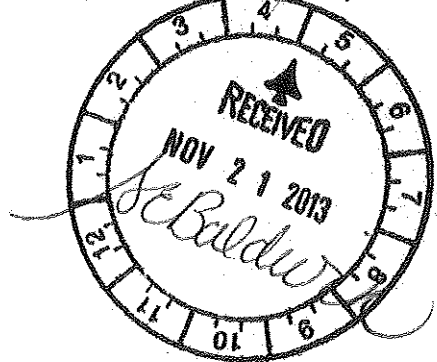




TOWN OF WILTON
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MICHAEL G. DOBIS
Planning Board Chairman

LUCY B. HARLOW
Executive Secretary



PLANNING BOARD MEETING

TOWN OF WILTON

Wednesday, October 16, 2013

A meeting of the Wilton Planning Board (the "Board") occurred on Wednesday, October 16, 2013, at the Wilton Town Hall, 22 Traver Road, Wilton, New York. Chairman Michael Dobis called the meeting to order at 6:31 PM.

PLEDGE OF ALLEGIANCE

I. REGULAR MEETING

PRESENT: Chairman Michael Dobis, Vice-Chairman Harold VanEarden, Donald Needham, William Rice, Sue Peterson, and Ron Slone. Also present are Ryan Riper, P.E., Director of Planning and Engineering; Mark Schachner, Planning Board Attorney; Tony Mangini, Alternate, David Gabay, alternate; Peter Belmonte, Joe Dannible, William Morris, Kirklin Woodcock and Timothy Jackson.

ABSENT: Erinn Kolligian

APPROVE PENDING MINUTES: Chairman Dobis wants to address the meeting minutes of August 21, 2013 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 August 21, 2013 are accepted. The resolution was seconded Donald Needham and duly put to vote, all in favor, on this day, October 16, 2013.

CORRESPONDENCE: ZBA meeting minutes for 9/26/13; Notice of Decision from ZBA dated 8/26/13 re: ZBA Appeal No. 13-33; Notice of Decision from ZBA dated 8/23/13 re: ZBA Appeal No. 09-15; Notice of Action from ZBA dated 8/23/13 re: ZBA Appeal No. 13-26; Notice of Action from ZBA dated 8/23/13 re: ZBA Appeal No. 13-27; Notice of Decision from ZBA dated 8/26/13 re: ZBA Appeal No. 13-31; transmittal letter from Saratoga County Clerk's Office dated 10/1/13 re: map filings; memorandum from Mark Schachner, Esq. dated 10/3/13 re: new SEQRA EAF forms; transmittal letter from EDP dated 10/2/13 re: application for amended site plan for the Mill at Smith Bridge.

II. APPLICATIONS

A. Morris Subdivision: This is a conceptual application by William J. Morris, for a 19-lot conventional subdivision located on Traver Road across from Kings Mills Road on 12.8 acres, zoned R-1. Bill Morris introduces himself and states this is the third time the Planning Board has seen this project. Originally, the Board suggested that the new road in this proposed subdivision be aligned with Kings Mills Road. The Board referred him to the Zoning Board to obtain a variance for the corner lot and the

variance has been approved by the ZBA. He is requesting conceptual approval. He presents the latest plan that shows the road alignment.

Mr. Riper states the applicant is looking for conceptual approval, nothing has changed except the road alignment; ZBA approval has been received.

Chairman Dobis asks for questions, comments from the Board: Don Needham points out the corner lot with Traver as Lot 18 and that there is another Lot 18. Mr. Morris states he has the latest plan that was dated today, which the Board hasn't seen. The storm water area is considered a lot on this map and is designated as Lot 20; it is a separate parcel. Mr. Schachner comments that it is really a 20 lot subdivision even though the subdivision will have only 19 building lots. It is appropriate to clarify that it is a 20 lot subdivision when making a motion. Mr. Riper adds that the Board should declare itself Lead Agency under SEQRA.

Chairman Dobis asks if there is a motion for conceptual approval of the Morris Subdivision. On a motion introduced by Donald Needham, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the conceptual application is approved for a 20-lot conventional subdivision located on Traver Road, across from Kings Mills Road on 12.80 acres. Tax Map Nos. 115.-1-26; 30; zoned R-1.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, October 16, 2013.

Chairman Dobis asks for a motion to have the Planning Board declare itself as Lead Agency. On a motion introduced by Ron Slone, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declare itself as Lead Agency under SEQRA for the conceptual application for a 20-lot conventional subdivision located on Traver Road, across from Kings Mills Road on 12.80 acres. Tax Map Nos. 115.-1-26; 30; zoned R-1.

The resolution was seconded by Donald Needham and duly put to vote, all in favor, on this day, October 16, 2013.

B. The Mill at Smith's Bridge Subdivision: The amendment requested is for the relocation of a water main. The property is located on Smith Bridge Road and Davison Drive on 53.46 acres, zoned R-1. Joe Dannible of Environmental Design Partnership is present on behalf of Smith Bridge Road LLC a/k/a Peter Belmonte in their application for the Mill at Smith's Bridge. The application has been before the Board for several years; it was approved approximately 18 months ago and applicant has been back for subsequent re-approvals. The project is currently under construction. The applicant is before the Board for an amendment to the original subdivision plan. The original plan for sewer as approved by the Board was to run an offsite water main 3100 LF up Davison Drive across Northern Pines Road up through the lands of Cannone and into Saratoga Heritage in order to connect to the existing Wilton Water & Sewer water main. Applicant was unable to the acquire easements that had been promised and now the line will run down Smith Bridge Road, go across Jones Road, down Lewis Road and into Gavin Park; again 3100 LF of water main.

The impacts associated with this amended plan are nearly identical and substantially the same as the impacts associated with going up Northern Pines Road. Applicant is looking for the Board's consent to this change. Mr. Dannible explains that the WW&SA is actually in the process of doing a water main extension providing water to Gavin Park. Applicant is planning to connect into that location. William Rice asks how it will get there. Mr. Riper explains it will go from the main parking lot in Gavin Park,

run down the northern side of Lewis Drive, across Jones Road on a diagonal to Smith Bridge Road and then to the project site. Mr. Dannible points out the sewer connection outline in red on the plan. The sewer line will run down Smith Bridge Road and where there are two Saratoga County force mains on Jones Road and connect to one of those.

Mr. Gabay asks if there will be any significant impacts as far as traffic when the water line is installed. Mr. Dannible explains there would be no open cutting on Jones Road. The line will be installed by a directional drill. There will be some interruption of traffic on Lewis but that will be controlled by flagmen. That is fully the responsibility of the project owner and contractor. They will work with Kirklin Woodcock to make sure traffic control is done per his recommendations. Mr. Riper adds that most of the work will be done in the right-of-way off the shoulder. Mr. Rice asks about whether it wouldn't be closer to go to Brookfields Subdivision. Mr. Dannible states that it was one of the routes that had been evaluated but it had been determined that it wasn't viable. Mr. VanEarden recalls the discussion of the water coming in off of Northern Pines and wants assurance that there were no promises made to anyone as far as being guaranteed a connection. Mr. Dannible says there were not.

Mr. Schachner, the Board attorney, states the applicant submitted a short environmental assessment form that's probably not really necessary since this project was already reviewed by this Board in great detail under SEQRA. What is necessary is that if the Board makes a motion this evening, it needs make a determination as to whether the proposed modification creates any new or different environmental impacts than were previously identified. Chairman Dobis comments it's almost the same linear footage and Mr. Dannible concurs. Chairman Dobis asks if everybody agrees that there is no [new or different environmental] impacts and if so, to make a motion. Mr. Schachner clarifies that it does not need to be a stand-alone motion – it can be part of any other motion of decision making or it could be separate. Chairman Dobis asks that it be a separate motion. On a motion introduced by William Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that there are no additional environmental impacts caused by the relocation of the water main on the subdivision known as the Mill at Smith's Bridge, located on Smith Bridge Road and Davison Drive.

The resolution was seconded by Donald Needham and duly put to vote, all in favor, this 16th day of October, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the amendment to the subdivision known the Mill at Smith's Bridge for the relocation of a water main is approved. The property is located on Smith Bridge Road and Davison Drive, zoned R-1.

The resolution was seconded by Harold VanEarden and duly put to vote, all in favor, this 16th day of October, 2013.

III. ZBA APPEAL NO. 2013-40: The Wilton Baptist Church has made an application for a sign variance for the replacement of an existing sign. This is a request for a recommendation to the ZBA regarding an application for two variances: 18 feet of setback relief and 32 SF of square footage relief per side. The property is located at 755 Route 9, zoned RB-1. Tim Jackson is representing the Wilton Baptist Church. It is desired that the new sign be moved back in the middle of the grassy strip behind the existing sign. The desire is to have the new sign in keeping with the façade of the church and to enhance community in that area.

Mr. Riper explains that this is a simple ZBA referral. It was originally on the site plan to remove the original sign and that did not happen. It was discussed that when there was a plan to replace the sign that a variance would be needed. Mr. Jackson explains there are two parts to his request; 1) the sign would be larger and 2) it would need to be moved. The church is in the RB-1 zone. The sign will be lit

internally. Mr. Gabay asks if there would be any issues with neighbors as far as light. Mr. Jackson says the current sign is backlighted which is right on the property line.

Chairman Dobis asks for any questions or comments, there are none. He asks if the Board is ready to make a recommendation.

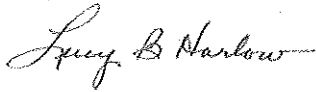
On a motion introduced by William Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, the Planning Board makes a positive recommendation to the Zoning Board of Appeals regarding Appeal No. 2013-40 for a sign variance for the replacement of an existing sign and relief of 32 SF per side and 18 feet of setback relief.

The resolution was seconded by Ron Slone and duly put to vote, all in favor, this 16th day of October, 2013.

ADJOURNMENT: At 6:52 PM, Chairman Dobis moves to adjourn the meeting. Sue Peterson seconds the motion and all board members are in favor on this day, October 16, 2013.

Approved: November 20, 2013



Executive Secretary