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**TOWN OF WILTON
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PLANNING BOARD
April 17, 2019

PLANNING BOARD

Michael G. Dobis,
Chairman

Harold VanEarden,
Vice Chairman

William Rice

Erinn Kolligian

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt &
David Catalfamo,
Alternates

A meeting of the Wilton Planning Board ("the Board") occurred on April 17, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE
CALL TO ORDER:

I. REGULAR MEETING:

PRESENT: Chairman Michael Dobis, Harold VanEarden, William Rice, Brett Hebner, Erinn Kolligian, David Gabay, Ron Slone, Jeffrey Hurt Alternate and David Catalfamo Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Justin Grassi, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: None

MINUTES APPROVAL: Ron Slone moves, seconded by David Gabay for the approval of the meeting minutes of March 20, 2019 as written. Ayes: Chairman Dobis, William Rice, Brett Hebner, Erinn Kolligian and Harold Van Earden

CORRESPONDENCE: None other than that relating to current applications before the Board.

II. APPLICATIONS:

A. Mark Lawson: Application for Amended Site Plan with lot line adjustment by Mark Lawson. Property located on 500 Maple Ave. on 2.078 acres and 492 Maple Ave. on 1.106 acres, Tax Map No's. 153.13-1-3 and 153.13-1-4.12; zoned CR-1.

Mr. Lawson is not present. He is proposing to adjust the lot lines on two of the parcels in order to disconnect the Commercial Site located at 492 Maple Ave from the Residential Site located at 500 Maple Ave.

Mr. Lawson received his Area Variances from the Zoning Board of Appeals on March 28, 2019.

On a motion introduced by Dave Gabay, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board gives a positive recommendation to the Zoning Board of Appeals to grant the area variance for frontage. Property located at 500 Maple Ave. and 492 Maple Ave., Tax Map No's. 153.13-1-3 and 153.13-1-4.12; zoned CR-1.

The motion is seconded by Brett Hebner and duly put to vote, all in favor, on April 17, 2019.

B. Forest Grove Conservation Subdivision: Forest Grove, LLC.: Trails update by Forest Grove, LLC for Forest Grove Conservation Subdivision consisting of 304 lots located north of Jones Road and near Putnam Lane, on 537± acres, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2 totaling 537± acres, zoned R-2.

Joe Dannible, EDP is here on behalf of Forest Grove, LLC and our application for the Forest Grove a 304-lot subdivision. Peter Belmonte is also present, the owner of Forest Grove, LLC. The Application was last in front of the Board in January and received preliminary approval and a negative declaration for SEQRA.

- They are waiting for comments from DOH.
- Various details of the project still need to be worked out.
- Trails and open space will be discussed tonight.
- Map of the Town shown with the 450 acres of land for Forest Grove shown in red.
- Overall subdivision plan shown.
- The trails are highlighted in red and purple.
- There are 7 to 7.5 miles of trails within the community.
- The large areas in purple are identified as HOA lands. Forest Grove will be responsible for the maintenance of these areas.
- The lands that are blue are being dedicated to the Town. These lands have a certain restriction associated with them, they are reserved for passive recreational uses or trails.
- There will be trail connections to different areas of the Town. Such as, being able to go from Gavin Park to the Wilton Wildlife Preserve through the trail connectivity they are proposing with this project.
- The orange areas are Town owned park lands.
- The green land to the north is open space to be dedicated to the Town, with no restrictions.

- There would be about 330 acres of land associated with this project that would be dedicated to the Town.
- Within that 330 acres of land there would be 7.5 miles of trails.
- The trail system will extend from Harran Lane to Bullard Lane and all of these will be paved trails. They will be an 8 ft. wide multi use pathways.
- The other trails will be 5ft. wide with a 3ft. gravel shoulder.
- The trails on the northern end of the site extending up to Scout Road will be on an existing surface, sand, or natural surface.
- Fitness trail would be a loop with 20 fitness stations.
- The phasing of the trails system:
 - Phase I: Short connection from Harran Lane connecting into the end of Putnam Lane.
 - Phase II: Extend to Bullard Lane with an 8 ft. wide multi-use trail system.
 - Phase III: Construction of the rest of the paved trails and the fitness trail.
 - Phase IV: The ultimate connection up to Scout Road and construction of the parking area and the trail heads on Scout Road.
- All trails will be identified by color.
- There will be a map of the trails with a QR reader.
- The trails will have intersection markers.
- There is a proposed 1-2 acres dog park that would be fenced.
- The dog park would be open to the public and maintained by the homeowner's association.
- There will be parking for about 20 cars at the southern end of the site.
- The north end of the site will also have a parking lot with trail head access.
- There will be three mail kiosks maintained by the homeowners association.
- Surfaces of the trails to be split pavement and gravel, 5ft. of pavement and 3 ft. of gravel.
- The trail system will be built by the developer and maintained by the Town.
- At the end of every trail they are proposing removeable steel bollards.
- There will be 7-7.5 miles of trails.
- The surface of the trails should last 20-30 years, 2.5 miles of the trails are natural surface.
- Large berm to be constructed, 10-20 ft. in height to provide buffering from the train tracks.
- The closest house to the train tracks will be 600 ft. from the tracks.

John Kirkpatrick of Jones Road has a concern of the trail being too close to his property.

- Mr. Kirkpatrick says the trail is 20 ft. from the front of his house. (later confirmed further away)
- There are 2 sets of deeds, an old right of way and a new right of way.
- The trail is in the original right of way of the Town.
- Questioned if there was a possibility of moving the trail across the street. Trail cannot be moved because of accessibility from Harran Lane.
- The applicant will move the trail as far south as he can without impacting highway drainage.
- Mr. Belmonte would like to see a better map with clear measurements of the property on Jones Road.
- Mr. Kirkpatrick would like the trail to be moved as close to the road as possible with a privacy barrier.
- Mr. Riper said he agreed with Mr. Belmonte they needed to look at a map with topography.
- Mr. Belmonte said there is no objection on our part for finding the optimum place for the path to make everybody content. He would like a better drawing to get the information they need to make a sound decision.

- Chairman Dobis suggests that the Board members to go out to Jones Road to see the property and the location of the stakes.
- Ms. Kolligian asked Mr. Kirkpatrick for permission for the Board members to park in his Driveway.

Mr. Riper's Review Letter:

- This is an up-date, no approvals, they are here for feedback and to up-date the Board.
- Removable bollards are important. They need to limit the access from Scout Road with the same detail on the plans.
- Showing a binder asphalt, would like to see something smoother. The applicant agreed to top course #7.
- Fitness equipment for trails needs to be discussed, more strength training equipment verses stretching equipment.
- The phasing of the trails to be discussed, maybe starting some trails sooner than originally planned.

C. Exit 16 Northway Self-Storage: Exit 16, LLC: Building façade materials and color update by Exit 16, LLC for the construction of Exit 16 Northway Self-Storage, a 117,500 ±Sq. Ft. multi-building self-storage facility containing a total of 1,100 storage units, located on Ballard Road, on 9.65 acres. Tax Map No. 115.-2-38; Zone C-3.

Joe Dannible, EDP is here with Wayne Samascott of Exit 16, LLC. They are here to up-date the Board:

- The applicant has sold the project to Mr. Samascott and he will be developing the project.
- The site will be done in phases.
- They have enhanced the façade of the building.
- Thought it would be appropriate to come in front of the Board and provide sample materials and the colors associated with the façade of the building
- Looking for any feedback from the Board.
- The site is located half a mile east of Exit 16.
- Mr. Dannible shows the site plan as approved. A large multi-story climate-controlled building with various outdoor storage facilities.
- The climate-controlled building will be the first phase.
- Building placement and parking will remain the same.
- Construction of the additional storage units will be done as needed.
- Previous elevation that was approved by the Board is shown; the Board didn't like the green color.
- The new proposal is shown, and materials are presented to the Board.
- The Board approves of all the building materials.
- Mr. Riper said they started clearing the site and have removed all the stumps.
- Approximate construction of the building will begin in June.
- Mr. Dannible is asked to explain the clearing process by Mr. Hebner.

D. Cole's Collision: John Cole: Application for a Special Use Permit by John Cole for Cole's Collision for a new 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1.

Planning Board Minutes
April 17, 2019

Joe Bianchine with ADB Engineers is here to represent the applicant, John Cole for Cole's Collision. They are here before the Planning Board for a positive or negative recommendation to the Zoning Board of Appeals for two Area Variances, one for parking and one for pavement setbacks. The Area Variances are as follows:

- The Town Code states that the parking in front and on sides should be limited to 33% and 67% should be located at the rear. The applicant is proposing 56% to the rear and 44% front and sides. The relief requested for parking is 11%.
- The Town Code states that the pavement shall be setback 15 feet on the sides of the property. The applicant is proposing a pavement setback of 5.00 feet from both side property lines. The relief requested for pavement setback is 10 ft. on both sides of the property lines.

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

NOW, THEREFORE, BE IT RESOLVED that the Town of Wilton Planning Board gives a positive recommendation for the area variance for side yard setbacks and a negative recommendation for the area variance for parking location percentage; to the Town of Wilton Zoning Board of Appeals. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1. The motion is seconded by Dave Catalafamo and duly put to vote, all in favor, on April 17, 2019.

IV. 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 8:22p.m. The motion is seconded by Dave Gabay, and duly put to vote, all in favor on this day April 17, 2019.

Date Approved May 15, 2019

Amy DiLeone
Executive Secretary