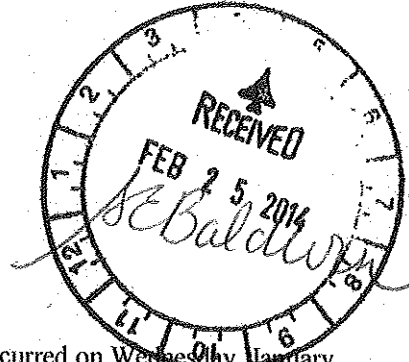




**TOWN OF WILTON**  
**22 TRAVER ROAD**  
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MICHAEL G. DOBIS  
Planning Board Chairman

LUCY B. HARLOW  
Executive Secretary



## **PLANNING BOARD MEETING**

### **TOWN OF WILTON**

Wednesday, January 15, 2014

A meeting of the Wilton Planning Board (the "Board") occurred on Wednesday, January 15, 2014, at the Wilton Town Hall, 22 Traver Road, Wilton, New York. Chairman Michael Dobis called the meeting to order at 6:35 PM.

## **PLEDGE OF ALLEGIANCE**

### **I. REGULAR MEETING**

**PRESENT:** Chairman Michael Dobis, Donald Needham, Erinn Kolligian, William Rice, Sue Peterson, Ron Slone and David Gabay, alternate. Also present are Ryan Riper, P.E., Director of Planning and Engineering; Mark Schachner, Planning Board Attorney. Also present: Captain Gary Bullard, Scot Kingsley, William Hoblock, Esq., Joseph Dannible, Michael Lapolla, Nicholas Galuardi and Collette Linton.

**ABSENT:** Harold VanEarden, Vice-Chairman

**APPROVE PENDING MINUTES:** Chairman Dobis wants to address the meeting minutes of November 20, 2013 and he asks for a motion and a second to approve the minutes. On a motion introduced by Donald Needham, the board adopted the following resolution:

**NOW, THEREFORE, BE IT RESOLVED,** that the minutes from the Planning Board meeting of November 20, 2013 are accepted. The resolution was seconded by Erinn Kolligian and duly put to vote, all in favor, on this day, January 15, 2014.

**CORRESPONDENCE:** ZBA Notice of Decision Nos. 13-41, 09-20, 13-37 dated 11/22/13, ZBA Agenda 11/21/13; Planning Board and ZBA Training Offer, Meyer & Fuller dated 11/26/13; New York Planning Federation notice of annual conference 12/6/13; *Capital District Data*, November/December, Vol. 36, No. 6; *Rural Futures*, NYS Legislative Commission on Rural Resources Winter 2013-2014 Issue; *Towns and Topics*, Association of Towns of NYS, Vol. 27, No. 6, Nov/Dec 2013; transmittal letter from Brett Steenburgh re: Farone-Everglades dated 1/15/14; Response letter from EDP re: Saratoga Health & Wellness dated 12/30/13; Letter from Saratoga County Planning Board re: referral of Saratoga Health & Wellness site plan dated 11/26/13.

### **II. APPLICATIONS**

#### **A. Saratoga Health and Wellness:**

The preliminary site plan application for a 15,000 SF building with mixed use commercial space located at 538 Route 9 is being presented by Joseph Dannible of Environmental Design Partnership to present some minor changes in the site plan and to have the public hearing

set. The owners of Saratoga Health and Wellness ("H & W"), Mike Lapolla and Nicholas Ga-luardi are present. Mr. Dannible describes the changes to the grading and utility plans. The building will have a 14,000 SF footprint and a 1000 SF mezzanine and 75 parking spaces. There will be a single curb cut with access to Route 9. The parking in front of the building has been redistributed to the side and rear. This enabled the building to be pulled closer to Route 9 for a more aesthetically appealing streetscape by enhancing the landscape with foundation plantings and street trees. This enabled the paving in the rear to be shifted, increasing the distance and separation to that property to the rear and east of the site. By shifting the some of the parking area to the side, the impervious area could be decreased, increasing the green space to 48%. He describes the storm water management areas in front and rear of the building which have been matched as much as possible to the DEC regulations. A well will be located on site for domestic water use. There will be a grinder pump and force main connection to the existing force main on Loughberry Lake Road. He describes the plans for running the sewer line on the south side of Loughberry Lake Road which will hook into the existing SCSD sewer main. An evergreen buff-er will be provided at the side and rear of the property. The main entrance to H & W will be at the rear of the building with concrete sidewalks, perennial plantings and shrubs in both islands. There was discussion at the last meeting regarding the fire truck turning radii. The turning tem-plate for Greenfield FD's largest truck was provided, technically the truck will go through the parking lot but it's a tight fit. To accommodate it the curbed islands were removed and will be striped instead.

Traffic on Route 9 has been one of the major issues of this project due to the site's proximity to the Maple Avenue School which is across the street. The conclusion of the supplemental traffic study was that in the peak hours in the average day, 33 trips would be generated coming in and out of the H & W site. This does not warrant any sight or intersection specific evaluations of the neighboring network of roads. An evaluation was also done in the proximate peak of the school which is separate than the actual peak of the road system. A site visit was made and it was ob-served that there was a lot of traffic during a 15-20 minute interval in the morning. A maximum of 5 to 7 vehicles are generated coming in and out of the proposed site during that time period. A significant benefit of this project is the fact that patrons are not constrained to making ap-pointments and people coming and leaving this site will understand that there is a traffic issue in that 15-20 minute AM interval and will adjust their arrival and departure times to avoid it. Based upon the observed conditions at the site and the low volume of potential traffic at the site during the school peak hours, it was not recommended to have any restrictions to the driveway that is being proposed onto Route 9. The sight distance evaluation in both directions is in excess of 900 feet, which is plenty for the 45 mph operating speed on Route 9. Mr. Gabay expressed his approval that a site visit was made during the period of the high volume of school traffic. Any actions to mitigate that are very important.

Mr. Riper went out to verify the Creighton Manning Study's depiction of the peak school traffic occurs between 7:29 and 7:50. He found that the wait time for the traffic from the south heading to the north is about two minutes at most. Mr. Gabay expresses his concern again about the left-hand turn scenario. The use by vehicles of the shoulder on Rt. 9 heading north makes it danger-ous for someone exiting the H & W site and going left – heading south. Chairman Dobis sug-gests that writing a letter to the Town Board requesting that they ask DOT to install a sign pro-hibiting driving on the shoulder. In the alternative, Mr. Riper can contact DOT directly. Mr. Gabay asks about the possibility of getting a DOT study of Route 9 traffic that reflects the cu-

mulative effect of increased traffic. Mr. Riper responds that there is a possibility of a grant working through the County which will look at that for the Town of Wilton.

Mr. Rice inquires about the construction of the building, the foundation and roof line. It will have a slab foundation and a gabled roof facing Route 9 – it will be 25-26 feet at the peak. Mr. Lapolla describes the roof construction and the open mezzanine where there will be mostly offices which will look down on the first floor. The siding will be metal and run vertically with some parts running horizontal on the south-facing side. Mr. Gabay asks about the run-off from the roof since it's running north to south and whether there are any plans to gutter the north side to feed into the storm water basin. Mr. Dannible states that roof plan incorporates into a 2 foot wide storm drip edge that will go down 2 feet into the ground and then there will be a collection pipe within a trench which will collect the storm water and discharge it directly into the pond on the front – that will occur on both the north and south sides of the building. Mr. Rice requests an architectural rendering be provided to the Board.

Mr. Lapolla inquires about the easement that is to be granted to the Town. Chairman Dobis responds initially the easement was 28 feet wide, and it could not be in the DOT right-of-way. When the zoning changed, DOT agreed the easement should be in the public ROW. The new ordinance states lights and trees are in the easement, but in this parcel zoned CR-1, lights and trees are a planning board option. Mr. Dannible states his understanding was applicant offered to provide the 28' easement which could accommodate a sidewalk, street trees, street lighting and future utilities. Mr. Schachner states that the purpose of the easement is largely looking to the future, not pinning it down now. Although, the lights and trees are not required according to the zoning ordinance, it doesn't mean that it may not come up as a planning board concern, condition or request during site plan review. Mr. Riper says the land in the easement is for the applicant to maintain. Mr. Dannible states what has been proposed are two street trees along the road.

Chairman Dobis sets the public hearing for February 19<sup>th</sup> at 6:30 PM and informs applicant to make the necessary notifications to adjacent landowners.

#### **B. Hudson Springs PUD: Capital District Properties**

This is an application to amend the site plan to remove condition of extending the on-site sewer line to Perry Road. The property is located on Old Gick Road, and is known as the Paddocks of Saratoga. Bill Hoblock with Capital District Properties is present with Joe Dannible from EDP. There is a lengthy discussion about issue of whether it is "fair" to expect the applicant to extend a sewer line that has no benefit to the Paddocks project. Chairman Dobis contends that since the extension was a condition of approval, it would set a precedent for other developers to think they could come in and ask for conditions of approval to be rescinded. Until a condition of approval is met, the approval is null. The condition to extend the sewer line was part of an amended site plan approval in 2009. Mr. Hoblock argues that had the condition been in the original site plan of 2006, the sewer line would have been designed or engineered differently. Mr. Dannible suggests an alternative; that by giving an easement somebody has the right to come in, run the force main which is a less expensive line than running a gravity sewer to a point where they have to run a force main to in any case.

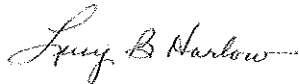
It is suggested that the best solution is to have a letter of credit to cover the future cost of the sewer extension. Mr. Hoblock will talk to someone at the Saratoga County Sewer District

("SCSD") about the issue; find out what they want to do and obtain some standard pricing. He will keep Mr. Riper informed of his progress. Chairman Dobis isn't sure that it fulfills the condition. Mr. Hoblock agrees to talk to SCSD and find out the best way to accomplish extending the sewer line. Mr. Riper and Chairman Dobis agree that whether a letter of credit will fulfill that condition should be discussed with Mark Schachner, the Town Attorney.

### III. ADJOURNMENT

On a motion introduced by Don Needham that the meeting be adjourned; it is seconded by Erinn Kolligian. All board members are in favor. The meeting is adjourned at 8:03 PM.

Approved: February 19, 2014

A handwritten signature in cursive script, appearing to read "Guy B. Harlow".

Executive Secretary