

TOWN OF WILTON
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PLANNING BOARD
MARCH 21, 2018

PLANNING BOARD

MICHAEL G. DOBIS,
Chairman

HAROLD VAN EARDEN,
Vice Chairman

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER

JEFFREY HURT, Alternate

A meeting of the Wilton Planning Board (“the Board”) occurred on March 21, 2018 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

I. REGULAR MEETING: Chairman Dobis calls the regular meeting to order at 6:31 PM. He requests a motion to address the February 21, 2018 Board minutes.

MINUTES APPROVAL: Ron Slone moves, seconded by Harold VanEarden, for the approval of the meeting minutes of February 21, 2018 as written. Ayes: Dobis, Kolligian, Slone, VanEarden, Gabay and Jeffrey Hurt, Alternate. Absent: Hebner, Rice. Opposed, none.

CORRESPONDENCE: No other than that relating to current applications before the Board.

IN ATTENDANCE: Those present at the March 21, 2018 Board meeting are: Chairman Michael Dobis, David Gabay, Erinn Kolligian, Ron Slone, Harold VanEarden and Jeffrey Hurt, Alternate; Ryan K. Ripper, P.E., Director of Planning and Engineering, Justin Grassi, Planning Board Counsel and Amy DiLeone, Principal Clerk-Engineering. Absent: Brett Hebner, William Rice. Also present are Joe Dannible, John Lyon, George Turner, Larry Gordon, Gerry Magoolahan, Eric Rosenberg, and Brian Brumley.

II. APPLICATIONS:

A. EXIT 16 NORTHWAY SELF-STORAGE: Northeast Tech Green LLC

This is an application to amend a Special Use Permit for a self-storage facility to increase the square footage up to 125,000 Sq. Ft. The property has Special Use Permit approved January 17, 2018 for 94,500 Sq. Ft. This proposal consists of one 3-story climate-controlled building and seven 1-story exterior buildings. Property located on Ballard Road, 9.65± acres in the C-3 zone. The Applicant is before the Board to request a public hearing. John Lyon from EDP representing Northeast Tech Green LLC, states that they were before the Board in February for the project named “Exit 16 Northway Self-Storage” located approximately ¼ mile east of the Northway on Ballard Road on undeveloped property. He exhibits an aerial view of the property which is all wooded. The 3-story building would have an office of 100 Sq.Ft. and the rest of the space (approx. 67,000 Sq. Ft.) would be climate-controlled with approximately 650 storage units. The 7 exterior buildings would comprise 450 units for a total of 1,100 units requiring 22 parking spaces per unit per Town Code. Shown on the updated plan are 5 parking striped spaces, 2 additional spaces underneath the loading

canopy for users of the facility, 3-4 spaces for people to load and unload and 4 more spaces in and around the building. To access the exterior buildings, users can pull up and access their units and park to load and unload. He indicates where the 22 spaces per unit can be land banked. By comparison, other storage facilities in the area like Prime Storage with 90,000 Sq. Ft of storage space has 6-7 spaces; Morr-is-Stored with 140,000 Sq. Ft. has 11 spaces. The proposed Exit 16 Storage with 119,000 Sq. Ft. will have 5 striped spaces plus 13 dedicated areas for parking around the building. That number together with the land banked space is in line with parking spaces provided at other storage facilities. The parking along the buildings will be striped for loading and unloading. The Chairman interjects that handicapped parking requirements must be met.

The turning radiuses are shown for a tractor trailer which is larger than a fire truck. This plan will be sent on to emergency squads for their comment. Storm-water management areas are to the north and south of the property, the center of the property is the high point. To provide more screening for the frontage, no additional vegetation will be removed unless necessary for construction. A proposed location for the well and septic is shown. Mr. Lyon asks for questions from the Board.

Mr. Slone asks about the ornamental fence. Mr. Lyon: It will depend on what the gate will handle. The Applicant wants to make the entrance appealing. Mr. Gabay: will the fire trucks be able to get between the exterior buildings. Mr. Riper responds that rather than drive between the buildings they would run hoses out to them. Mr. Lyon adds that the center space allows for significant movement coming in and out of the two center aisles.

Town Engineer, Ryan Riper states the Applicant has provided updated drawings. Other items will be addressed as the project plans reach preliminary status. When compared to the parking at other self-storage facilities, the Town parking standards seem excessive. He asks that a rendering be submitted. It will not be necessary to remove any vegetation for land banking for additional parking area. He mentions the 5-inch Storz connection for the fire department which should be added to the drawings. The Board must decide if it will require the 28-foot municipal easement along Ballard Road. Mr. Slone indicates that the site plan notes indicate a willingness to give the easement. The public hearing can be set for amending the special use permit and the SEQRA declaration can be amended at that time. Chairman Dobis: The public hearing for amending the Special Use Permit is set for April 18, 2018 at 6:30 PM. The Board will make its decision on conceptual site plan approval after the public hearing.

B. MAPLE AVENUE MINI-GOLF: Brian Brumley

This application for Minor Site Plan Amendment proposes an 18-hole miniature golf course, construction of 180 Sq. Ft. office/restroom and other site improvements. The property located at 556 Maple Avenue (US Rt. 9) on 2.40 acres. Tax Map No. 153.5-2-5 zoned CR-1.

George Turner, a landscape architect with Saratoga Associates is presenting for the Applicant, Brian Brumley. The original site plan known as the Thrailkill Office Site was approved in 2006. The site use was more intense with 6,000 Sq. Ft. of construction, 70 parking spaces and 35,000 Sq. Ft. of paved area. Mr. Turner describes the surrounding area as being commercial with some residential on the heavily travelled Route 9 corridor. The existing uses on the site currently are a wine shop, a lumber yard and tree service. The Applicant wants to introduce miniature golf back into the area for teen and family recreation. This is a much less intense use. Indoor/Outdoor recreation is an allowed use in the CR-1 zone and the required setbacks are met. He describes the layout of the mini-golf course around a central pond with water features which will be kept to a depth of below 2 feet. The water will be recirculated, filtered and chlorinated. The different holes, some with minor structures, will feature some of the unique flavor of Saratoga Springs. The existing parking is associated with the golf course and wine store. There is an existing u-shaped driveway with two curb cuts off Maple Avenue. The turning distances in and out of the site are adequate. Private water and septic will be

utilized. There is a series of existing water tanks and the contractor who installed the infrastructure will be contacted.

Mr. Turner mentions possible concerns about noise, lighting, traffic and parking. The proposed hours of operation are 11 am to 9 pm Sunday through Thursday and 11 am to 10 pm on Friday and Saturday. If the noise becomes an issue, the hours could be changed to 11 am to 9 pm seven days a week. Noise may be mitigated by the on-site water features. Fifteen wooden light poles (15 feet tall) will illuminate the golf course and the fixtures will have full cut-off eliminating light spillage onto adjacent properties. The lights and the water features will be on timers to turn off automatically. The ticket office and restroom will be new construction. Mr. Turner describes the grade changes that would be made for different holes.

Chairman Dobis recalls there were two cottages. The map is showing one cottage. Mr. Brumley: there was a temporary structure for a farm stand, which has been removed. There is an old shed at the back. Chairman Dobis will be interested to see how the parking will be laid out. Mr. Riper states there is not a set number of spaces required for this use. He will need to investigate that. Mr. Brumley found that the number was one per hole. Mr. Turner indicated that parking could be added along the existing driveway. He asks if there is any problem having the parking up front or to the side. Mr. Riper responds there should be no parking that would interfere with sight distance exiting the site. The location of parking for customers and employees needs to be addressed. The mini-golf course could be pushed further to the rear which would allow more spaces along the frontage. A revised drawing should be submitted showing the items discussed including parking and lighting by April 3rd. There should be no conflicting use such as the log storage. Mr. Gabay asks if there might be plans for a snack bar. Mr. Brumley replies that DOH would have to be involved and that could be problematic with a well. Mr. Hurt asks about the proximity to the Middle School and the potential for kids to cross over after school and wait for their parents at the mini-golf. Ms. Kolligian comments that there is a crosswalk to the south, but the school doesn't allow student pedestrians to cross there and no bicycles are allowed.

Both the Chairman and Mr. Gabay express a positive response to the project. Chairman Dobis suggests Mr. Turner communicate with Mark Mykins, the building inspector and zoning code officer. The public hearing is scheduled for April 18th at 6:31 PM.

III. ADJOURNMENT: Chairman Dobis asks for a motion to adjourn. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:10 p.m. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day March 21, 2018.

Mr. Riper reminds the Board to review the draft advisory opinion to the Town Board regarding the Ernst Road PUDD modification. The modification would eliminate the connector road through the Burnham Hollow Subdivision, thus simplifying the new 6-lot subdivision application. Mr. Grassi, Town Counsel: the question is who or what entity can modify or amend a PUDD. After researching that, he says that anybody can by petition, or any applicant, or the Planning Board or Zoning Board can do it by recommendation or the Town Board can do it on their own accord. His firm prepared a memorandum indicating that any of those means could lead to do a PUDD amendment. After some discussion with Ms. Harlow, it was decided it might be beneficial for the Board to make a recommendation, but not to commence the process on its own.

The PUDD is much the same as the zoning ordinance itself. If you wanted to put an application to amend the zoning ordinance to add a use to a district, it could be proposed to the Town Board. It's up to the Town Board

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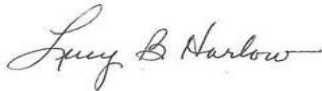
to decide whether to approve but anybody can be the applicant in that situation. Ms. Kolligian remarks that Planning Board could get the ball rolling on behalf of the subdivision property owner to urge the Town Board to look at the PUDD situation. Mr. Grassi agrees: essentially the Town Board is going to be looking to this Board for direction about approving the modification. A positive advisory opinion by this Board would encourage them to do that. Chairman Dobis asks if sending the recommendation requires a motion. Mr. Grassi recommends a motion. The Planning Board meeting is reopened at 7:15 pm on a motion by Mr. Slone which is seconded by Mr. Gabay. On a motion introduced by Mr. Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board is submitting an advisory opinion to the Town Board recommending the modification of the Ernst Road PUDD to eliminate the proposed connector road through the Burnham Hollow Subdivision. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor on this day March 21, 2018.

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:19 p.m. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor on this day March 21, 2018.

Date Approved: April 18, 2018



Lucy B. Harlow
Planning Board Secretary