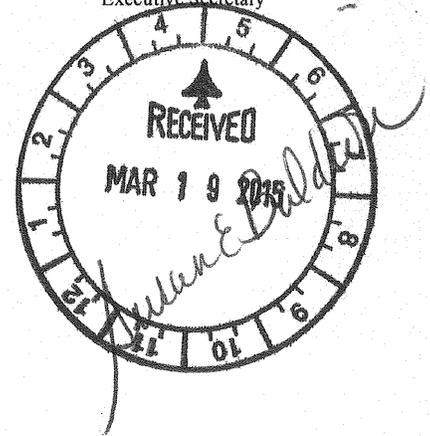




TOWN OF WILTON
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GANSEVOORT, NY 12831-9127
518) 587-1939, Ext. 211

MICHAEL G. DOBIS
Planning Board Chairman

LUCY B. HARLOW
Executive Secretary



PLANNING BOARD MEETING
TOWN OF WILTON
Wednesday, February 25, 2015

A meeting of the Wilton Planning Board (the "Board") occurred on February 25, 2015, at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

Public Hearings delayed until there is a quorum.

I. PUBLIC HEARINGS

A. ROUTE 9 MIXED USE: Wang Yi Architecture; application for a 7800 SF mixed used building consisting of 4 residential units and art gallery/business center. Property located at 845 Route 9 on 4.72 acres, zoned RB-1.

At 6:53 pm Vice-Chairman VanEarden opens the public hearing for scheduled for 6:30 pm. He instructs the public to raise their hand and announce their name and address for the minutes. There are no questions or comments from the public. Vice-Chairman asks for a motion to close the public hearing. On a motion introduced by Ron Slone, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the public hearing is closed at 6:54 pm. The resolution was seconded by Erinn Kolligian and duly put to vote, all in favor, on this day February 25, 2015.

B. LOUDEN ROAD CONSERVATION SUBDIVISION: R.J. Taylor Builders; application for a 17-lot conservation subdivision. Property located at 309 Louden Road on 39.54 acres, zoned R-2.

At 6:55 pm Vice-Chairman VanEarden opens the public hearing scheduled for 6:31 pm. He instructs the public to raise their hand and announce their name and address for the minutes. There are no questions or comments from the public. Vice-Chairman VanEarden asks for a motion to close the public hearing. On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the public hearing is closed at 6:56 pm. The resolution was seconded by Ron Slone and duly put to vote, all in favor, on this day February 25, 2015.

Vice-Chairman VanEarden calls the regular meeting to order at 6:57 PM.

II. REGULAR MEETING:

PRESENT: Vice-Chairman Harold Van Earden, Ron Slone, Erinn Kolligian and Brett Hebner, Alternate. Also present are Ryan Riper, P.E., Director of Planning and Engineering and Mark Schachner, Esq. Planning Board Attorney; Michael Tucker, Joe Dannible, Peter Belmonte, Travis Rosencranse, David Smith, John Lant, Bruno Lourenco, Connie Towers, Lisa Kennedy, Mark Brenanstahl, Tom Brennan, Mike Shaffer, Joseph Sabanos, Robert Duff, Dave Trojanski, Robert J. Taylor, Jeanne Wourterz, Brien Ragone, and Eugene Mei.

ABSENT: Chairman Michael Dobis, William Rice, Sue Peterson and David Gabay.

APPROVE PENDING MINUTES: Vice-Chairman VanEarden wants to address the meeting minutes of January 21, 2015 and he asks for a motion and a second to approve the minutes. On a motion introduced by Erinn Kolligian, the board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the minutes from the Planning Board meeting of January 21, 2015 are accepted. The resolution was seconded by Ron Slone and duly put to vote, all in favor, on this day, February 25, 2015.

CORRESPONDENCE: Transmittal Letter re: Lowe’s Drive Development from CT Male Associates dated 2/12/15; Transmittal Letter re: Woodcock Self Storage Units from Lansing Engineering, P.C., dated 2/12/15; Determination of Zoning Enforcement Officer re: Sunoco dated 2/18/15; Letter/Report re: Wilton Senior Community from DEC dated 2/6/15; Letter Review re: Wilton Senior Community from Saratoga County Planning Board dated 2/29/15; Letter Review re: Macerich Wilton Mall-Home Goods from Saratoga County Planning Board dated 2/23/15; Letter Review re: Lant’s Auto Sales from Saratoga County Planning Board dated 2/25/15.

II. APPLICATIONS

A. ROUTE 9 MIXED USE: Joe Dannible states the Board has previously seen this at the January 21, 2015 meeting where the detailed engineering was presented. Those plans have been reviewed by the Town Engineer Ryan Riper and Joe has responded to all the comments in the review letter dated January 14, 2015 including the fire truck turning radius. There is more than ample room with an outside radius that is close to 100 feet. There will be a main residential unit on the 1st floor, 3 units of about 1000 SF for ancillary rental units on the 2nd floor. There will be a 2000 SF common area for all the residential uses within the building and a 2000 SF art gallery. The Rt. 9 entrance feature will have a canopy with a sign, which will be on the plans. Architectural renderings are shown. Ryan Riper indicates that applicant has taken care of most of his comments leaving mostly administrative items. He would like to have all 4 renderings sent to him. There will be a 28’ easement to be transferred to the Town along the frontage of Route 9 for future utilities. It must be transferred prior to having the mylar signed. Joe Dannible adds the owner may construct the project in 2 phases: an addition coming off the back or side. Vice-Chairman VanEarden states that shouldn’t be an issue.

The Board next addresses the SEQRA short form completed by applicant. Mark Schachner reads the questions aloud and each one is discussed by the Board. The consensus of the Board is “no or small impact” to all 11 questions in Part II. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board has determined that a negative declaration to SEQRA is approved and that the site plan application made by Wang Yi Architecture for 7800 SF mixed use building located at 845 Route 9 on 4.72 acres, zoned RB-1 will not result in any significant adverse environmental impacts. The resolution was seconded by Ron Slone and duly put to vote, all in favor, on this day, February 25, 2015.

Vice-Chairman VanEarden requests a motion regarding the special permitted uses for the proposed site on Route 9. On a motion introduced by Ron Slone, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board approves the two special permitted uses; the small business office and the tourist cabin for the site plan proposed by Wang Yi Architecture for 7800 SF mixed use building located at 845 Route 9 on 4.72 acres, zoned RB-1. The resolution was seconded by Brett Hebner and duly put to vote, all in favor, on this day, February 25, 2015.

Vice-Chairman VanEarden requests a motion for preliminary approval. On a motion introduced by Brett Hebner, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board grants preliminary approval of the site plan proposed by Wang Yi Architecture for 7800 SF mixed use building located at 845 Route 9 on 4.72 acres, zoned RB-1. The resolution was seconded by Ron Slone and duly put to vote, all in favor, on this day, February 25, 2015.

Vice-Chairman VanEarden requests a motion for final approval. On a motion introduced by Brett Hebner, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board grants final approval to the site plan proposed by Wang Yi Architecture for 7800 SF mixed use building located at 845 Route 9 on 4.72 acres, zoned RB-1 with the condition that all items on Mr. Riper's letter of January 14, 2015 are fulfilled. The resolution was seconded by Erinn Kolligian and duly put to vote, all in favor, on this day, February 25, 2015.

B. LOUDEN ROAD CONSERVATION SUBDIVISION: Travis Rosencranse is representing R.J. Taylor Builders for a project update. There will be 2,100 LF of road. The storm water will be directed down to a infiltration basin in the rear of the property. All the infrastructure and utilities will be publicly owned extended from the project to the south, Pine Brook Landing. Most of the comments made by Ryan Riper are technical in nature in terms of the SWPP and the sewer report.

The applicant is seeking preliminary approval but due some outstanding SEQRA issues and applicant is waiting for additional information. The two issues are the State Historic Preservation archaeological site inventory and endangered habitat which need to be verified. The applicant is retaining an archaeologist. Mr. Schachner states the Board cannot issue preliminary approval without SEQRA compliance. Without more information no further SEQRA review can be done.

Mr. Taylor, the applicant, asks if he can obtain preliminary approval contingent upon receiving the SEQRA information needed. Mr. Schachner informs the Board that they can make any positive comments that encourage the applicant, but the Board cannot lawfully grant preliminary without SEQRA review first. The Vice-Chairman asks for comments from the Board: Ms. Kolligian has no problems at all with the project; Mr. Hebner comments that most of the items are ministerial. Mr. Slone has no issues or concerns. Mr. Schachner suggests that since the applicant may be provided with additional information, the Board may want to re-open the public hearing unless it's not known when applicant is coming back. If it is soon, the applicant could avoid having to do re-notification of adjacent land-owners based on new information. The public hearing has been closed, a step could be saved by leaving the hearing open. The applicant may not want to do that but it is up to the Board. If something comes up with either the archaeological site or the habitat then the hearing would still be open and there would be the opportunity to discuss it. On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board reopens the public hearing for the Louden Road 17-lot Conservation Subdivision at 7:18 pm. The resolution was seconded by Ron Slone, by and duly put to vote, all in favor.

C. **LANT'S AUTO SALES:** This is a conceptual application for site plan on new construction of a 3200 SF building, property located at 590 Maple Avenue on .75 acres, zoned CR-1. David Smith, P.E. is representing John Lant, the applicant. Mr. Smith informs the Board about the ZBA approval. The architectural layout of the new building is a straight metal building with four bays, an office area, utility room, parts storage room and waiting area. He has the February 23, 2015 letter from Mr. Riper with his comments. If necessary, Mr. Smith will provide additional documents and has already submitted the closure report on the petroleum storage facility that existed on site about 12-15 years ago. The Vice-Chairman asks for questions from the Board. Mr. Riper requests that the petroleum closure report documentation data be placed on the site plan. Mr. Smith has the EIS reference number and will be adding it to the site plan.

Mr. Riper review some items on his letter. The turning radius for fire trucks needs to be added in addition to the fire lane marking. Item #5 in Riper's letter refers to items that the Board may want to discuss, such as site lighting. The plan will have two 40 watt LED fixtures with one on the side facing Smith Bridge Road and one facing Rt. 9 (dawn to dusk). Storm water management: there is currently a town-owned drainage basin on the Smith Bridge side and a NYS owned drainage basin on Rt. 9 side. There will be in future a hookup with the water line of Smith Bridge Road. There has never been a problem of record with NYS DOT. Mr. Riper would like a timeline to remove the existing garage on the site plan. Asphalt will be put in the footprint of the demolished building. There is a standard requirement in this zone, CR-1, for future interconnections between rear yards. In this case there is limited connectivity to Upstate Auto which is adjacent to the site. But it could be depicted on the site plan at the location right off the fire lane along the front of the building. Signage would be on the building. There is also a request for a 28' easement for utilities from the property line along Rt. 9 and Smith Bridge Road, which could be transferred to the Town via a written easement agreement filed with the County. Vice-Chairman Van Earden believes it is a good practice. The majority of it would be paved area.

Mr. Riper reads from the 1/21/15 SCPB review letter regarding the variances:

The variance being sought may appear to be excessive if viewed only from the perspective of aggregate numbers, but the property has functioned well with the pre-existing uses of a residence and an automotive sales/repair. It appears that the demolition of the existing office and repair shop and its proposed relocation on site will enhance the appearance of the site and enhance internal movements of multiple uses operating on one lot. We encourage close review of the resulting site plan (the proposed auto display area) in regard to any obstruction to the sight distance afforded turn movements from Smith Bridge Road onto the state road.

The concern is about the cars parked on that corner. Mr. Smith remarks that the NYS curbing comes onto applicant's property and prevents him from using all his property so there is a substantial sight-line corner there already. The applicant is looking for conceptual approval. On a motion introduced by Ron Slone, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board will grant conceptual approval to the site plan application by John Lant for the construction of 3200 SF building together with site improvements on the property located at 590 Maple Avenue, on .75 acres. The resolution was seconded by Brett Hebner, by and duly put to vote, all in favor.

D. **WILTON SENIOR COMMUNITY: SEQRA REVIEW CONTINUED.** This application is for a proposed senior community with a 110 unit independent living apartment building and a 92-unit

assisted living facility and application for 2-lot subdivision. Property located on eastern side of Perry Road, north of intersection with NYS 50. Tax Map No.153.-3-32.12 on 21+/- acres. Zoned C-1.

Mr. Mike Tucker of VHB reviews the last meeting when the Board performed the SEQRA review of Part II of the LEAF leaving open portions of Question 7 relating to the "Impact on Plants and Animals." More information is now available from the Natural Heritage Program according to Mr. Tucker. There was a hit for the Karner Blue butterfly and the Frosted Elfin butterfly in the area. Applicant has continued to follow-up with DEC since receiving that information. DEC imparted that the habitat for the butterflies, the blue lupine, was spotted off-site. In conversations with Cathy O'Brian of DEC, she said there were potentially sparse blue lupine plants along the border of the project site but she couldn't access the site to determine if they were still there.

Vice-Chairman Van Earden inquires how should the board move forward on the remaining SEQRA review of Question #7, if a site investigation can't be done by DEC until May 2015. Mr. Schachner asks how applicant left things with DEC. Mr. Tucker responds that there will be a visit in May to the site with DEC and applicant will work with DEC in minimizing the impact to any threatened or endangered species and habitat if they exist on the site. Nothing can be done on the site without DEC's approval.

Mr. Ripper made a call to Kathleen O'Brien at DEC and explained about the SEQRA process and stated it was being held up because of the unknown location and quantity, if any, of any habitat of threatened or endangered species. Essentially he asked if it would be okay with her if the Board moved forward on answering question #7 on the FEAF since DEC will evaluate the site and provide requirements for mitigation. She didn't have any objection – she does not anticipate any significant habitat in the vicinity of this project, but will evaluate. She will be visiting the site and if any critical habitat is discovered that will trigger identifying a way to minimize or mitigate the impact. If the Board declares a negative declaration, DEC can require a "takings permit" that would not reverse the Board's decision. There would be a permitting process with DEC. So in summary the Board can move forward on SEQRA with the knowledge that DEC will be visiting the site to identify whether there is any critical habitat. Mr. Schachner voices the options the Board has with respect to completing the SEQRA review. One approach would be to wait and see what the site inspection reveals, or, the Board may be comfortable as the SEQRA agency in light of what Mr. Ripper has learned from DEC, that there is not likely to be any significant adverse environmental impact and proceed and let the applicant proceed at its risk in dealing with DEC in the future. Ms. Kolligian asks if the Board can make their declaration contingent on the outcome of the site inspection and Mr. Schachner responds that in this case, there can be no conditional negative declaration. Mr. Slone indicates he is in favor of answering "no or small impact may occur" with the understanding that applicants are cognizant of the risk. Any mitigation is in DEC's hands unless there is some project modification in order to accomplish the mitigation that DEC may seek.

Vice-Chairman Van Earden reads out the FEAF subparts of Question #7 that have not been answered. It is the Board's consensus that the response to 7(b) (g) and (h) is "no, or small impact may occur." Then he asks for a motion for a negative declaration on SEQRA. On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board has determined that a negative declaration to SEQRA should be issued for the proposed senior community project consisting of a 110 unit independent living apartment building; a 92-unit assisted living facility and an application for 2-lot subdivision and that the project will not result in any significant adverse environmental impacts. The property is located on eastern side of Perry Road, north of intersection with NYS 50; Tax Map No.153.-3-32.12 on 21+/- acres, zoned C-1. The resolution was seconded by Brett Hebner and duly put to vote, all in favor, on this day, February 25, 2015.

E. WILTON MALL: HOME GOODS: Amended site plan application for installation of a new canopy façade, a new entrance and curb cut addition for 23,938 SF Home Goods store at Wilton Mall. Lisa Kennedy, Tenant Coordinator for Macerich Co., the landlord, is here to present the amended site plan application. This involves some minor modifications on the exterior as indicated on the renderings exhibited. There will be a new canopy and store front, which are not any deeper than the existing former Ruby Tuesday's, but it will be greater in length, about 66 feet total. The loading dock area will be widened at the entrance and an existing loading dock will be modified. There will be a pick-up area to allow customers who are buying large items to pull up their cars and not block the traffic lane. Other than that there will be no additional impact to the flow of traffic. The application for a signage permit for over the entrance will be submitted separately by Home Goods. The loading bay already exists and tractor trailers have been servicing the mall tenants on the Sears wing. Mr. Ripper adds there will be a cart corral in the parking lot adjacent to an existing concrete barrier. The concern is vehicle/pedestrian accessibility. This is a congested area of the mall with Planet Fitness and Healthy Living being in proximity. No other significant site changes are planned. The timeline for completion of the final build-out is November. Vice-Chairman Van Earden asks for questions and then a motion. On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board grants final approval to the amended site plan application made by Wilton Mall LLC and the Macerich Co. for the renovation of the site which is to become a Home Goods store as depicted on the site plan page SP-100 dated 02/03/15. The site is located at 3065 Route 50, zoned C-1. There are no new or different environmental impacts requiring further SEQRA review. The resolution was seconded by Ron Slone, by and duly put to vote, all in favor.

Erinn Kolligian leaves the room at 7:53 pm and returns at 7:56 pm.

F. MILL AT SMITH BRIDGE AMENDED SUBDIVISION: This is an application to amend the previously approved subdivision of the Mill at Smith Bridge ("the Mill") and to subdivide Lot 67 into 2 lots. The property is located at 59 Smith Bridge Road on 1.38 acres zoned R-1. Joe Dannible of EDP is representing Smith Bridge Road LLC. The property is located on the south side of Smith Bridge Road and is part of the original subdivision that was approved 2012-2013. The southern portion was subdivided out and it was noted on the final subdivision plan that ultimately the lot would be re-subdivided. The lot is about 1.5 +/- acres and the intention is to subdivide with a shared driveway that accesses Smith Bridge Road directly opposite the entrance to the Mill basically creating a 4-way intersection. It is the best location for sight distance on that road. The sight distance has been measured 14 feet from the travel lane back into the property looking east and west. There will be an easement established over the as-built center line of that driveway of about 20 feet and an agreement in place for maintenance. There was a negative declaration issued for the original subdivision. Since two new lots being added that equates to one vehicle trip in the peak hour of traffic and minimal impact to sewer and water usage. This addition would not substantially change any of the items related to SEQRA and is compliant with the original finding.

There is a long history of Smith Bridge Road of some accidents. Mr. Belmonte has talked to the Town about deeding a parcel of land of 6-7,000 SF in the vicinity of the curve where the lots are located so that in the future the Town can make right-of-way improvements and fix the road. There will be a 50 foot setback from the potential future ROW. This land dedication is not connected to the subdivision. Mr. Ripper indicates that the Town looks upon the acquisition favorably. It would be ideal if sometime in the future the Town could realign the curve. The application will be heard by the Town Board on March 5th. Mr. Schachner adds that the Town Board might appreciate a recommendation from the Planning Board as to whether the land is desirable for acceptance or not, if the Board is comfortable doing so. Whether or not the Town decides to accept the land dedication, applicant would like to move forward with the two lot subdivision and get approval to amend the subdivision.

Vice-Chairman VanEarden asks for questions from the Board. Ms. Kolligian asks if these two lots are technically separate from the Mill and whether they will be part of the HOA. Mr. Schachner clarifies that the land is part of the original subdivision. The lots will not be part of the HOA. Mr. Slone asks about the design and whether it will be similar to other homes in the Mill. Mr. Belmonte typically builds custom homes based on the customer's needs so they could be different but of complimentary architecture. The barn will be taken down but not in the immediate future. Once the barn is taken down its components will be reclaimed.

It is the Board's consensus that they are in favor of making a recommendation to the Town Board regarding the land dedication by Smith Bridge LLC.

On a motion introduced by Brett Hebner, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board grants approval to the application to subdivide Lot 67 of the existing Mill at Smith Bridge Road into two lots. The property is located at 59 Smith Bridge Road, zoned R-1. There are no new or different environmental impacts and the prior SEQRA negative declaration on the original subdivision is reaffirmed. The resolution was seconded by Ron Slone, by and duly put to vote, all in favor.

Vice-Chairman VanEarden asks if the Board would like to make a motion for a recommendation to the Town Board. On a motion introduced by Brett Hebner, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board recommends to the Town Board to accept the Offer of Cession as proposed by Smith Bridge LLC. The resolution was seconded by Erinn Kolligian, by and duly put to vote, all in favor.

G. LOWE'S DRIVE DEVELOPMENT: This is a pre-application discussion of site plan for Lowe's Drive Development including the Aldi's store property located off of Lowe's Drive, on 32 acres, zoned C-1. Frank Palumbo of C.T. Male Associates and Bruno Lourenco of Aldi's are present for this proposal. Aldi's owns a parcel adjacent to the property owned by Maly Development and KMDA LLC. The idea is to get the two parties together with a joint plan. On the plan submitted tonight there are four development areas but it's all going to be treated as one parcel. Development Area I is about 14 acres which will be all retail development with Aldi's having the anchor store as indicated. There will be parking in front with the buildings set back as shown on the outline. The square foot area of the buildings will be tenant driven but with a certain level of development and flexibility as the project moves forward. The total area will be approximately 112,000 SF but that is not set. Aldi's would move forward immediately upon receiving concept approval toward preliminary and final approval for their site. Signage permits will be sought for key locations, size and number of signs due to the development's location on the back side Lowe's Drive.

A key ingredient for the plan is the proposed town road that would eventually be connected to Old Gick Road creating access for residential developments located there. In terms of long range planning, this would be an agreement between the two parties/landowners that would be beneficial to the Town in distributing some of the traffic from the Exit 15 area. Mr. Hebner asks about turning movements and traffic conflict between people coming in and out of Lowe's and the proposed town road. Mr. Palumbo states an analysis will be done in terms of distribution of traffic and access points along Lowe's Drive.

The division between Development Area III and IV would provide a connection through to Saratoga Hospital, but not a road. That connection was part of the approval process for the ambulatory center. It would be right across from the town road and there would be an intersection there providing an access point to Route 50. Ms. Kolligian expresses concern that it would be a dangerous place to have a cut-thru because of the location of the physician's parking lot. Other points of access will be explored are described but they would be tenant driven.

Development Area II described is being described as an out parcel but if the right tenant came along, it would be ready for development. Development Area III and IV do not have any plans at this point but would need set-back variances. One of the variances that would be required is 100 feet relief from the 150 setback from the mobile home district. Ms. Kolligian expresses her concern regarding diminishing the rear set back to only 50 feet leaving only 20 feet from the mobile homes to the paved area. He points out that although the mobile homes were there first, they are very close to the property line and do not have the buffer that would be required in a residential subdivision. He states there would be mitigation provided, some kind of screening walls or other kinds of buffer. Mr. Riper suggests a retaining wall or a berm with some landscaping to reduce noise.

The reason the buildings are set so far back is to accommodate the parking per Town Code regulations and what the tenants will require. In looking at the aerial view of the general area, Mr. Hebner suggests there is an overabundance of unused parking. Perhaps as an offset to the variances applicant is requesting, a lower number of parking spaces would be considered. Mr. Palumbo states that the parking calculations will be done but each tenant that comes in would have its own parking requirements. The shared parking potential would depend on the kind of tenants that lease the space.

There is also the green space factor and Mr. Hebner would prefer quality green space. He expresses concern about the applicant requesting green space variances from 35% down to 20%. He would recommend more islands and some vegetation along the front. Also pedestrian access should be considered between the mobile home park and the Aldi's. There is discussion of the connecting town road and potentially a lighted sidewalk from Old Gick Road. Mr. Hebner mentions the bus stop by Five Below and how dangerous it is when people are walking down Lowe's Drive to get there. Another bus stop at the proposed development site would enhance the project. There follows a discussion of a sidewalk along Lowe's Drive frontage for connectivity as a possible trade off for green space.

Vice-Chairman VanEarden believes the discussion is positive and important in terms of what is ultimately approved. There could be an issue if after approval the buildings are changed in size or location due to tenant requirements. Mr. Riper reiterates the procedure; the conceptual approval for the general layout; and Aldi's is going to continue on and receive preliminary and final. Once there are other tenants, Maly Development can move forward with the remaining plan approval. Mr. Lourenco's understanding is that the project has to be concerted as one as far as impact goes. But the part of his construction project (Aldi's) includes the proposed town road because that would be the only access available. His plans are very detailed and ready to go. The Board should see the master plan for the site.

H. VERSATILE STORAGE: Pre-application for amended site plan consisting of 211 self-storage units and proposed office space of 900 SF. Property located at 786 Route 9 north of Ernst Road on 4.37 acres. Brien Ragone of Lansing Engineering represents Richard Woodcock the applicant. Existing conditions the parcel is separated by a Niagara Mohawk ROW and there is approximately .5 acres in front of the site between the ROW and Route 9. Versatile Trailer Sales is currently on the site. The proposed development is an allowed use with a special use permit. He describes the various uses in the neighboring area. The existing buildings will be demolished and removed except for one garage. 211 storage units are to be built within 7 buildings. There will be small areas set aside for trailer display. All will be surrounded by a security fence. A 900 SF office will be attached to one of the storage buildings. There will be 9 parking spaces required for the site. Just over 50% green space once the construction is complete. The entire site is surrounded by woods with the exception of along Rt. 9 where there will be a decorative building with 11 false garages as a façade with enhanced existing flower beds. There follows a discussion of mitigating the view of the fence and gate from Rt. 9 Applicant is requesting a special use permit, and site plan approval. There will have to be coordination with National Grid for the ROW. A DOT permit will be needed for the entrance and any grading within Rt. 9 and will need a waiver to use the decorative storage building as a buffer instead of the landscaping. Ryan Riper comments that entire area will be paved - maybe permeable pavement. Applicant

will need to apply to the ZBA for the variance, but he could come in to the Board next month for the referral to ZBA.

III. REFERRAL TO ZBA: SUNOCO

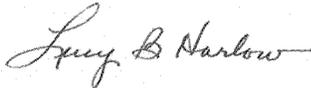
SUNOCO GAS STATION AND CONVENIENCE STORE: Northeast Petroleum Technologies is represented by Tom Brennan for a 14' x 12' storage addition to the rear of the existing store. Applicant has a determination from Mr. Mykins. Vice-Chairman VanEarden asks about the setback being requested. Mr. Schachner indicates from the Notice of Determination that there is nothing defined in terms of what is being considered the side yard or rear yard of the building and that it is a matter for discussion by the ZBA. He then asks for a recommendation to the ZBA. On a motion introduced by Erinn Kolligian the board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board recommends a positive recommendation to the ZBA for the Sunoco application. The resolution was seconded by Ron Slone, by and duly put to vote, all in favor.

V. ADJOURNMENT

On a motion introduced by Erinn Kolligian that the meeting be adjourned; it is seconded by Ron Slone. All board members are in favor. The meeting is adjourned at 9:14 PM.

Approved: March 18, 2015



Executive Secretary