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PLANNING BOARD
FEBRUARY 17, 2016

PLANNING BOARD

MICHAEL G. DOBIS,
Chairman

HAROLD VAN EARDEN,
Vice Chairman

SUE PETERSON

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER Alternate

RICHARD FISH, Alternate

I. REGULAR MEETING: Harold VanEarden, Vice-Chairman of the Planning Board, called the regular meeting to order at 6:31 p.m.

MINUTES APPROVAL: Sue Peterson moved, seconded by Ron Slone, for the approval of the meeting minutes of January 20, 2016 as written. Ayes: Slone, Rice, Peterson, Hebner, Fish and VanEarden. Opposed: None.

Those present at the February 17, 2016 Planning Board (“the Board”) meeting are: Vice-Chairman Harold VanEarden, Ron Slone, Sue Peterson, William Rice, Brett Hebner, Alternate, Richard Fish, Alternate; Justin Grassi, Esq. Planning Board Attorney and Ryan K. Ripper, P.E., Director of Planning and Engineering. Chairman Michael G. Dobis, Erinn Kolligian and David Gabay are absent. Also present are: Tony Bonacio, David Carr, and Chris Potter.

II. APPLICATIONS

Stewart’s Shop #314, Stewart’s Shops Corporation: This is application for site plan approval for the property located at intersection of Jones Road and NYS Rt. 50, on 2.83 acres, TMP 141.-1-30; zoned RB-1. Mr. Chris Potter, representing Stewart’s, describes the proposal for the construction of two 26’ x 79’ gas canopies; installation of six fueling stations; replacement of the freestanding sign at the corner; removal of existing underground storage tanks and installation of new underground dual storage tanks to be situated between the two new canopies. Also 4400 SQ FT of black top will be added for circulation beyond the canopy and lighting on entire site will be upgraded to LED fixtures. Applicant is not anticipating traffic to increase within the lot, although this is a very busy site with a lot of stacking and waiting for the single canopy that now exists. By doubling the fueling dispensers, the wait time and stacking should be reduced. Pedestrians will take the same path from the building to the canopy. The storm water basin at the corner will be increased 2900 cubic feet to handle the additional runoff from the increased area of impervious blacktop. There will also be a standard flow diesel fuel dispenser at this location.

Vice Chairman VanEarden asks about the distance between the fueling island and the front door of the Stewarts store which he characterizes as being tight and inquires whether there have been any accidents at the site. Mr. Potter responds he is not aware of any. The distance between the building and the fueling island will remain the same.

A discussion is held about the internal traffic and pedestrian flow with the proposed 6 pump configuration. Mr. Riper points out that people that are traveling on Jones Road wanting to make a left-turn onto Route 50 often cut through the Stewart's causing some safety concerns particularly for the pedestrians going back and forth from the pumps to the store. He refers to his comment letter dated 2/3/16 and suggests pushing the gas canopies closer to the building to deter flow-thru traffic between the pumps and the store entrance and encouraging drivers to reduce their speed. He also suggests increasing the width of the "loop" lane around the outside of the gas pumps to lessen the interaction between vehicles and pedestrians. In response to the suggestion of reducing the distance Mr. Potter believes the distance might be too tight and also sight distance is a concern. By limiting it to basically a one-way driving lane (a width of 12 feet) could be more problematic than allowing two-way traffic (a width of 19 feet). He agrees with the Board that striping a crosswalk and installing stamped asphalt (brick-pattern) would be a good idea. Mr. Hebner is in favor of the addition of the bollards from a safety standpoint. The bollards will provide a physical barrier that currently doesn't exist. Another consideration is the cars that are parked in front of Stewart's backing up and potentially blocking that driving lane. Mr. Rice suggests that the new configuration of the gas canopies be marked in chalk or spray paint at the site for purposes of comparison.

Mr. Riper mentions that Chairman Dobis wanted the Board to discuss traffic flow improvements at the site entrances (right turn lane out onto Rt. 50). That driveway could be widened with a dedicated right-turn lane. Mr. Potter believes NYSDOT would have to be consulted, but he has no objection.

Mr. Riper requests the applicant to include the items mentioned in his letter on the site plan; for example, the travel lane dimensions on each side of the pump area; hatching at West entrance (South side) adjacent to parking space; reduction of the steep slope south of the pumps or soil-reinforcement measures to prevent erosion. The storm water basin area should be cleaned out and an updated storm water design should be submitted. The new signage design may require ZBA approval.

Mr. Riper states that the Board will need to make a determination whether it wants to look at this project as an amended site plan versus a minor, which requires a public hearing. He discussed the internal traffic and pedestrian flow with Chairman Dobis and it was felt that a minor review would be appropriate. This application will require review by the Saratoga County Planning Board by virtue of the proximity to NYS Route 50. A referral to that agency has been made and this Board cannot take any action until the County responds. The public hearing can be set for next month if the Board wishes. Vice Chairman Van Earden asks for any questions from the Board and whether this matter should be reviewed as a minor site plan rather than an amended one. The Board's consensus is that this should be a minor review.

On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton consider the site plan application for Stewart's Shop #314, located at Jones Road and Route 50 as a minor review. The motion is

seconded by William Rice, and duly put to vote, all in favor, on this day,
February 17, 2016.

The Vice Chairman sets the public hearing for March 16, 2016 at 6:30 p.m.

III. ZBA REFERRAL: ZBA APPEAL NO. 2016-07

This is a request for a Board recommendation regarding an application to the ZBA for a side setback variance of ± 23 feet in order to reduce the side setback on the West side of the property from 30 feet to seven feet. Dave Carr of the LA Group is present with the applicant, Tony Bonacio of Bonacio Construction to seek a positive recommendation to the ZBA. If successful, the applicant would be back for site plan review in front of this Board in March.

Applicant is proposing construction of 9700 SQ FT addition to an existing commercial building, a steel handling and fabricating facility. The site is approximately six acres located at 11 Blue Lupine Lane. The proposal is to build two additions 60 x 65 feet on each side of the existing building. The additions will be "open air" to provide cover for the production materials and personnel. The additions are within the gravel area that currently exists. Part of the site plan would be to expand the gravel area in the back.

Mr. Bonacio describes the history of the facility which was originally owned by D.A. Collins. Bonacio purchased the site in 2006 to house his construction company's landscaping shop and wood shop and the metal works. The metal works have overtaken the others uses and it was decided to put together a master plan. The facility which produced railings is now producing structural steel for the buildings his company constructs. 15,000 pieces of steel go through this facility and the efficiency of how to move the steel through the operation is the end goal of the master plan. There are 20 employees currently at the site.

Mr. Rice inquires about neighboring landowners: Bonded Concrete and a propane distribution facility. There is also a residence off of Scout Road that can be seen in the aerial photograph. His concern is about the noise from the operation. The operation is from 7 am to 5 pm and occasionally on Saturdays. Mr. Bonacio has not heard of any complaints about the noise. Mr. Riper comments that one of the issues with Bonded was the back-up beepers which have been reconfigured.

Additional clearing is needed to get the draining to meet DEC storm water requirements and to the rear of the building is the only place it can be done. Mr. Hebner is concerned that the additional clearing might impact the buffer between the homeowner and the steel fabrication facility. The proposed clearing represents a significant portion of the existing buffer and whenever there is a commercial/industrial use abutting a residential use, the Board should take special consideration of the impact on the homeowner. Mr. Rice suggests applicant talk to the owner of the residence. Mr. Carr states the distance on impacted vegetation would be a little over 50 feet. The minimum required no-cut zone is 50 feet. At the closest point to the property line contiguous with the homeowner, the buffer would be 65 – 70 feet. Mr. Riper suggests additional plantings could be placed within the area – that and other matters can be further discussed at the time of site plan review. The Vice-Chairman asks for other questions and states the action to be taken is a recommendation to the ZBA whether positive or negative. On a motion introduced by Ron Slone, the Board adopts the following:

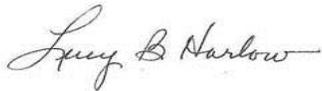
NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton, gives a positive recommendation to the Zoning Board of Appeals regarding the relief sought by applicant, 513 Broadway LLC, as stated in the Zoning Officer's Notice of Determination dated February 2, 2016 regarding ZBA Appeal No. 2016-07. The motion is seconded by Brett Hebner and duly put to vote, all in favor, on this day, February 17, 2016.

V. ADJOURNMENT:

Vice-Chairman VanEarden asks for a motion to adjourn. On a motion introduced by Brett Hebner, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:18 p.m. The motion is seconded by Ron Slone and duly put to vote, all in favor on this day February 17, 2016.

Approved on March 16, 2016.

A handwritten signature in cursive script, appearing to read "Lucy B. Harlow".

Executive Secretary