

**TOWN OF WILTON**  
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MICHAEL G. DOBIS  
Planning Board Chairman

LUCY B. HARLOW  
Executive Secretary

## **PLANNING BOARD MEETING**

### **TOWN OF WILTON**

Wednesday, July 17, 2013

A meeting of the Wilton Planning Board (the "Board") occurred on Wednesday, July 17, 2013, at the Wilton Town Hall, 22 Traver Road, Wilton, New York. Chairman Michael Dobis called the meeting to order at 6:34 PM.

#### **PLEDGE OF ALLEGIANCE**

#### **I. REGULAR MEETING**

**PRESENT:** Chairman Michael Dobis, Donald Needham, William Rice, Sue Peterson, Ron Slone, Vice Chairman Harold VanEarden and Tony Mangini, Alternate. Also present are Ryan Riper, P.E., Director of Planning and Engineering; Mark Schachner, Planning Board Attorney. Also present are Larry Liska, Connie Towers and Joanne Klepetar.

**ABSENT:** Erinn Kolligian

**APPROVE PENDING MINUTES:** Chairman Dobis wants to address the meeting minutes of June 19, 2013 and asks for questions or comments from the Board. There were none and he asks for a motion and a second to approve the minutes. On a motion introduced by Sue Peterson, the board adopted the following resolution:

**NOW, THEREFORE, BE IT RESOLVED,** that the minutes from the Planning Board meeting of June 19, 2013 are accepted. The resolution was seconded Donald Needham and duly put to vote, all in favor, on this day, July 17, 2013.

**CORRESPONDENCE:** Letter from Michael Valentine of the Saratoga County Planning Board re: Alpin Haus dated 6/21/13; email from Michael McNamara of EDP re: Dairy Haus site plan dated 7/2/13; letter from Wendy Holsberger of Creighton Manning to NYSDOT re: sidewalk evaluation – Wilton Mixed Use Development dated 7/16/13; transmittal letter from Rucinski Hall Architecture re: Hoffman Car Wash checkset dated 7/3/13; transmittal letter from Rucinski Hall Architecture re: Hoffman Car Wash mylar dated 7/9/13; transmittal email from Optimus Architecture re: Wilton Medical Center dated 7/8/13; letter from Daniel Loucks, P.E. re: Sewer Force Main for Mill at Smith's Bridge to EDP dated 7/2/13; transmittal letter from EDP of final checkset for Mill at Smith's Bridge dated 7/2/13; email from Dennis Towers re: Saratogian article re: caravans to proposed project sites dated 7/9/13; copy of email from Connie Towers to Dennis Towers re: caravan to site dated 7/10/13; copy of article in Saratogian re: Caravan Trips Provide Insight for Saratoga Springs Planning Board dated 7/9/13; Determination of Zoning Enforcement Officer, Town of Wilton re: William Morris proposed subdivision and non-conforming corner lot dated 6/25/13 [referral to Planning Board for ZBA appeal 2013-30].

## II. APPLICATIONS

**A. Alpin Haus:** This is an amended site plan application for replacing the existing building with a 1500 SF structure and constructing a 1760 SF addition to an adjacent building. The property is located on Gordon Lane on 22.80 acres zoned C-3. This is a Type II Action under SEQRA. Albert Heck who represents Alpin Haus is present. The plan is to remove a 40' x 28' building that is a parts store and replace it with a 30' x 50' pole barn style building. They are also proposing to construct a 40' x 44' addition to the end of an existing building which will be for the servicing of RV's. Applicant has been awaiting the approval by the Saratoga County Planning Board. Mr. Riper states that there has been a positive response from the Saratoga County Planning Board relating to the referral of this project. There was nothing in the review letter indicating that the amended site plan needed to be changed or addressed. There are no questions or comments from the Board. On a motion for amended site plan approval introduced by William Rice, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED,** that the application for the Alpin Haus amended site plan is approved. The property location is Gordon Lane; on 22.80 acres. Tax Map No. 115.-1-39.2, zoned C-3.

The resolution was seconded by Sue Peterson and duly put to vote, all in favor, on this day, July 17, 2013.

**B. Mixed Use Project – Route 9:** Applicant Gordon Residential Development LP is represented by Jon Lapper, Esq. and with him is Greg Beswick from Creighton Manning Engineering. Mr. Lapper states that revised plans have been submitted indicating the proposed building has been moved back from Route 9 by an additional ten feet as promised at the May 15, 2013 meeting of the Board. He adds this makes it a better project and a nice compromise. The required sign-offs have been obtained from NYS Department of Transportation ("DOT"). Applicant is in agreement with the conditions set forth in Mr. Riper's letter of July 11, 2013. Mr. Riper responds that applicant is waiting on approvals from Wilton Water & Sewer Authority and other items that are addressed in his letter. A 15 foot easement must be transferred to the Town of Wilton; and the three lots have to be combined. The Department of Environmental Conservation has completed its comments; DOT is all set with the sidewalk placement and will be documenting their approval. The proposed building has been moved back by adjusting the width of the storm water basin to the rear.

William Rice states that he was not in favor of moving the building back and would like to open the discussion. He thought it would be better closer to the road to help slow down traffic on Route 9, make it safer for pedestrians and give it more of a village feel. Originally the building was 15 feet off the road, now its 25 feet, which is the limit for the H-1 zone. Chairman Dobis comments that the Town Board gave the Board that leeway of 15 up to 25 feet. He adds that all the approvals for preliminary were based on the building being moved back. The Chairman asks for other comments and there are none.

The applicant is requesting final approval with the contingencies referred to by Mr. Riper in his letter dated July 11, 2013. On a motion introduced by William Rice, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED,** that the application for final approval of the Gordon Residential Mixed Use site plan is granted. The project contains 114 apartment units and 16,357 SF of retail space; the property location is the

intersection of Route 9 and Northern Pines Road on 9.86 acres; approval is contingent upon the satisfaction of the items contained in the July 11, 2013 letter by Ryan Riper.

The resolution was seconded by Harold VanEarden and duly put to vote, all in favor, on this day July 17, 2013.

Mr. Lapper thanks the Board and Mr. Beswick says the building is scheduled to begin in the early Fall. The permit application for the demolition has been tendered. Mr. Slone asks if there is any interest in the retail space. Mr. Lapper hasn't talked to the applicant about that but applicant has had discussions and is feeling positive about it.

**III. ZBA APPEAL NO. 2013-30** regarding the appeal by William J. Morris and his request for a recommendation on his application for area and frontage variances for a non-conforming lot in a 19-lot conventional subdivision located on Traver Road across from Kings Mills Road. Mr. Morris presents a revised plan that shows the entry to the subdivision lining up with Kings Mills Road as requested by the Board at its meeting on June 19, 2013. By aligning the roads, the corner lot is slightly smaller than what is required on a corner lot in the R-1 zone. The lot is still 25,000 SF and all that is required is 20,000 SF on an interior lot. The request for aligning the road was based on a safety concern voiced by Chairman Dobis regarding the enhanced safety of the traveling public as well as a safety consideration for the Wilton Highway Department when plowing snow at the intersection. Mr. Riper reiterates it is preferred not to have offset intersections for safety concerns. It is a request for a recommendation to the ZBA based on the Planning Board changes to his subdivision plan. It is not self-created.

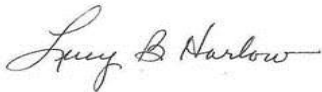
On a motion introduced by Harold VanEarden, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board makes a positive recommendation to the Zoning Board of Appeals regarding Appeal No. 2013-30 for an area variance and a frontage variance for a non-conforming corner lot in the proposed 19-lot conventional subdivision located on Traver Road across from Kings Mills Road on 12.80 acres. Tax Map No. 115.-1-26; -30 zoned R-1.

The resolution was seconded by Ron Slone and duly put to vote, all in favor, this 17<sup>th</sup> day of July, 2013.

**ADJOURNMENT:** At 7:48 PM, Harold VanEarden moves to adjourn the meeting. Donald Needham seconds the motion and all board members are in favor on this day, July 17, 2013.

Approved: August 21, 2013



Executive Secretary