlarging the conservation subdivision from 321 lots to 421 lots. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated December 13, 2024. 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.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day December 18, 2024.

**B. New Church Campus: Unitarian Universalist Congregation of Saratoga Springs:** Application for the New Church Campus by Unitarian Universalist Congregation of Saratoga Springs for constructing a 2-story ±8,844 sq.ft. church. Property located at/on 400 Loudon Rd on 0.85 acre(s), Tax Map No(s). 154-1-47.12; zoned R-2.

Jeff Anthony of Studio A Landscape Architecture and Engineering, DPC is here to represent the Unitarian Universalist Congregation of Saratoga Springs.

- Mr. Anthony presents the plans for the church, including changes requested by the Saratoga Planning Board.
- Mr. Anthony discusses the reduction in parking lot size and the temporary access road for construction workers.
- Mr. Riper and Chairman Rice discuss the need for a curb cut permit and plantings around the entrance way.
- Mr. Anthony mentions the sewer line and the pedestrian walkway requested by neighbors.
- There will be two permits required by The Town of Wilton for this project, a sign permit and a curb cut permit.

The Board thanks Mr. Anthony for the update on the project. There is no action required to be taken on this project, it is strictly an informational follow-up.

**C. Proposed Retail Store: Bohler Engineering:** Pre-Application for the Proposed Retail Store by Bohler Engineering for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture is here to represent the proposed retail store.

- Ms. Mlodzianowski from Bohler Engineering introduces the proposed retail store by Primax Properties LLC.
- The property is located on Route 9, Zoned CR-1, and will be a 10,640 square foot retail store.

- Ms. Mlodzianowski discusses the parking requirements and the layout of the store, including the shared access with Warren Tire.
- The Board discusses the placement of parking and the potential for rotating the building to face Route 9.
- Discussion/debate by the Board on the placement of the building facing Route 9.
- Mr. Riper and Mr. Kolligian suggest a traffic assessment and the need for architectural renders to evaluate the layout.
- Ms. Mlodzianowski said they would have renderings of all the building placements that the Planning Board wanted to see, for the next Planning Board meeting.

**D. Ballard Road BOCES: CIDC Wilton, LLC c/o BBL Construction Services, LLC:** Pre-Application for the Ballard Road BOCES by CIDC Wilton, LLC c/o BBL Construction Services, LLC for a proposed BOCES educational facility consisting of three (3) buildings totaling ±291,700 sq.ft., ±400 parking spaces, and an equipment training area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.

Scott Lansing of Lansing Engineering is here to represent Ballard Road BOCES.

- The facility will include three buildings totaling approximately 292,000 square feet, with 400 parking spaces.
- The Board discusses the potential impact on traffic and the need for a detailed traffic analysis.
- The timeline for the project is outlined, with a target completion date of June 30, 2027.
- Brandon Stabler from CIDC explained that they are hoping to be in a position by the end of September 2025 to have all the entitlements in hand. This is necessary in order to close on the financing through tax-exempt bond financing. After obtaining the entitlements by the end of September 2025, they plan to start construction in October 2025 and complete the project by June 30, 2027, so that BOCES can move in and get their staff oriented before the start of the school year in September 2027.
- Discussion on BOCES facility layout and impact.
- The Board discusses the layout of the BOCES facility, including the placement of the buildings and the training area.
- The Board expresses support for the project and its potential benefits to the community.
- The Board discusses the need for a detailed site plan and the potential impact on local infrastructure.
- The Board emphasizes the importance of meeting all town requirements and ensuring the project's compatibility with the surrounding area.

There will be no action on this application tonight.

**IV. ADJOURNMENT:**

Next Meeting Wednesday, January 15, 2025

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. Gabay that the meeting of the Planning Board be adjourned at 7:56PM.

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

Date Approved January 15, 2024.

Amy DiLeone, Executive Secretary

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