



## TOWN OF WILTON

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### COMPREHENSIVE PLAN UPDATE COMMITTEE

#### MEETING MINUTES

JANUARY 22, 2015

PRESENT: Mark Mykins, Michael Dobis, Ron Slone, Chris Ramsdill, Amy DiLeone, Jackie Hake, Joanne Klepetar, Steven Streicher, Lucy Harlow and Ryan Riper, P.E.

- 1) January 8, 2015 Minutes: Approved
- 2) Chapter III Revisions may be available by the end of the month. Upon review of the revisions, then upon finishing Chapter 4, there will be an overview of the revised plan up to date.
- 3) Chapter IV: Alternatives: this is included in the Comp Plan to satisfy the Generic Impact Statement component of this plan. Part of the GIS is to look at various alternatives and evaluate which ones that have the least impact on the environment and the community moving forward. (revise terms "inventory and analysis")

A. **No-Action Alternative**: base-line "do nothing different" not implementing anything. This was written before the Comp Plan was in place? "Residents of the town have determined that this scenario is unacceptable ....**The sentence "Town officials are equally concerned about the current rate of growth" that part of paragraph should be revisited and language modified to bring it up-to-date. The town does have growth management tools in place.** Next paragraph beginning "Major concerns" should also be revised to reflect current standards. Change last sentence to say: Therefore the no-action alternative would not have adverse impacts on the community because it is continuing to support the vision that was established in 2004 and is continuing to support that vision.

B. **Growth Alternatives**: This looks at the alternatives about the community growing.

- **No Growth Alternative** (moratorium) This has not been discussed in this community. In third paragraph: **Delete sentence "It would probably be necessary for them to reconsider farming or to at least cut their land for hay."**
- **Level of Service Alternative** (growth occurring but in a way that can be supported by infrastructure that can support development.) Pg. IV-3: Paragraph 3: Currently Saratoga County Sewer District covers Town of Wilton; approval from them to add additional connections and they need to maintain their capacity through verification and justification. Next paragraph begins "The managed growth alternative (this pertains to Chap. III recommendations. See first paragraph under "B. Growth Alternatives") Clarify entire paragraph.
- **Add High Growth concerns.**

C. **Land Use Alternatives:** 3 different uses (1) residential development – will need changes - proposed zoning changes; (appropriate residential development for each Planning Area; (2) Exit 15 Planning Area; (3) Commercial and Industrial development. One question is does it still make sense to have the Exit 15 Planning Area as an alternative to focus growth? Do we want to add in discussion about Exit 16 or does that fall within the commercial/industrial development? Last sentence first paragraph of pg. IV-3 delete “Lack of”. Change to: The coordination for planning purposes with school districts can limit overcrowding and limited resources.

- **Residential Development:** Delete 2nd sentence. Focus on different planning areas and the appropriate residential development for each of those. Protection of the community character; the variety of residential developments should be emphasized. (Maintain existing community character with the various types of residential settings)

D. **Exit 15 Planning Area:** still a focused growth area for the Town but needs reworking.

- Focus points: creating additional links and connections (vehicular and pedestrian) within the existing infrastructure; pedestrian pathways (connections with adjacent/regional trails); pedestrian safety; (access from Paddocks – to??) parallel access roads.
- Redevelopment of commercial area and the next generation of sustainable commercial development. [limited probability of rezoning Rt. 50 east of Perry Road from C-1 to C-2]
- Prepare strategic master plan including goals and objectives and recommendations, guiding principles for future master plans dealing with specific areas, [Lowes Drive and behind Walmart] mixed use development, pedestrian improvements, shared access, infill. Visibility from Rt. 50 is major concern for anyone developing behind Lowe’s and Walmart which is zoned for retail.
- Consider adopting architectural development standards or guidelines that consider the types of uses to eliminate future development of undesirable uses. Keeping up appearance of mall area to attract shoppers.
- Focus development to few key areas – Exit 15 & 16. Allowing more open/rural type of character to continue elsewhere. Discussion of spot zoning, PUD’s which must meet the requirements of the underlying zoning. Mixed use would be a Town Board decision.

E. **Commercial and Industrial Development:** more generic language

- Propose Exit 16 planning area and cull out as separate area;
- Enhance Ballard Road;
- Overpass at Exit 16 – identify challenges and benefits.

#### **Introduction of Chapter V: Action Plan**

Table of Priority Recommendations (2004) Short Term 1-2 years; Mid Term 2-4 years; Long Term 5 years plus. Discussion of prioritization exercise.

MINUTES APPROVED: February 26, 2015