



TOWN OF WILTON

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COMPREHENSIVE PLAN COMMITTEE MEETING:

*IT IS THE REQUEST OF THE COMMITTEE THAT THE PUBLIC IS INVITED BUT NO QUESTIONS OR COMMENTS WILL BE ENTERTAINED UNTIL SUCH TIME AS A REQUIRED PUBLIC HEARING IS SCHEDULED.

2004 COMPREHENSIVE PLAN UPDATE COMMITTEE MEETING MINUTES JANUARY 8, 2015 4 pm to 6 pm

- 1) December 18, 2014 Minutes: Approved
- 2) Chapter III

B. Planning Areas (continued)

- Area 5 Edie Road: (Handouts distributed of Planning Area 5)

Existing Conditions

1st and 2nd Paragraph on pg. III-24 and 3rd paragraph on III-27. Change "Loudon" to "Louden"

3rd Paragraph: "This area is largely undeveloped, with housing generally consisting of single residential lots along existing roadways. There are eight existing subdivisions. (a ninth under construction as of this writing)"

"A small industrial area on Edie Road hosts Bakemark and a portion of the Route 50 corridor has commercial and industrial businesses (Stone, Zinter)" Another commercial site exists on Ballard Road (DA Collins).

"Most residents rely on well point or dug wells and private septic systems."

"Two large-scale subdivision (300+units) proposals on Ruggles Road and Putnam Lane were denied recently"

4th Paragraph: "The majority of the 3,800 acres Wilton Wildlife Preserve and Park (WWPP) Study Area boundary is within this area. Identification of County, State and Town land."

Recommendations

Page III-25: 1st Paragraph:

"Due to its location and sandy soils, this area has and will continue to feel development pressure. Existing zoning does not provide adequate protection to the important resources in this Planning Area. Zoning should be adjusted to protect the WWPP Study Area and its resources."

Comment [LH1]: Delete parenthetical?

Comment [LH2]: Add commercial

Comment [LH3]:

Comment [LH4]: delete hosts Bakemark

Comment [LH5]: delete

Comment [LH6]: delete sentence

Comment [LH7]: Delete well point or dug

Comment [LH8]: Delete sentence

Comment [LH9]: Will verify acreage/or delete

Comment [LH10]: Delete reference to "study area"

Comment [LH11]: Identify and add

Comment [LH12]: delete

Comment [LH13]: delete

1st bullet:

“Create a conservation overlay district which protects critical resources both in and out of the WWPP Study Area.”

Comment [LH14]: delete

2nd bullet:

“It may also be desirable to increase lot sizes to a 3 acres minimum as an alternative to the quality open space provision to reduce density.” or “It may also be desirable to allow for an increase for larger lot sizes as an alternative

Comment [LH15]: delete

“For example, a 100 acre parcel with 3-acre lots built primarily on old farm field will result in suburban, not rural, character.”

Comment [LH16]: delete

4th bullet:

“Develop performance standards Insert: Take measure to insure protection of critical habitats and resources for any projects that occur within the WWPP Study Area”

Comment [LH17]: delete

Comment [LH18]: delete

Add: continue compliance with DEC regulations concerning potentially at-risk areas. Identify process that Town uses to notify WWPP of projects within or adjacent to WWPP.

5th bullet:

“Develop a pathways system that connects to areas with the WWPP Study Area”

Comment [LH19]: delete develop and insert Support

Last paragraph: “The variable groundwater availability and soil conditions will impact the”

Comment [LH20]: delete

Comment [LH21]: Delete entire paragraph

Page III-26 1st Paragraph

“The WWPP Study Area presents a unique opportunity to develop a trail system that connects not only to areas within the study areas but also to other destinations in the Town.”

Comment [LH22]: delete

Comment [LH23]: delete and insert WWPP

The variety of land uses and zoning districts along Route 50 has resulted in a number of land use conflicts.

Comment [LH24]: delete and insert challenges

Discussion of Route 50 Corridor Study.

Examine potential for roundabouts (Edie and Ingersol/Jones) Traffic control measures – look at feasibility i.e. Exit 15A.

Do search for SEQR and replace with SEQRA.

• Area 6 Exit 15 Page III-27

Existing Conditions

In last two paragraphs, remove specific references to businesses such as “the Shoppes at Wilton” or Applebee’s – replace with more generic phrases. Add reference to substantial and dense residential development.

Page III-28

Recommendations

When considering the future of this area, a plan should be developed that addresses the complexities and challenges of this area to establish more sustainable development and a balance between pedestrian and vehicular environments. The area is currently commercially viable with large, regional commercial facilities, including the Wilton Mall. However, history indicates that this type of development is not sustainable.

Comment [LH25]: delete sentence

Add reference to public transportation (CDTA) availability/expansion.

Discussion of pedestrian bridges across Rt. 50 at the Exit 15 commercial area.

Installation of sidewalks – do sidewalk study as part of recommendations.

Page III-28 (cont.)

Recommendations for this area are as follows:

- Prepare a strategic master plan for future development of the Exit 15 area. This plan should include goals and objectives and recommendations or “guiding principles” for future master plans dealing with specific areas.
 - Pedestrian Improvements: do sidewalk study, pedestrian bridge; origin/destination study; connector road from Lowes Drive to Old Gick with the intent to have connection (sidewalk from the mobile home park)
 - Continue work with CDTA to provide public transit.
 - Possible connection to Saratoga Greenbelt Trail system
- Treat the Route 50 corridor as a gateway . . .
- Consider the extension of the boulevard theme . . .
- Conduct a Corridor Study for Route 50 that address function, character and viability (include reference to Planning Area 6)
 - Offsite signage issue should be addressed (strategic master plan)
 - Evaluate signage requirements.
- Stress quality in addition to quantity of green space and reduce the required size of parking areas for some functions. (reduce green space to 25%)

Comment [LH26]: new bullet

Comment [LH27]: add /reword

Comment [LH28]: delete bullet

Comment [LH29]: delete bullet

Comment [LH30]: add language re: issue (

Comment [LH31]: add reduction of green space language

Page III-29

- Continue to promote a denser grid of streets, such as the new Lowes Drive extension and the proposed “Northern Collector” . . .

Comment [LH32]: delete paragraph

Discussion of new road parallel to railroad track from Perry to Jones Road. Identify recommendation.

- Area 7 Exit 16/Ballard Road Corridor
Handouts: map of Planning Area 7 and Ballard Road Transportation Land Use Study map prepared by CDTC.

Existing Conditions

Last paragraph: The uses in this area are predominantly commercial, but there are governmental and residential uses as well. The major uses in this are Ace and Target warehouses, the former Wilton Developmental Center, gas stations . . .

Comment [LH33]: delete

Comment [LH34]: delete

Page III-30

Recommendations

Last sentence: It is recommended that a Corridor Study be completed for Exit 16/Ballard Road to address the following issues:

Comment [LH35]: delete and insert language about /evaluating the Exit 16 Linkage Study and supporting key aspects of the corridor study, for example future Town Park, trail extensions and connections, business park expansion.

Any planning for this corridor must be done in light of the potential for improvements/redesign of the Exit 16 Bridge over I-87.

Comment [LH36]: Key to commercial/industrial economic growth and development

Move 2nd bullet: “Access management techniques such as shared driveways

Comment [LH37]: Roundabouts at either end of interchange are one technique to support traffic mobility.

Last paragraph “In conjunction with the Corridor Study, the Traver Road/Exit 16 area (Gurn Springs)

Comment [LH38]: Move this bullet and add to foregoing paragraph.

Comment [LH39]: Delete paragraph

Page III-31-32

Bullets to be reworded, link to Exit 16 Linkage Study? Remove references to Gurn Springs and Gurn Springs Hamlet.

1st paragraph, remove Study Area references.

2nd paragraph, The "Gurn Springs Trail Plan"

Recommendation: establish trailhead? Promote trail development.

Comment [LH40]: Delete and insert Pathways Plan

"Explore options for replacement of Park and Ride off of Exit 16, in the event that the existing park and ride lot is developed.

Comment [LH41]: Change to options for development.

Approved January 22, 21005

