



**TOWN OF WILTON**  
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**PLANNING BOARD**  
**APRIL 18, 2018**

**PLANNING BOARD**

MICHAEL G. DOBIS,  
Chairman

HAROLD VAN EARDEN,  
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 18, 2018 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE**

**I. PUBLIC HEARINGS:**

**A. EXIT 16 NORTHWAY SELF-STORAGE FACILITY ON BALLARD ROAD:  
Northeast Green Tech, LLC**

**The following Notice of Public Hearing was advertised in the Saratogian Newspaper:**

**PLEASE TAKE NOTICE** that the Planning Board for the Town of Wilton will hold a PUBLIC HEARING to consider the amendment of a special-use permit to construct up to 125,000 SF of a multi-building self-storage facility on Ballard Road, requested by Northeast Green Tech, LLC. SBL 115.-2-38 on 9.65 acres zoned C-3.

**SAID PUBLIC HEARING** will be held on Wednesday, April 18, 2018 at 6:30 PM at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

At 6:35 PM, Chairman Dobis opens the public hearing. The Applicant’s Representative, John Lyon of Environmental Design Partnership (“EDP”) will take comments and questions after his presentation. If anyone in the audience would like to comment, please state your name and address for the record. Comments are limited to 3 minutes.

Mr. Lyon describes the site location on Ballard Road, ¼ mile east of I-87 Northway and across the road from Commerce Park Drive. The property is 9.65 acres, undeveloped and zoned C-3 light industrial. The center of the property is the high point. Access is going to be across from Commerce Drive. This project consists of one 3-story climate-controlled building and seven 1-story exterior buildings. The foot print is 75,000 SF. The square footage of all the buildings is 119,000. The 3-

story climate-controlled building will have 67,000 SF and approximately 650 units, with some landscaping along the front. In the 7 exterior buildings, with no climate-control, there will be approximately 450 units. No storage of RV's, cars or boats outside, they would have to be kept in the storage facility. He enumerates the parking space that is available including 17 land-banked spots with plenty of loading/unloading space for clients. The project use will not generate much need for parking, 4 to 6 spaces on average. The site design allows for the maneuverability of a forty-foot fire truck, in and out and around buildings. All the traffic areas are to be kept clear. There will be an on-site well and septic. The 25-foot vegetative buffer will remain intact as much as possible during construction and replanting will be done as necessary. There will be a 6-foot chain-link security fence around the property, except the frontage which will be wrought-iron fence and the gate will have card-access. Storm-water management areas are to the north and south of the center of the property. All water will be kept on site. The exterior facades of the buildings will be neutral colors. Mr. Lyon asks for questions. Chairman Dobis asks the audience to direct questions to the applicant's representative.

Eric Rosenberg, 16 Craw Lane. These types of facilities frequently start renting trucks either U-Haul to the public or to the tenants, with the limited number of spaces right now, for the those using the facility, what provision is there going to be for additional parking if the owner decides to start renting trucks. Mr. Lyon: we do not foresee the rental of trucks, trailers or equipment at this time. That's not in our program right now with our client. If that ever comes to pass we have the land-banked space which would provide additional spaces if needed for such use.

John Hannen, 7 Palmer Terrace. What is your economic vision for this location? This gentleman talked about rental trucks and such, what is the owner's vision regarding this investment. Mr. Lyon: it would be self-storage facility looking to provide a space for our tenants in the area to store their materials have access to a secured building that is climate-controlled. Mr. Hannen: That's not my question. What type of storage are you providing? Will it be chemical storage, household goods, overflow for small businesses in the area? What is your vision for this project? Mr. Lyon: All the above. I don't foresee any hazardous materials they won't be allowed to be stores with in the buildings. Household goods, offices using extra space for storage of files, contractor who may store additional equipment. We don't foresee any bulk storage of any hazardous materials – that's not allowed.

Donna Izzo, 6 Woodthrush Court, Ballston Spa. My question is it just storage that's not climate controlled? Mr. Lyon: There are 7 buildings that are monolinear, traditional unconditioned storage

Chairman Dobis asks for any other questions or comments from this audience? If not, is there a motion to close the public hearing. On a motion introduced by William Rice and seconded by David Gabay, the Board votes unanimously to close the public hearing at 6:46 PM.

Chairman Dobis; For clarification, under the regular agenda, each project will be discussed in more detail and questions by the audience during the public hearing will be addressed to the extent possible.

**B. MAPLE AVENUE MINI-GOLF: Brian Brumley**

**The following Notice of Public Hearing was advertised in the Saratogian Newspaper:**

**PLEASE TAKE NOTICE** that the Planning Board for the Town of Wilton will hold a PUBLIC HEARING to consider amending the Thrailkill Office Site Plan to add the use of an 18-hole miniature golf course located at 556 Maple Avenue, 2.40 acres SBL 153.5-2-5 zoned CR-1.

**SAID PUBLIC HEARING** will be held on Wednesday, April 18, 2018 at 6:31 PM at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

At 6:46 PM, Chairman Dobis opens the public hearing [scheduled for 6:31 pm.] This is an application for minor site plan amendment for an 18-hole miniature golf-course and other amenities. The Applicant's Representative George Turner of Saratoga Associates describes the site on 2.40 acres, current zoning is CR-1 and consists of a wine store, a small cottage used by a local arborist and some wooded areas. The property is located at 556 Maple Avenue approximately a block or two from the Maple Avenue School. In the surrounding area there is a railroad track that runs east to west, a gas transmission line to the rear and bordered by a DOT drainage ditch and Gailor's Landscaping. Site is relatively flat and long and the golf-course will be kept off the property line approximately 30 feet except for an existing shed that will be utilized. The proposed use is outdoor recreation intended to engage families in the community. The proposed layout is exhibited showing parking spaces for 10 vehicles to the rear of the wine store. Parking will be expanded to 30 spaces. There will be 180 SF office/restroom tied into the existing well and septic; the leach field is located on the northern property line. There will be associated lighting and landscaping improvements and water features. The existing traffic circulation is by access and egress from a circular driveway on Route 9. Emergency vehicles will have adequate turning radii. The intent is to create a natural look and feel and fit into the context of the area. The builder of the project has over 20 years-experience in building these golf courses. He describes some of the concerns such as traffic generation, lighting and noise. Traffic impact at average peak PM time, is 6 cars per hour. This seems a little bit low for a place of destination. Mr. Turner spoke to Mr. Ripper, Town Engineer, about additional parking space that could be land-banked to the north; 18 spaces should be adequate. Lighting will be set back interior to the site, greater than 30 feet so there shouldn't be any impact on the adjacent property. Two of the property borders are utility corridors. Noise concern: this will be an active space, but the sound can be mitigated by several water features and ponds that will mask the noise. This is a great project for the area and for the corridor to bring back those family-oriented uses; few are left in Wilton.

Chairman Dobis: If anyone in the audience would like to comment, please state your name and address for the record.

Eric Croucier, 6 Woodthrush Court, Ballston Spa, NY 12020: Do you have an idea of the hours that are being proposed for the facility? Mr. Turner: It's from 12 PM to 9 PM, confirmed by Brian Brumley.

Tracy La Blanc: 553 Maple Avenue: I live right across the street. I have a lot of concerns about the traffic the lighting, I have trouble now sleeping with the wine store lights, the noise won't be a problem. We are early risers for work. I just think with all the traffic that we currently have to live there which I do. A lot of people don't live in that area, they rent or have businesses. We live there. With the new Cumberland Farms and Daniels Road, the traffic is horrendous. I have to walk across

the street to get my mail and it is treacherous. So as a neighbor right across the street I really think that the idea of the golf is great but not there. Mr. Turner: I can understand your concern being a resident and living on a corridor that has the commercial use and the residential. These uses are allowed by zoning and planning. We would like to try to mitigate some of the light pollution that you are experiencing. If there are any issues with lighting, we will have full cut-off light fixtures that will attempt to try mediate or mitigate that. As far as the traffic goes, this is a not an intense use. At any given time, there's probably only going to be about 18 or 20 people, or 3 or 4 foursomes that can be on site. It's going to be a summer activity. [Mr. Brumley: with the Maple Avenue Middle School being closed in the summer too so there is a lot less traffic.] So, the timing between the different traffic congestion points I think will be okay for this site. It's after school starts, school is out. I don't anticipate a lot of foot traffic here, but you never know. Ms. La Blanc: The kids can't walk there but they will. I just wanted to come and give my concerns being the neighbor right across the street.

Joanne Klepetar, Parkhurst Road: I am wondering what kind of surface the parking lot would have, is it going to be something that can drain through it, being that it's seasonal or will be asphalt. Mr. Turner: the proposed parking lot expansion, the driveways are standard asphalt pavement. The parking bays along the southern portion where the graded dropping off will be porous pavement. Given this site, it is sandy with a great infiltration rate. That bank of parking will be porous pavement and that will promote infiltration through the ground and reduce run-off. There is a small bio-retention area in the front that will also collect and drainage that's currently running off the site to the rear of the property.

John Hannen, 7 Palmer Terrace: Your opening statement and what you said that you would like to have this project by your house. Do you still stand by that? Mr. Turner: Yes, I would.

Mr. Hannen: As you said it's mixed use commercial/residential. If I was your neighbor, you would not be offended by like this woman here, with traffic, lights? Mr. Turner: If I was to live in a corridor like that and knowing there's commercial and residential uses that are mixed in, I would anticipate that these type of applications, this is an amended site plan from the Thrailkill Office Site Plan, there was probably about 10,000 SF of buildings that were going to be located on a site with over 75 parking spaces. So, from the approved site plan back in 2006-09, we are changing that and amending it to a mini-golf course so if you look at it in hindsight, this is a lower impact use and it will have less impact on the environment, less impact on the universe. Again, I got to go back to, "yes, I would like to live next to it, I have younger kids that would probably be at this site every other day, if not trying to sneak on, but, again it's the perception. Oh, it's a golf course, there going to be a lot of traffic. Well we all jump up in arms and say no we don't want development, but the Town encourages development, especially in these commercial corridors. They are trying to promote additional uses to the rear of a lot of these front office type developments. Yeah, I would stand by that.

Mr. Hannen: The 2<sup>nd</sup> question is related to the water close to the aquifer. Now you said you had retaining pools for the asphalt for the drainage of sand and salt. Now the water from the land to the north has . . . there's a creek that runs through that leads, I think, to the Saratoga Reservoir, would your parking those vehicles that you'd think would affect the aquifer as like right now, you have lumber trucks parked at the back off a service road, that may have the same type of issue. Has there been an ecological study on that? Mr. Turner: From the standpoint of the new site development. We're not proposing any kind of use where you have a hot spot or something where you have

storage of contaminants, any kind of petroleum, or anything like that. So daily use of the vehicles may drip a drop of oil or something like that, that is negligible. Mr. Hannen: But I am also talking about the bathrooms that are in there, you know those type of, if you have any type of population to an area that right now is green space for the most part, certain buildings up front and you have the back that is pretty clear and so, by any addition or development that you put in there, you're putting bodies in, you're putting in other contaminants along with it, have you made allocations for those changes to the property? Mr. Turner: Currently as far as the restroom facility, there was a planned restaurant for the wine shop. There was an expansion of the septic is discharged over to 3 dry wells over on the northern side of the property. That was approved by the DOH. The setbacks to this stream, we're outside of the 100-150 up gradient slope of those. We don't anticipate any and like I said, the use has diminished so anything that was previously approved, we are reducing impacts, if any. Mr. Hannen: So, you're removing those outer buildings that reduce the signature, the shacks will go down, the liquor will stay or go. Mr. Turner: we're intending the uses as is. That shed to the rear probably be used for storage for hand tools and the like, to maintain the golf course. The cottage up front is currently being rented by an arborist who runs a small business. I think we're going to continue with that use for a certain point and then, it depends on the tenant that comes in there. Mr. Hannen: With those structures staying there, your easement coming into and using the turn-around, will they go behind those existing buildings? Or in front because of the way you have that design, if it goes behind you are now 30 feet away from a residential house that didn't have that before. Mr. Turner: I don't think it is a residential house. Mr. Hannen: Then you are wrong. Right next door is Peter Gailor's house is a residential house which has a commercial business in the back, but right next door to that liquor store is a residential house. I am just asking you, are you going to do the driveway behind or [unintelligible] the easement between those, you said 30 feet. Mr. Turner: are you talking about the land banking? Mr. Hannen: No, I am talking about on the southern edge of that property way in here. You say you're keeping the liquor store, you're keeping the shed and you're now going around or doing a loop driveway behind the shed. Mr. Turner: No, it's not going behind the shed. Everything is as you see it here, it goes a little bit behind the cottage. Mr. Hannen: Okay, that's what I mean, the cottage is what I'm talking about. Mr. Turner: Yes, it does. Were working this out, having that use and everything set back helps separate the uses, the mini-golf, the parking out front for the wine shop and cottage right now. Mr. Hannen: so, the parking in front would be enhancements of the wine shop and the existing buildings. Mr. Turner: Yes, there are several spots here, it's gravel parking right now, we're intending to put asphalt paving on some of the gravel, but there's probably 6 to 7 spots that are designated right now, and 20 that will be added. Mr. Hannen: Are you going to be sensitive to the neighbors in the area, before you start building and asking them or is this the approval right now in front of the Board? Mr. Turner: I think we will be sensitive, I mean Brian has owned and operated Spring Street Deli for 25 years, he's been in the community, he's local, so I think just as a good character and good faith, I think he would be willing to discuss any issues that the neighbors have.

Peter Gailor, 554 Maple Avenue: How tall are the light poles in that project? Mr. Turner: they'll be 15 feet. Mr. Gailor: Tracy is also butted up between the lighting and the noise. Do you have any idea or how much noise is produced by those kinds of pumps going out of the water features, the gallons per hour that come out of that? Mr. Turner: I don't know the noise level exactly, but we would have to make sure that the pump itself is within the noise ordinance. They are enclosed. Mr. Gailor: You are going to measure the noise that's there now right, how much noise is there now at 9 o'clock at night or 8 or 7 at night? Mr. Turner: Those types of studies are done other types of projects. At this level, with the proximity to the road and the railroad tracks, there's not going to be

any more ambient sound than what is surrounding now. Mr. Gailor: Apparently you are not aware of all of it, I don't think surveyed the project enough. Understand, I do live there okay. I remember you saying yes now but you didn't before. Where do you live? Mr. Turner: I know you are friends of the family, I'm Patty Sullivan's son, so I live right in Saratoga. Mr. Gailor: Where in Saratoga? Mr. Turner: I live in Greenfield, but my parents live in Saratoga Springs. Mr. Gailor: I just think it would be, you're talking about nothing encroaching, there is a parking lot that's going on behind that goes beyond the building line of the existing building up front which is the liquor store, correct? Mr. Turner: From the edge of the parking lot is 30 feet from the property line. This is being pushed back some. Mr. Gailor: There is 30 feet between the edge of that parking lot to the property line? Mr. Turner: No, there is 15 feet. Mr. Gailor: Exactly. Mr. Brumley: That's already existing, there's already pavement there. Mr. Gailor: that's not within 15 feet of the property line. Mr. Brumley.... parking spots were already there when I bought the property. Mr. Gailor: there was a dumpster there. Mr. Brumley: there's parking spots there it's paved. Mr. Gailor: I just think, you've got the whole thing pushed towards the southern property line, that's just not going to fly. I'm not going to go through this again. Mr. Turner: By Code, 15 feet is the setback limit for parking. We're really trying to accommodate this thing toward the middle. Mr. Gailor: the light and the lighting alone is going to be brutal. I've lived there for 33 years, traffic, there's so many issues here that it's going beyond belief. When Mike Thraillkill originally designed that property, it was spot on. Honestly, when you talk about that corridor, that corridor is specifically designed, it's just naturally laid out to be office buildings. I'll be perfectly frank. This is gonna disrupt things for a few years and then go away when the next big thing happens. And I am going to be there, so I don't want to deal with this again. There's another neighbor here that feels the same way. I'm just going to tell it straight out. There's a lot of homework that needs to be done before – it's not even a good fit. If the Town of Wilton wants to make the Town of Wilton what it should be into, that needs to be a corridor of businesses, plain and simple. Even though I live there, I'm just saying you can go through Maine, Vermont you'll see buildings that look like houses that are offices. That's the way that the entrance into Wilton, do you want to have a circus in the beginning of it? To me it doesn't make any sense. That's a corridor for businesses. It's Route 9. Mr. Turner: this is a business. This whole corridor has been zoned for this type of outdoor recreation. The Town itself has gone through exhaustive process of (Gailor interrupts: that's zoned for outdoor recreation?) Turner: Yes, it is. Mr. Gailor: Since when? Mr. Riper, Town Engineer: I will look up the dates, it's been in effect, a very long time. Outdoor recreation use is an allowed use. Mr. Gailor: the noise and the lighting, the fact that it's sitting right on top of the property line. Mr. Turner: we could provide studies to show that there will be no light trespass beyond the guidelines. Low-level light is meant to be task oriented to the greens themselves. We have thought about your property; it's situated in the middle and the lighting is all interior and it all faces away. Mr. Gailor: I've seen some other lighting that faces away, but it's not working. Chairman Dobis: Do you have anything else to add to this? Mr. Gailor: I just think it makes a real impact on the whole area between the lighting and the noise and the fact that it's encroaching onto the property line. Chairman Dobis: Any other comments? Tracy LaBlanc: has a question: what if it's not a liquor store, because it was for lease, so if it's not a liquor store, what else would go in there to create more traffic. Mr. Brumley: there's a 3-year lease. Chairman Dobis: again, all these comments will be looked at and the Board will address during the regular part of the meeting. Chairman Dobis asks for any other questions or comments from this audience? If not, is there a motion to close the public hearing. On a motion introduced by David Gabay and seconded by Ron Slone, the Board votes unanimously to close the public hearing at 7:13 PM.

**Erinn Kolligian, Board Member, recused at 7:13 pm.**

**C. ADIRONDACK TRUST BANK MINOR SITE PLAN AMENDMENT: Adirondack Trust Company**

**The following Notice of Public Hearing was advertised in the Saratogian Newspaper:**

**PLEASE TAKE NOTICE** that the Planning Board for the Town of Wilton will hold a PUBLIC HEARING to consider an application for Minor Site Plan Amendment to rebuild the Adirondack Trust Bank building located at 650 Route 9 on 1.37 acres. SBL 140.13-1-19 zoned H-1.

**SAID PUBLIC HEARING** will be held on Wednesday, April 18, 2018 at 6:32 PM at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

At 7:15 PM, Chairman Dobis opens the public hearing. The Applicant's Representatives are Elan Planning/Design/Landscape Architecture PLLC; the project architect, Phinney Design Group; Jonathan C Lapper, Esquire; and Dean Kolligian, for the Adirondack Trust Company ("ATC"). Jon Lapper, Project Attorney, makes some preliminary comments. To begin with, obviously the bank was destroyed by fire approximately a year ago. We have been going through the process; we were at the ZBA last month and a number of project opponents indicated that they felt strongly that they would like to see the opportunity to add sidewalk and lighting in accordance with the H-1 zone guidelines. This site is technically exempt from as it is grandfathered site. After speaking with Ryan and hearing that some members of the Town Board and certainly a group of neighbors really wanted to see the sidewalk and the lighting. We have been able to revise the plans. The bank wants to do the right thing and be a good citizen and a good neighbor. As a preliminary matter before going through the site plan, we are now changing the proposal to add the whole frontage along Route 9 and Northern Pines Road to add the sidewalk and to add the lighting, to make the neighbors happy and to make the Town happy. That's a change from where we were a month ago, we think it's the right thing to do. So, with that, the architect and engineer will go through the site plan.

Mike Phinney of Phinney Design Group gives an overview of the architecture. The Adirondack Trust has updated its logo and its branding and its going for a clean crisp modern style but at the same time it is the ATC, a nostalgic institution in our area and the north country. He gives very specific details about the structure. It is the same footprint as the old building. The intent is in trying to engage Northern Pines and Route 9 corridor with this façade and trying to re-use the existing curbing and driveway lanes that are cut in on both sides. The existing drive-thru lanes will all be reused. Banks are a security situation, fortunately ATC has been through some over the years. Part of the modern banking standards is to make the façade as transparent as possible. The design of the inside and the entry sequence is designed to be transparent so that the customer feels safer as well as the bank employee. By having a two-story façade, reflective of the hamlet standards to have a bigger façade and increase transparency. He describes the interior with wood walls, earth tones. Jerred Tetric, landscape architect from Elan Planning/Design/Landscape Architecture, part of the design team for the bank restructure. The design for the site is to reuse as much as possible of the existing materials respective of the earthwork, the landscape, the paving footprint of where the building was originally. The size of the parcel is 1.37 acres, area of disturbance is .42 acres, the proposed greenspace is 49%. Parking will be increased by one space to 36 stalls. The building size is 3,500± square feet. The canopy will be in the previous location with 3 drive-thru lanes. Existing asphalt

pavement will be reused if possible, the proposed grades will provide for the sheet drainage into the existing storm water system which will be inspected and cleaned. The same light pole locations (with fixture height 15') will be used with additional secured lighting at the drive-up teller areas. All lighting will be controlled in down lighting fashion. The existing sign will be used, and the landscaping will be refreshed and screening from adjacent neighbors will be maintained. Water and sanitary will be connected to previously used system. Mr. Phinney indicates. Walkway that currently connects to the Stewarts next door will remain and the sidewalk will connect them. Traffic flow will remain the same. The entrance on Route 9 will have an increased radius and a computer simulated drive-thru verifies that fire equipment can handle turning in the interior of the site. Handicapped parking will be covered and is connected to the walkway.

Chairman Dobis requests the audience, if they want to comment, to identify themselves by name and address.

David Buchyn, 201 Heritage Way. He is the chairman of the Wilton Republican committee and wants to make two comments on its behalf. First for the record the ATC is a good Wilton neighbor. ATC as well as other financial institutions provide valuable services that we in Wilton need and depend upon. We're glad that ATC has chosen to invest in the Town of Wilton and we hope that they continue to do so. In addition to providing financial services, ATC has been involved in many community and charitable activities here in Wilton. Second, we would like to see this particular branch office rebuilt as soon as possible. This location is convenient to those of us who live on the west side of Town. Speaking from personal experience, the people working there have been great and I hope to see many of them again when the office reopens. We hope that all parties can work through the remaining issues and that ATC can get to work rebuilding this branch office asap. His remarks are handed to the Board Secretary.

Pat Tuz, 2 Amanda Court. I just want to address the whole idea of the hamlet concept and what it was explained to me when I moved here 12 years ago. I know the hamlet zoning was started to create mini-centers around Wilton. I thought oh what a perfect idea because we already have Route 50 for big box stores and the chains, but Maple Avenue already has small businesses coming all the way up from Saratoga Springs. We while having our own Wilton identity can continue that concept and bring in more local business more restaurants, maybe a coffee shop! I think that vision is great the area is close to Gavin Park, it's in the more populated part of Wilton and it would be a great town center. We always seem to go use restaurants and coffee shops in Saratoga Springs. Why not keep the money in Wilton? I think that ATC is the corner stone of that area and why we have been trying to get this to happen. I know that they redid their logo to appeal to a younger audience which I think is great, I think that hamlet zoning and following that plan would only help their goal of appealing to younger people. Wilton is exploding in its population. People are coming from all over, younger families. They like a town center. I think that's the appeal of Saratoga Springs but why not bring people here. I firmly believe we can do that and I think that towns with centers are places for people to gather, they are very attractive to young families and will increase Wilton's identity and also something I have been concerned about is my home value has not increased at the same rate as my neighbors just a few miles away in Saratoga Springs. I have read research on people like living in towns and Wilton does have identity and I think that following and really sticking with the hamlet zone will made such good sense and I appreciate that ATC is going to be helpful and the good neighbor that they are to the community. I have written my last check to the Bank of America because all my money and our business is now in ATC. Thank you.



Nancy Dwyer, 12 New Kent Drive. Can you speak to what energy saving because you didn't bring it up, but I've heard, so I just want to hear it from you that this has passive solar? What energy saving is ATC incorporating into this design? Michael Phinney: The angle of the roof and sun has been designed specifically to take advantage of photovoltaic panels; almost optimum about 15 degrees south or east of south, which is this area great for solar. We have a solar array design for that back side. The facade that faces the intersection when you look north, also allows us to have that much glass for diffused light. We have selected a spectrally selected glass that maximizes the visible light into the building but cuts down of the solar heat gain and glare. The roof envelope, by using the timber and glulam structure, the roof is a series of set panels, so insulation is completely continuous. In a conventional built building, the roof rafters or trusses interrupt the insulation. Every one of those is called a thermal break, breaks down the energy efficiency of the building. This will be a very high-performance roof. The entire skin is getting an insulated sheathing; its not conventional plywood, it's plywood with a 1½ inch rigid installation board behind it. Along with stone finishes and metal faced composite panels, it's very durable and looks good for a long time. It's a maintenance free exterior with the timber and glulam overhang; the elements are a renewable resource. All of the lighting will be LED with dimmers. A state of the art facility with a dramatic increase in energy efficiency.

Dean Kolligian, Director of Security and Facilities at the ATC. Everything Mike says is accurate, with the exception of the fact that we haven't fully committed to the solar panels just yet. We're continuing our meetings with solar companies and exploring our options.

Brennan Drake, Phinney Design We're looking at having the entire drive-thru area a green roof.

George Mores? 63 Sheffield: What is the starting date and the finishing date approximately? A lot of people depend on the bank, especially senior citizens, they don't like going into town or being in crowds or driving a night. The sooner the better. I want to thank the people of Wilton, they have been great to me, I have been here almost 15 years. The longer I stay the older it gets, it ages like a fine wine.

Mike Phinney: in responding to Mr. Morez question: We have completed all the construction documents so we're hopeful the Town and the Citizens here will approve us tonight. If so, then we will go out to bid early next week – that will be a 3 to 4-week process. We have some contractors lined up, the general contractor needs to be hired. Probably mid to late May, construction would start, some of the site work will start before then; completion should be later summer or early fall this year. Construction will go very quickly. ATC need to have the building up asap is very clear.

Eric Rosenburg, 16 Craw Lane. Based on the comment by Mr. Lapper, and I believe there some agreement or some language to be put in the final resolution, regarding lighting and sidewalks. I think we have a resolution and I would certainly like to thank ATC and the Town for coming together and working for the benefit of the Town and the residents, by meeting the essence of the hamlet requirements. Community, working together can have good results. Thank you very much to everybody.

Frank Palumbo, 6 Anyhow Lane. Since the 1990's, I have been a customer of this branch and sorely miss it and one thing about ATC that you can always count on, whether its their buildings and their

site, it is done well, it is kept well. I'm not one of the younger people that they are attracting with the new logo, but I am an old slow guy who still likes to go into the counter and talk with those tellers. They are just the consummate business that you want in your community and the sooner they can have it built the better. The building is going to be done with quality. I hope the Board will move this as fast as possible.

Chairman Dobis asks for any other questions or comments from this audience? If not, is there a motion to close the public hearing. On a motion introduced by William Rice and seconded by Ron Slone, the Board votes unanimously to close the public hearing at 7:40 PM.

**Chairman Dobis announces that the Board is taking a 10-minute break. After the break, Ms. Kolligian returns to the dais.**

**II. REGULAR MEETING:** Chairman Dobis calls the regular meeting to order at 7:45 PM. He requests a motion to address the March 21, 2018 Board minutes.

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

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

**IN ATTENDANCE:** Those present at the April 18, 2018 Board meeting are: Chairman Michael Dobis, David Gabay, Erinn Kolligian, Ron Slone, Brett Hebner, William Rice and Jeffrey Hurt, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Justin Grassi, Planning Board Counsel and Amy DiLeone, Principal Clerk-Engineering. Absent: Harold VanEarden. Also present are Joe Dannible, John Lyon, George Turner, Jim Gillespie, Gerry Magoolaghan, Mike Phinney, Dean Kolligian, Jon Lapper, Esq. and Brian Brumley.

**III. APPLICATIONS:**

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

This is a site plan application for a self-storage facility with a total of 119,000± Sq. Ft. The property is on 9.65 acres of undeveloped land and is zoned C-3 light industrial. The square footage of all the buildings is 119,000. The 3-story climate-controlled building will have 67,000 SF containing approximately 650 units. In addition, there will 7 buildings not climate-controlled containing approximately 450 units. There are 5 parking spaces provided although the recommended is 22 we have allocated 17 land-banked spaces with sufficient loading spaces on the site. Storm water management requirements are met, site will be secured with a chain-link fence aluminum fencing with gated access. The lighting on the buildings is dark skies compliant. Mr. Lyon asks for questions. Mr. Riper refers to his comments from before. The Board is seeking to amend the square footage requirement. The original SUP put a limit of approximately 95,000 sf and that square footage has changed. The Applicant is looking for a motion from the Board to amend the SUP to up to 125,000 sf and additionally approval for conceptual site plan and for the Board to seek lead agency and move the project forward. My comments will be addressed as the plans move forward and updated drawings are submitted. With regard to SEQRA, there are no new or different

environmental impacts from the prior SEQRA determination. On a motion introduced by William Rice, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board approves the amendment to modify the Special Use Permit approved January 17, 2018, by increasing the square footage to up to 125,000 sf for the proposed construction of the Exit 16 Northway Self-Storage, a multi-building self-storage facility on 9.65 acres. Tax Map No. 115.-2-38 Zone C-3. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by Ron Slone and duly put to vote. Michael G. Dobis, Jeffery Hurt (alternate), David Gabay, Ron Slone, William Rice vote aye. Brett Hebner votes nay. The motion passes on this day April 18, 2018.

**Brett Hebner:** I am asking a procedural question? We're not going to see this back again, right? Will they go to site plan? Mr. Riper: Yes. Mr. Hebner: there wasn't enough detail here to for me to vote for it. So, I voted against it. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board moves to approve the conceptual application for the Exit 16 Northway Self-Storage, a multi-building self-storage facility on 9.65 acres. Tax Map No. 115.-2-38 Zone C-3; and be it, **FURTHER RESOLVED** that the Planning Board for the Town of Wilton is seeking Lead Agency Status for this Type 1 action. The motion is seconded by David Gabay and duly put to vote: Michael G. Dobis, Brett Hebner Jeffery Hurt (alternate), David Gabay, Ron Slone, and William Rice, are on in favor this day April 18, 2018.

**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. Chairman Dobis asks Mr. Riper for his comments. The applicant has responded to my review letter of late today, so they will be addressing some of the items. One of the larger items is to put the course to the rear of the parcel to allow for the banked parking, you will look into addressing that. Also note on the plans and inform the Board the proposed use of the existing cottage and shed that are on site which you have done to formalize it and put it on the plans. A lot of his comments have been addressed, the porous pavement, making maintenance signage that is per the DEC Requirement. One item the Board could look at is the 28-foot easement parallel to Route 9; however, the existing liquor store is probably 5 feet from the property line, so it's not very feasible to have an easement on that frontage and isn't practical at this time. Mr. Turner: with that comment you have, it's something that we want to look at for the future. The applicant is willing to entertain the easement. The second part of that question is sidewalks and lighting, if we were to put sidewalk and lighting it would go nowhere. But if the easement is needed for utilities, we could look into that. Our parking is setback

three feet and the existing building. Mr. Riper: has concerns about running a utility easement under an existing structure. It's the Board's decision on the easement and the amenities along the frontage, since it's a Code requirement. Mr. Rice asks if the existing building is 5 feet from the property, what is the measurement to the edge of pavement. Mr. Turner states it is 35 – 37 feet. Chairman Dobis asks Ryan, about Item #8 on his letter of 4/4/18. The ROW is very wide in this area and the utilities could go within the Department of Transportation ROW. The Board agrees to waive the requirement for the 28-foot easement. Mr. Riper requests revised drawings and the other administrative items will be addressed. Chairman Dobis confirms that the SCPB reviewed this project and in their review letter dated 3/22/18 and decided there was "no significant county wide or inter community impact."

Does the Board have comments and questions from the public hearing? Chairman Dobis states there was concern regarding noise and lights. Mr. Slone: to Applicant: your business is closed at 9 pm seven days a week, any later on weekend nights? Mr. Brumley says yes, the lights and the pumps for the water features would go off on timers at 9 pm. Erinn Kolligian: how far off the road is the concession area where you buy tickets and where the first hole is? Mr. Brumley states it's about 200 feet off the ROW, it's set back quite a bit. She asks: judge the distance from their house to how far that activity actually. Mr. Brumley: More than a football field and it is wooded on both sides so the view of the site by the adjacent properties is limited. Mr. Turner: The lighting is arranged in such a way we can adjust it on the site, it's really task-oriented to the individual holes on the course. Ms. LaBlanc: what about parking? You have to have lights. Mr. Turner: there are a few lights out front. Chairman Dobis: the lighting being proposed is down-lighting which is required; how high? The mounting height to the fixture is 15 feet. That's throughout the golf course. Mr. Turner hopes to be able to use the same fixture out front.

Chairman Dobis requests Mr. Riper to discuss the permitted uses in CR-1. The schedule was updated in 2005 and perhaps earlier than that and the last time was in 2013. It is a principal permitted use – for recreational facilities, not a special permitted use. Other uses are restaurants, funeral parlors, convenience stores, banks, nurse-y-garden centers, hotels, motels, federal and state offices, retail business, indoor/outdoor recreational facilities, public libraries, boarding house, B&B, hospital, health services, laundry mats, dry cleaning services. Just about all these uses are going to be more intense more traffic generating. Mr. Slone adds most of those uses would be year-round.

The traffic studies show about 6 vehicle trips per hour, it seems low says the Chairman. Even if doubled to 12, I don't see a large impact. The lighting is allowed if down cast, so it won't spill over to the neighbor's property. The parking lot lighting does not seem to be a major issue. Mr. Rice asks about what the setback is on the southern edge. There will be parking at front end of the property, the setback is 15 feet, which meets the Town standard. The existing shed is 20' off the property line, and a 30' side setback. The condition along the fence line is discussed. Shrubs should be provided for privacy from the neighbor's fence. Mr. Rice: what do you envision along the southern property line? Mr. Turner suggests a 6-foot wood fence but he's not sure what side of the property line the existing fence is on, it's almost on the property line itself. The fence could be enhanced or have a continuous run of fence through there with intermediate landscaping, natural buffer or privacy fence. Mr. Gailor: the fence is on my property. The property line is staked out. Mr. Rice: what are you saying? Mr. Gailor: apparently, he hasn't looked to see if that fence is on or off the property line. Ms. Kolligian: what business if on your property? How many vehicles and what are your hours of operation? Mr. Gailor: My landscaping business. The biggest impact I'm

looking at is to my residence. I live there. Not only do I live there, my son will be living there at some point. Ms. Kolligian: it's a commercial area; you use it for commercial and residential. Everybody's commercial property is giving some sort of noise pollution. That's why I'm asking about vehicles and hours of operation because I've passed U-Haul trucks over there too. Are those coming in and out? What are we talking about, how many feet from the residence to the mini-golf? There is the main house (forward). Mr. Gailor says you also have to consider my two-bedroom apartment, there are tenants there. Which is even closer to what they're proposing. Mr. Turner: there 60 – 70 feet between the residence and the golf-course itself. A determination needs to be made about the fence, whether it's wholly or partly on property line with Mr. Gailor. \

Chairman Dobis recalls hearing about proposed buffering. When there are issues like this, the Board likes to have a proposal. Ideally a buffer could be created between the two uses, either through erecting fence or stabilizing the existing fence, or fill in with some landscaping if it's on Mr. Brumley's property. Chairman Dobis: what is the topography? Mr. Turner: there is a little bit of berm through the center of the site but in general the property is flat. Does the Board have a preference, asks the Chairman, for reasonable buffer or remedy? He addresses Mr. Gailor: what is the problem with the lights? Mr. Gailor assumes there will be parking lot lighting and lighting around the perimeter of course that will cascade over to his property. Mr. Turner: There is approximately 35 feet from the pole that is closest to the property line. Mr. Riper: the lights are designed is such a way that they shield and direct the light away. The lights can be zoned in on a specific area such as the putting areas and not casting light off the property. That could be put as a stipulation. Mr. Turner: there's a couple of ways to approach lighting, we would use a forward throwing light fixture. The fixtures along the southern property line all face inward. If the Board wants, there is a full-cut off measure to shield the light from going backward. The Board agrees that's reasonable.

Ms. LaBlanc: what about the lighting for the signage? Mr. Turner will be submitting a signage permit application. All the signs on Maple Avenue have those forward lights that are bright. There is currently no lighting on the existing signage. The mini-golf sign will be on top of the sign for the wine store. He doesn't think flood lights would be used. At the bottom there might be a goose-neck that shines on the sign and faces down and helps shield from the direction of traffic in either direction. That light would be off at 9 pm as well asks Mr. Gabay. Yes. When the revised plans are submitted the treatment of the buffer or the separation between the two lots will be indicated.

Chairman Dobis recalls there was a concern about water pollution or run-off. Mr. Hannen raised the issue about the aquifer at the northern end that feeds into Lake Lonely. He is concerned about the existing septic for the buildings allocated on the property now. When there is an additional body of people or volume of structures, will that tank be suitable? Mr. Riper states that's part of the building permitting process. DOH requirements must be met. The water system for the ponds, are those on a re-circulator. Mr. Turner says the pond circulation will be managed through a pump-house, so the water will be recirculated through-out the system. It is filtered through a sand filter treated with chlorine bromide. The basins will be 2 feet deep or just less. There will be several small water features, small and reasonably sized for aesthetics. Erinn Kolligian is concerned about the noise with two fountains going. Mr. Turner: to mask or mitigate it, there are sound-deadening barriers that are effective, really the best measure for noise reduction is to create audio with something pleasing or mask it with white noise. Ms. Kolligian comments that a 2-foot fountain may be perceived differently, when you're seeing waterfalls. J.T.? NYS tightened up the legionella

requirement a couple of years ago, I don't know if it applies to this type of facility, can you answer that. Mr. Turner: as long it is treated with a chlorine bromide, like an average pool, I am confident that won't be an issue. It is not potable. DOH will have input and the water will be tested frequently. We'll make sure that nobody gets hurt. Chairman Dobis asks if there are any more questions. There being none, he asks Mr. Grassi, Town Counsel, to assist with the SEQRA review.

Mr. Grassi: The application has been deemed an Unlisted Action, and as such the Applicant has submitted a Short Form EAF Part I dated March 6, 2018 completed by Mr. Brumley, the Applicant. The Board has had the opportunity to review that. If there are any questions, we can ask the Applicant, otherwise we move on to the questions in Part II. As the Board is aware, there are two choices for answers for each of the 11 questions; the choice of answers is "no, or small impact may occur or, a moderate to large impact may occur." Anyone on the Board can answer and we can have discussion if there is any disagreement. The Board consensus is "no or small impact shall occur" for the Part II questions. Mr. Grassi: we can now move on to Part III, the Determination of Significance. Chairman Dobis: based on the completed review, he asks for a motion on SEQRA. On a motion introduced by David Gabay, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton adopts a negative declaration on SEQRA for the Application for Minor Site Plan Amendment for an 18-hole miniature golf course, construction of 180 Sq. Ft. office/restroom and other site improvements for the former Thrailkill office site plan. The property located at 556 Maple Avenue (Route 9) on 2.40 acres. Tax Map No. 153.5-2-5 zoned CR-1. The motion is seconded by Ron Slone and duly put to vote, all in favor, on April 18, 2018.

Next is a motion for the Minor Site Plan Amendment. 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 approve the Minor Site Plan Amendment for the construction of the Maple Avenue Mini-Golf, an 18-hole miniature golf course, including construction of 180 Sq. Ft. office/restroom and other site improvements for the former Thrailkill office site plan. The property located at 556 Maple Avenue (Route 9) on 2.40 acres. Tax Map No. 153.5-2-5 zoned CR-1, conditioned on the compliance with the requirements of the Town Engineer, Ryan K. Riper's letter dated April 4, 2018 and be it;

Chairman Dobis states there are questions before we take the vote, 1) the lighting issue for the applicant's property and the adjacent property (Mr. Gailor). Mr. Riper has a note to review that and that can be a condition, if the Board so chooses. Mr. Grassi: Applicant has proposed it as part of this project at this point, it is safe to put it as a condition as well. Mr. Turner: we would provide a photometric map that would show any light trespass in accordance with the regulations. The vendor will have a photometric map prepared to truth base that arrangement.

**FURTHER RESOLVED** that the Applicant will submit to Ryan Riper for review, a photometric map indicating light dispersal on the property, and be it

Mr. Hebner expresses his concern, what if the photometric map shows light trespass over the top of a 6-foot fence, would a taller fence work. In response, Chairman Dobis states that with the 15-foot pole set back roughly 30 to 35 feet and the back shield on the fixtures will be at an appropriate angle so as not to impact the adjacent neighbor. The hour of closing is 9 PM.

Chairman Dobis refers to the buffer discussion. Does the Applicant have anything to offer? Mr. Turner would proceed with restoring the 6-foot fence and potentially spotting a few trees in the vicinity of the residence. We could walk the site with the adjacent neighbor and try to mitigate sound pollution. He will resubmit plans to Mr. Riper. The Chairman: Is the Board looking for some kind of reasonable buffer to add privacy and mitigate noise impact to the neighbor. The Board agrees. In response to Mr. Gailor's question about white noise, Mr. Turner explains that it masks any kind of sound. For instance, a fountain would mitigate noise. There will be no audio or music playing. This is a very low-profile course.

Mr. Grassi points out the we have closed the public hearings and the Board is not obligated to receive or respond to any comments. *Board Secretary's Note: Additional public and Board comments that are made outside the parameters of the public hearing and comment period have not been transcribed.*

Mr. Turner wants clarification about the buffer. The Board looking for some kind of reasonable buffer to add privacy and mitigate noise impact to the neighbor's residence. Mr. Slone continues with the motion.

**FURTHER RESOLVED** that the Applicant will provide a buffer design for the area adjacent to any residence and share it with the Planning Board and the Town Engineer, Ryan Riper's review. The motion is seconded by William Rice and duly put to vote, all in favor, on April 18, 2018.

8:45 pm **ERINN KOLLIGIAN, BOARD MEMBER IS RECUSED**

#### **D. ADIRONDACK TRUST BANK MINOR SITE PLAN AMENDMENT**

Chairman Dobis introduces the Application for Minor Site Plan Amendment to rebuild the Adirondack Trust Bank, containing 2,500± Sq. Ft., located at 650 Route 9 on 1.37 acres. Tax Map No. 140.13-1-19 Zone H-1. The Applicant has already give a lot of detail and the Chairman would like hear Mr. Riper's comments from his April 13, 2018 review letter. They have discussed with the Board most of the lay-out changes and improvement on the site, building layout, signage and sight distance. On the recent submission of plans the landscaping plan change and removals of old growth and opening up the site. He suggests that should be discussed with the Board. The Emergency Squad has reviewed the plans with the fire truck turning radius. The other items in his letter are administrative.

Mr. Lapper states that the Adirondack Trust Company agreed to a condition that the Certificate of Occupancy wouldn't be issued until the site lighting and sidewalks are installed in accordance with the H-1 zone guidelines. We're volunteering to add that to be included as a condition to satisfy our agreement with them. The Board agrees. Mr. Rice would like more information on the security lighting. Mr. Kolligian, the Bank's representative, explains that State and Federal Banking Law requirements require certain lumens to be distributed. The majority of those have to be focused at the ATM area, for security purposes. As someone accesses the ATM machine to get money out, that area must be well-lit for safety and security. The ATM is going to be relocated to the inside lane (1<sup>st</sup>) of the drive-through toward the back of the building and will be accessible to the employees from the inside of the building.

Mr. Riper addresses Mr. Lapper: there is a standard line that should be added for the motion: "A certificate of occupancy shall not be issued until sidewalks and site lighting is installed in accordance with the design guidelines set forth in Town of Wilton Zoning Code sections 129-49.6 (B)(1), 129-49.6 (C)(4), and 129-49.6 (E)." Mr. Lapper: all of the site lighting is on the existing plan except for what we agreed to today (2) "A certificate of occupancy shall not be issued until sidewalks and site lighting is installed in accordance with the design guidelines set forth in Town of Wilton Zoning Code sections 129-49.6 (B)(1), 129-49.6 (C)(4), and 129-49.6 (E)" the street lighting. Mr. Riper adds: at that time the sidewalk layout should be added. There's a lot of accidents at that corner, people in the shoulders, so that's something we need to consider, where the DOT line is. It is an extra-wide ROW for DOT in that area. Mr. Lapper: please include the flexibility that we can work that out with Ryan with the location of the sidewalks and the streetlights to his satisfaction.

Mr. Rice asks about the building being lit up at night. Mr. Phinney: indicating-this is when it's open at night, with all the interior lights on. Some security lighting will be left on. The lights in the canopy with the ATM will be left on. Mr. Gabay: his concern about the building's appearance being all steel and glass, doesn't fit in with the hamlet district. But after hearing your description tonight, it sounds like an Adirondack log type façade. Mr. Phinney describes the materials in detail: it will look like timber beams that are actually a laminated wood for exterior exposure with the overhang soffit all around the building. The stone is a cut granite and there are composite panels – medium bronze for a softer tone. The height is about 24 feet. There being no further questions or comments, Chairman proceeds with the SEQRA review process. Justin Grassi, Town Counsel, states this project is a SEQRA Unlisted Action. Applicant submitted the Short Form EAF Part I. The Board has the opportunity to review that now, if there are no questions we'll move on to Part II. As the Board is



aware, there are two choices for answers for each of the 11 questions; the choice of answers is “no, or small impact may occur or, a moderate to large impact may occur.” Anyone on the Board can answer and we can have discussion if there is any disagreement. The Board consensus is “no or small impact shall occur” for the Part II questions. Mr. Grassi: we can now move on to Part III, the Determination of Significance. Chairman Dobis: based on the completed review, he asks for a motion on SEQRA. 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 adopts a negative declaration on SEQRA for the Application for Minor Site Plan Amendment to rebuild the Adirondack Trust Bank, containing 2,500± Sq. Ft., located at 650 Route 9 on 1.37 acres. Tax Map No. 140.13-1-19 Zone H-1. The motion is seconded by William Rice and duly put to vote, all in favor, on April 18, 2018.

Chairman asks for a motion regarding the minor site plan amendment.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants the Application for Minor Site Plan Amendment to rebuild the Adirondack Trust Bank building containing 2,500± Sq. Ft., located at 650 Route 9 on 1.37 acres. Tax Map No. 140.13-1-19 Zone H-1, conditioned upon the compliance with the requirements of the Town Engineer, Ryan Riper’s letter dated April 13, 2018, in addition a Certificate of Occupancy shall not be issued until sidewalks and street lighting is installed with the design guidelines set forth in Town of Wilton Zoning Code sections 129-49.6 (B)(1), 129-49.6 (C)(4), and 129-49.6 (E)” The motion is seconded by Ron Slone and duly put to vote, all in favor, on April 18, 2018.

At 8:55 pm. Erinn Kolligian returns to the dais.

#### **E. KEY BANK WILTON SITE PLAN AMENDMENT**

This is an application for the site plan amendment for additional parking spaces and other improvements to the bank parking lot. The property is located at 3016 NYS Route 50 on .80 acres. Jim Gillespie of Bohler Engineering representing Key Bank for discussion of parking improvements. This includes the expansion of pavement along Route 50 and Old Gick Road allowing the reconfiguration of parking to provide 11 additional spaces, increasing the total to 37 spaces as required by Code. A referral to the ZBA was made because variances were needed and on 3/22/18 the additional relief was granted with the condition to add shrubs along Old Gick Road for buffering headlights. The plans have been updated to include two parking spaces to be designated for employees only to mitigate any circulation problems. As a result of discussions with the Fire Chief, the curbed island has been removed and will be paved with striping.

Mr. Riper: his comments and those of the ZBA regarding the minor amendment have been addressed. He states that the plans should show all variances that have been obtained, and the note about inspection of the existing water drainage. Mr. Rice and Ms. Kolligian inquire about the slope mentioned in Mr. Valentine's letter, [SCPB]. Mr. Gillespie responds this will not require any grading. If there are no other questions, comments, Chairman Dobis asks for a motion. On a motion introduced by Ron Slone, the Board adopted the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Wilton Planning Board approves the site plan amendment to the Key Bank Wilton to add 10 parking spaces and other improvements to the parking lot, conditioned upon providing the Town an inspection and analysis of the existing storm water management practices by a Professional Engineer. The property is located at 3016 NYS Route 50 on .80 acres. Tax Map No. 153.-3-49 zoned C-1. The motion is duly put to vote, all in favor on this day April 18, 2018.

#### **IV. DISCUSSION: Aldi's Retail Wilton Marketplace**

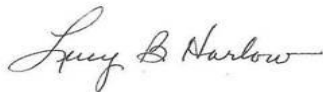
Mr. Frank Palumbo of CT Male Engineering brings the Board up to date on the progress of the conceptually approved site plan.

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

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 9:39 p.m. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor on this day April 18, 2018.

Date Approved: May 16, 2018



Lucy B. Harlow  
Planning Board Secretary