



TOWN OF WILTON

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2004 COMPREHENSIVE PLAN UPDATE COMMITTEE MEETING MINUTES OCTOBER 30, 2014

Ms. Klepetar suggested that the press release about Comprehensive Plan Committee be published in *Saratoga Today*.

- Lucy will look into this. [Saratoga Today is published on Friday; releases/articles must be in by prior Tuesday]

Public Questions: Discussion of questions submitted by public (Patricia Tuz). It was decided to respond by advising her that there will be public hearings where she will have the opportunity to present questions to the committee.

- Response will be done via email sent by Lucy?

Peter Faith of GPI has been invited to speak to the committee about his findings in the traffic study update he is preparing for the Town. The traffic volume is flat according to his data. One of the big concerns is traffic volume and that should be reflected in the Comp Plan. Ms. Hakes asks if the study will include data about the concentration of traffic throughout the Town. He will be giving percentage increases. The feasibility of Exit 15A was also discussed.

Approved Development Map 2004-2014 is exhibited and discussed. It shows what areas have been growing in both residential and commercial projects.

- A tally of residential units approved but not built is requested, also how many have been approved in total.
- A copy of the map will be distributed at the next meeting.

I. The minutes from the last meeting, 10/9/14 are approved as written. Mr. Barrett comments on the reference to senior housing and would like some consideration of making accessory apartments easier to build in terms of the zoning code ordinance. Demographics are shifting to an older population (55+).

II. Chapter 1 - Revisions: Introduction and Plan Summary: Review and discussion of changes made by MJ Engineering, consultants. Inventory and Analysis will be revisited for GEIS purposes.

- It is decided to wait and have the draft Comp Plan document available to the public when revisions are completed. Put memo update on website re: draft *vision and goals*.
- Meeting minutes will be on website.
- “Open Space” under *Growth Management*. Addition of examples of quality “functioning” open space might be helpful when Plan Recommendation section is revised in view of decreased percentage of 25% in the C-1 zone.
- Pedestrian connections – working with City of Saratoga Springs where feasible.

III. Chapter II Review

Community Vision

Ms. Hakes displays the new “community vision” language for review/modification or in the alternative, just edit the current “Community Vision” (p. II-1).

- New version to be emailed to committee.
- Goals & Objectives section: *Growth Management*. Concerns expressed by committee: protecting rural nature of parts of town; encouraging but regulating development; more involvement in development/improvement of Exit 16 – particularly bridge expansion to support economic development; use of buffering for protection of residential areas.
- Balancing interests between property owners and developers; support diversity. “Smart Growth”, protect property rights.
- Repetitive applications to zoning board for small home businesses that routinely get approved. Renewal – simplify process. Another problem is with making improvements to pre-existing, non-conforming lots. Setbacks have changed in zoning code making it difficult just to replace old structures. *Recommendation to examine the non-conforming chapter of zoning ordinance.
- Density is key tool for managing growth. It’s about which areas does the density belong in the community. Comp Plan can help determine where the density should be.

Request to consultant for obtaining numbers to support commercial portion of hamlet development with 400 residential units.

Use of visual examples to exemplify what is desired in hamlet zone. Identify type of approach, then have that reflected in Zoning Code.

Natural Resources and Open Space

Number 5 under Objectives needs to be updated to show current DEC regulations for SPDES permits.

Number 9: town resources map identifying scenic vistas – no map currently - still an objective. Discussion of signage/billboards.

Utilities Green/alternative energy – could be its own separate goal or put under utilities. Acknowledge trend; evaluate renewable energy. There is a possibility of matching grants [through NYSERDA] for potential upgrading of town buildings. Issue of solar panels: how to address them now and forestall problems down the road.

Housing

Affordable housing: allowing for higher densities can potentially decrease the cost of each individual unit. Other options: reducing lot size; minimize building footprint and limiting height; modify area & bulk standards; density bonus incentives. Allow for a variety of densities in the community that will generate a different type of housing unit. Leave open possibility of some incentives that may encourage more affordable options.

NEXT MEETING: NOVEMBER 04, 2014 at 4 pm.