



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, August 20, 2014

A meeting of the Wilton Planning Board (the "Board") occurred on August 20, 2014, at the Wilton Town Hall, 22 Traver Road, Wilton, New York. Sue Peterson called the meeting to order at 6:31 PM.

PLEDGE OF ALLEGIANCE

I. REGULAR MEETING

PRESENT: William Rice, Sue Peterson, David Gabay, Ron Slone and Brett Hebner, Alternate. Also present are Ryan Riper, P.E., Director of Planning and Engineering and Mike Hill, Esq., Jeanne Wouterz, Connie Towers, Peter Belmonte, William Trice, Joanne Klepetar and Nancy Dwyer.

ABSENT: Chairman Michael Dobis, Vice Chairman Harold VanEarden, Erinn Kolligian and Mark Schachner, Planning Board Attorney

APPROVE PENDING MINUTES: Sue Peterson wants to address the meeting minutes of May 21, 2014 and she asks for a motion and a second to approve the minutes. On a motion introduced by Ron Slone, the board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the minutes from the Planning Board meeting of May 21, 2014 are accepted. The resolution was seconded by David Gabay and duly put to vote, all in favor, on this day, August 20, 2014.

CORRESPONDENCE: Letter dated 7/1/2014 from Saratoga National Bank re: Hilltop Drive; 6/2/2014 transmittal from Saratoga County Clerk's Office; 7/28/2014 letter from NYS Office of Parks, Recreation and Historic Preservation re: Morris Subdivision; *Capital District Data*, Volume 37, Number 3 May/June 2014; ZBA Notice of Decision dated 5/23/2014 re: Nelson Latour; ZBA Notice of Decision dated 5/23/2014 re: Daniel E. Colvin, Jr.; ZBA Notice of Decision dated 5/23/14 re: Mark Bellantoni; Wilton Zoning Board of Appeals Meeting Minutes for April 24, 2014; 8/8/2014 transmittal from Tom-mell & Associates re: Canyon Run Extension; 7/28/2014 and 8/14/2014 transmittal from Laberge Group re: Wilton Store 39.

II. APPLICATIONS

TRICE CONSERVATION SUBDIVISION

Scott Lansing, representing applicant William Trice, is present for Board discussion before moving forward with the formal application for a 15 lot conservation subdivision. The property is located on North Road near the intersection of Wilton-Gansevoort Road. It is composed of 84.7 acres containing 4 parcels which will be consolidated as part of the overall project. The property is zoned R-2 with the exception of a small section which is zoned I-1. He outlines the calculation made to conform to the conservation subdivision design standards. There are roughly 13.5 lots. Per §109-21 (g) (3), there is a 10% increase allowable if certain open space requirements are met ("density bonus"). The applicant requests that the Board consider an additional lot in view of the open space being proposed along the existing carriage-way on Wilton-Gansevoort Road and two existing easements: a corridor along the Snook Kill for a fishing easement and a WWPP easement. Those open spaces could be incorporated into the lots and have deed-restrictions put on them. A town road is being proposed of approximately 1200 linear feet. Water will be supplied by individual wells. Either a hydrogeological study will be conducted or a couple of wells drilled to determine the water quality and quantity. Storm water will be managed on site by a basin that would meet DEC requirements. Public sewer will be provided. Mr. Lansing says the approximate size of the houses would be 2500 +/- SF.

Mr. Stone asks for clarification about the open space. Mr. Lansing explains that it would be sold as part of the individual lots but deed restricted so it could not be built upon or cleared. It would not be part of an HOA or dedicated to the Town or transferred to an agency such as DEC or a conservancy. Mr. Gabay is interested in the topography of the open space and is told that clearing on the lots would be limited to the greatest extent possible. Mr. Trice describes the property as heavily treed.

Ryan Riper comments that in the previous layout of the project there was interest in the open space by DEC. That is no longer the case. The Town was not willing to accept the land at that time. Mr. Riper will bring it to the Town Board to see if there is any interest in the open space now.

Mr. Riper's comments in a letter dated August 14, 2014 lists the items that are needed for preliminary submission: a traffic assessment and a sight distance evaluation where the proposed road comes out on North Road. Storm water management should incorporate "green infrastructure practices". Since the lots are so large, storm water could be managed on individual parcels and perhaps along the enlarged ROW. The plans indicate bringing in fill and raising the homes up. The drainage system around the foundation for several of the homes will need more detail. Each drainage system will have to be individually designed for each house and the system will have to be installed, inspected and certified by a professional engineer. The need for road cross-section details is discussed. The soil has clay and a loamy consistency so the road will need to be constructed per Town of Wilton standard detail for poor soil sub-grade and fabric. Also a road detail for the ACOE crossing is needed. A street name will need to be provided for 911 approvals. USPO is now requiring cluster boxes for subdivisions so that will have to be addressed with a layout. Applicant is asked whether he had spoken to adjacent landowners and is encouraged to do so before the next meeting. The Board may consider a 50 foot no-cut buffer to the adjacent homes. In response to the concern about sight distance, the access to lots 13, 14 and 15 will be examined in more detail. A homeowners association is not being proposed.

III. PRE-APPLICATIONS

A. CANYON RUN EXTENSION

Mike Brooks with Tommell and Associates is presenting for T & G Associates regarding a 36 lot conventional subdivision being proposed in the area of Gailor Road between Tawny Terrace and Dakota Drive. The property in the R-1 zone is part of the original Canyon Run subdivision which has not been

developed. The average lot size is just over 20,000 SF with 100 feet of frontage. Although, a calculation for a conservation subdivision was performed, one reason for requesting a conventional subdivision is that the Northway Corridor Overlay runs along the southeast property line and that entails 100 foot no-cut buffer. That impacts the configuration of the lots and means it would be a very tight fit for a conservation subdivision. Ms. Peterson remarks that some of the lots seem very small. Mr. Riper states that several homes in this layout would require a building envelope variance.

There will be 3600 linear feet of road across from Dakota Drive with two cul-de-sacs to access the subdivision and roadside swales. Mr. Hebner asks about the potential reaction by the highway department to the configuration of the access roads with cul-de-sacs. He suggests adding an easterly second means of access (a loop road) both from an emergency standpoint and the highway standpoint and a more neighborhood friendly design. Mr. Riper comments there will be an issue about the construction of the road due the high ground water. There have been problems with roads around the Town that have been constructed in these similar conditions and the associated cost of repairing them.

Mr. Brooks describes the area as rolling topography but pretty flat. There are ACOE wetlands on site and flow from the existing drainage of the existing Canyon Run subdivision. Groundwater is the main concern: it ranges from at-surface to anywhere between 3 and 5 feet down on average. This has consequences in terms of drainage, especially with the Town's requirement of maintaining a 3 foot separation from the basement footings. The options are an engineered drainage system under each house if there is a full foundation by raising these houses up or putting slab on grade. The storm water management areas will be interconnected.

Mr. Rice asks about the subdivision to the southeast, whether they have problems with water in their basements. He comments that it might be a sensitive issue. Mr. Brooks acknowledges that the number of houses that was originally considered (45) was decreased due to the fact more houses means more runoff. Mr. Rice states there are a lot of challenges to this site. Mr. Riper questions if consideration has to be given to the neighbors downstream of the subdivision and how it's going to impact existing homes. He reiterates that the biggest challenge will be the water. What assurances can be given to neighbors that there won't be flooding in their basements? Mr. Hebner acknowledges that it would be very difficult for the Board to understand the potential impact of the ground water on adjacent homeowners without knowing where their houses lay. Mr. Riper mentions the possibility of a drainage district, similar to Olson Farm, lowering the groundwater with drains around each house.

Mr. Riper summarizes the items he noted about this subdivision plan: the no-cut buffers, off-site stream flow investigation, road cross sections, drainage district potential, test-pit results, flow path of water both off-site and on-site. Since it is an existing approved subdivision, there is the issue of whether to amend it or nullify it. Mr. Hill indicates that the proposed subdivision, if approved, would supersede the previous subdivision approval. Mr. Riper indicates that it will be the Board's decision whether to allow a conventional subdivision. There is a request from the Board to provide a conservation layout at the next submission. Ms. Peterson concludes it would be interesting to see a conservation subdivision layout incorporating the Board's comments. Mr. Riper adds that applicant may be able to gain the same number of lots but open up some area for storm water management to help with the flow pattern.

B. MAPLE GROVE (F/K/A BIRCH MEADOWS) CONSERVATION SUBDIVISION

Joe Dannible of EDP is presenting a 52 lot conservation subdivision being proposed by Peter Belmonte for discussion with the Board before moving forward with the formal application. The 142 acre property is adjacent to Floral Estates and east of the intersection with Ingersol. It is zoned R-2. There are 62.48 acres of land to be developed. The site is forested; the topography is undulating with significant variances in groundwater levels. Some of the challenges of the site are related to the groundwater issues, i.e. getting the 3 foot of separation from groundwater to the basement footings. There are both ACOE and

DEC delineated wetlands on the property and isolated areas where groundwater is at the surface. There will be a single access road (approximately 7000 LF) from Louden Road with a one-way loop with cut thrus in the first part of the subdivision, where all the houses face a center green area. The road continues as a two-directional to the second part of the development with two cul-de-sacs. There will be a large common area that will be maintained by the HOA and 4 wetland crossings that will require DEC & AC-OE permits. There will be quite a bit of earthwork needed to take tops of knolls and push them into the pits all over the site; that together with added fill is needed to raise the site 3-5 feet in order to get the basement elevations 3 feet about the ground water level. Storm water management will utilize open ditches for the majority of the site and some closed draining swales within the road. There will be no road extension into Floral Estates. The subdivision will access Saratoga County Sewer and have a public water connection through WWSA.

There is a lengthy discussion of the WWSA expansion down Louden Road. Mr. Hebner expresses his concern about what he calls "creeping infrastructure" and that a real or perceived result of this expansion may be the east side of the Northway looking like the west side in terms of subdivision development and its impact on the schools, the traffic and the taxes.

Mr. Riper's comments are that the groundwater and wetlands will present hurdles for the developer, also the constructability of the road. A traffic assessment will be necessary and well as a sight distance evaluation at Louden Road. Mr. Belmonte is in favor of connectivity and the Board is in favor of a pedestrian pathway between the two subdivisions, Maple Grove and Floral Estates.

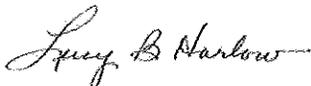
C. ROUTE 9 MIXED USE

Joe Dannible is representing Wang Yi Architecture in a pre-application for a mixed use project on Route 9 adjacent to McGregor Pub and Bollman Landscaping. Applicant's friend/representative Eugene Mei is also present. The project is consistent with the RB-1 zone; the site plan includes 3 upscale living units in 1 building with a central inner yard or common space. In front of the living units, near the Porte cochere entrance would be a small (1500 SF) commercial art gallery and possibly a shop. The four acre site is unique and constrained due a stream corridor and an associated 100 foot buffer. There will be a single curb cut on Route 9 for access. This is a narrow lot and presents difficulties for access by the public. There would be 8 parking spaces and 3 garages. There is a lengthy discussion regarding use(s) of the buildings/layout and public access. The applicant is encouraged to clarify his plans for the commercial use and break-down the square footage for each use. Mr. Dannible will provide a narrative outlining the applicant's primary goal in proposing the mixed use site plan. He will also talk to the applicant about investigating any site implications of being next to McGregor Pub and Bollman Landscaping.

IV. ADJOURNMENT

On a motion introduced by David Gabay that the meeting be adjourned; it is seconded by Sue Peterson. All board members are in favor. The meeting is adjourned at 8:10 PM.

Approved: September 17, 2014



Executive Secretary