



Ryan K. Riper, P.E.
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PLANNING BOARD
May 15, 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 May 15, 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, William Rice, Erinn Kolligian, David Gabay and Jeffrey Hurt Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Shchachner, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: Harold VanEarden, Brett Hebner, Ron Slone and David Catalfamo, Alternate

MINUTES APPROVAL: William Rice moves, seconded by Erin Kolligian for the approval of the meeting minutes of April 17, 2019 as written. Ayes: Chairman Dobis, William Rice, David Gabay Erinn Kolligian and Jeffrey Hurt Alternate

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

II. APPLICATIONS:

- A. Burnham Hollow Extension 6-lot Subdivision: North Manor Development:** Application for Final Subdivision approval for North Manor Development for Burnham Hollow Extension 6-Lot Subdivision. Property located on 52/58 Burnham Road on 8.7 acres. Tax Map No. 114.15-3-8.1; zoned R-1. Address 52/58 Burnham Road, 8.7 acres zoned R-1.

Marty Zanky from ABD Engineers was here to represent the Burnham Hollow Extension Subdivision:

- The existing cul-de-sac at the end of Burnham Road was able to have 6 additional lots.
- SEQRA has been completed.
- Worked with Mr. Riper to address the items in his August letter.
- Revised plans were submitted.
- Presented a 34 ft. wide utility easement in-between lots 3 & 4 to allow public water and sewer to reach the adjacent property owned by Mr. Woodcock.
- The proposed easement was presented to Mr. Woodcock.

Mr. Riper's review letter:

- We have been working with the applicant to up-grade the Westbrook Subdivision pump station that this subdivision feeds into.
- The easement shall be filed with WWSA.
- Mr. Riper recommends the approval be contingent upon his review letter and making sure these items are addressed.
- The conditioned final approval will be for a period of 180-days.
- The Planning Board is able to grant a 90-day extension if all the items are not addressed in the 180-day period.

On a motion introduced by William Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Town of Wilton Planning Board has approved the Application for Final Subdivision approval for North Manor Development for Burnham Hollow Extension 6-lot Subdivision. Property located on 52/58 Burnham Road on 8.7 acres. Tax Map No. 114.15-3-8.1; zoned R-1. Conditioned upon the compliance with the requirements of the Town Engineer, Ryan Riper's review letter dated May 8, 2019.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on May 15, 2019.

B. 628 Maple Avenue Mixed Use Development: BMA Acquisitions, LLC:

Application for Final Approval by BMA Acquisitions, LLC for a Mixed-Use Development of three 3-story buildings with 5,300 sq. ft. of commercial space within the building adjacent to Route 9. The development will have a total of 31 residential units. Property located on 628 Maple Avenue on 2.1 acres. Tax Map No. 140.17-1, zoned H-1.

Joe Dannible of Environmental Design Partnership here on behalf of BMA Acquisitions and their application for a mixed-use community located at 628 Maple Avenue:

Planning Board Minutes
May 15, 2019

- This project has been in front the Board several times with discussion of sidewalks, access points, the Hamlet, and the Hamlet Zone. These items have all been addressed at previous meetings.
- In February they received a negative declaration for SEQRA and Preliminary Site Plan approval.
- Plans have been submitted to Department of Health and DEC related to water and sewer extensions around the site.
- There is a water main being installed on Davidson Drive that this site will tap into.
- Worked out the details with Wilton Water and Sewer and Saratoga county Sewer District.
- The current plans reflect both County and Town proposed water and sewer connections.
- The water will come from the bend on Davidson where it goes into the Mill at Smith Bridge up Northern Pines Road.
- The sewer connection will come from the Mill at Smith Bridge.
- The site is ¼ mile south of Northern Pines Road and about 2/3 mile north of Smith Bridge Road on the east side of Route 9.
- The site plan remains the same as previously presented.
- There will be 31 residential units. The two buildings in the back will be all residential and the building adjacent to Route 9 will be residential and commercial.
- Stormwater and comprehensive landscaping explained.
- Future sidewalks and pathways that will be connected from the front of the site to the rear of the site. Future connection along the eastern side of the property conditioned by the Planning Board if deemed necessary in the future.
- Trash enclosure shall have buffer plantings around it.
- Greenspaces is 42% and 56% with inclusion of pervious pavement.
- Commercial area; parking area is adjacent and to the rear of the building, extensive landscaping, sidewalks, street trees, and streetlights along the frontage on Route 9.
- Architectural renderings shown to the Board.
- Samples of the materials to be used on the building were presented to the Board.
- Seeking final site plan approval.
- They have addressed all the outstanding comments.

Mr. Riper's Review Letter:

- The Planning Board should include in the final motion if the Board so decides that: "A future connector sidewalk to be installed along Northern or Southern boundary line within one year after request from the Planning Department as long as a future public path connection is established to the Eastern boarder of this parcel."
- Mr. Dannible: We agree to that condition and it will be put on the final plat before it is stamped by the chairman.
- Water and sewer connection details and easements will be reviewed by WWSA and SCSD.
- Mr. Dannible: A lot of the items will be provided immediately prior to stamping of the site plans or immediately prior to the start of construction on the site.

Mr. Rice inquired about the time frame of all three buildings. Mr. Dannible said construction will begin this summer and they will be opening in the Spring of 2020.

On a motion introduced by William Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Town of Wilton Planning Board has approved the Application for Final Approval by BMA Acquisitions, LLC for a Mixed-Use Development of three 3-story buildings with 5,300 sq. ft. of commercial space within the building adjacent to Route 9. The development will have a total of 31 residential units. Property located on 628 Maple Avenue on 2.1 acres. Tax Map No. 140.17-1, zoned H-1.

Conditions:

1. Conditioned upon “A future connector sidewalk to be installed along Northern or Southern boundary line within one year after request from Planning Department as long as a future public path connection is established to the Eastern boarder of this parcel.”
2. Conditioned upon the compliance with the requirements of the Town Engineer, Ryan Riper’s review letter dated May 6, 2019.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on May 15, 2019.

C. Ridgeview Townhomes/Mixed-Use PUDD, Zone 1: Ridgeview Commons Townhomes, LLC: Application for Conceptual Site Plan approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD.

Jamie Easton with MJ Engineering is here to represent the applicant, Matt Gabryshak and Dave Massaroni. The applicant has conceptual approval for this project, but the applicant has decided to modify the preliminary plan to point that they needed to go back and get conceptual approval again:

- There are three changes being proposed.
- The mixed-use building has been moved forward.
- Angle parking is now facing away from the building.
- Promote commercial traffic to enter from the Northern entrance.
- Smaller commercial space has not changed.
- There is parking behind the garage units.
- Reduced wetland impacts.
- Moved the garages in the back to be in line with the commercial entrance.
- Three changes:
 1. Parking in the rear
 2. Turning of the garage spaces
 3. Flipping the diagonal parking
- The Board wanted the second sidewalk and it was removed from the current plan.
- The Board was also looking for isometric renderings from Ballard Road and what it would look like with the trees, sidewalks, and landscaping in the front.
- Discussion of traffic flow, right in and right out is preferred.
- Applicants are not concerned with commercial space as much as their apartment residents.
- Discussion of the uses of the entrances, why applicant wants westerly traffic flow.
- Applicant presented the idea of cage storage units in the commercial.
- The Board did not like that idea of cage storage and Mr. Riper said he did not think it was an allowed use in the commercial space.

Planning Board Minutes
May 15, 2019

- The original plans had self-storage in the back and that is not an allowed use in that zone.
- No street view renderings available because they revised the concept plan.

Mr. Riper's Letter:

- Mr. Riper said this was the sixth conceptual application review.
- Planning Board requested colored isometric drawings from the roadway.
- The internal traffic was disused.
- The plans still say covered parking/garages for the garages in the back, covered parking must be removed from the plan because they will be garages.
- Concern of design standards being lost because of excessive review.
- Greenspace in front of the building has not changed from the prior plan.
- Dumpster enclosure discussed suggested to provide off-set gates.
- The Board should be evaluating making a connecting trail from Ballard Road to Wilton/Gansevoort Road.
- Provide area floor plans.
- Wet land delineation must be verified.

Ms. Kolligian stated she was looking at of the conceptual photos of what should look like and they all have sidewalks in front. The sidewalk was a huge topic of conversation last month and to take it out of the plan was a waste of her time and the Boards time

- Mr. Gabryshak said his concern is the parking for the residents and in order to address that concern they needed to put the building closer to the road because of the wetlands in the back.
- Mr. Riper asked Mr. Easton what the distance was, at the narrowest point, between the edge of the building and the greenspace.
- Mr. Easton said about 5-6 ft.
- Mr. Riper said a 5 ft. sidewalk could fit along the front with the addition of a curb.
- Mr. Gabryshak said they could do that if they removed some of the bushes, but the Board wanted the bushes to soften the front of the building.
- Mr. Gabryshak asked if the isometric renderings were a requirement of the Planning Board.
- Mr. Riper explained why the isometric renderings were a requirement of the Planning Board and it is requested by the Board.
- The term manufacturing was questioned by Chairman Dobis, as it not being an allowed use in the Hamlet.
- Mr. Easton said they would follow the allowed uses in that zone.
- Mr. Gabay said he thought it was made clear at the last meeting that the members of the Board definitively wanted the sidewalk in the front of the building.
- Mr. Easton said they removed the sidewalk because they removed the parking.
- Mr. Gabay said the sidewalk is a visual and mechanical buffer as well as a safety factor.
- Concern of positioning of garages and that they will be used for storage.

Mr. Easton is going to revisit the conceptual plan with two sidewalks in the front and the most current site statistics.

D. Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2: Ridgeview Commons Townhomes, LLC: Application for Conceptual Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

Jamie Easton MJ Engineering here to represent the applicants Matt Gabryshak and Dave Massaroni. This project was previously approved and never filed:

- The drawings have been updated to the current standards.
- The lots sizes, setbacks, area of the lots, right of way width, and width of the road have not changed since 2011.
- There were some errors on the plans that have been removed
- The plans include internal sidewalks, a path across the wetlands with a footbridge and sidewalks along Wilton/Gansevoort Road.
- The street is a two-way street.
- The pavement width is 28 ft.
- Ownership of the road needs to be discussed.
- The garage setbacks are further back than the house setbacks.
- The front setback is 10 ft. and the parking setback is 25 ft.
- Former discussion of parking issues brought up by chairman Dobis.
- The Sidewalk is in the right of way and there would be 25 ft. from the sidewalk to the face of the garage. This would provide space for one car in front of the garage.
- The ownership of the roadway and stormwater management areas must be decided.
- If stormwater is owned by the Town, we need a 50 ft. access way for future maintenance. This would impact the subdivision layout, by losing a lot or two.
- If stormwater is maintained by private entity ownership, it would be there choice as to how it would be accessed. The roadway ownership should then be private also.
- The highway superintendent does not want ownership of the road unless he has to.
- In the original approval the road was to be turned over to the Town.
- The Board likes the look of the curb with the sidewalk.
- The homeowners adjacent to the sidewalk have to maintain the sidewalk.
- Mr. Easton said you want some greenspace between the sidewalk and the curb for safety purpose.
- The subdivision will be proposed as a Town road and private stormwater with tip up wing gutters.

Mr. Riper's Review Letter:

- Roadway and stormwater ownership are the big concerns.
- Saratoga County DPW will need to review and issue a curb cut permit.
- Emergency squad and fire department for their review.
- They are connecting to the Saratoga County Sewer District, notify them for the permitting and inspection process.
- Aerial imagery showing adjacent structures and dwellings with a subdivision overlay.
- Wetland boundaries to be verified.

- How were finish floor elevation set, 3ft. separation and provide test hole locations and data.
- Seasonal high ground water needs to be verified and the Town requirement is 3 ft. above that, for basement.
- Clustering of the mailboxes on the plan with parking.
- Details of stormwater to be worked out.
- Research the 15ft. easement for utilities, was it granted.
- Street trees lighting per Town Code.

Mr. Easton will have clarification on issues in question next time they submit.

Erinn Kolligian moved to seek lead agency status for the Type I Action: Ridgeview Commons Site Plan Application.

E. RG Lakeside Retail Motorcycle Shop: JAG 1, LLC: Application for Conceptual Site Plan by JAG 1, LLC for RG Lakeside a proposed Retail Motorcycle Shop. Applicant will need a Special Use Permit; no action will be taken. Set the Public Hearing for June 19, 2019. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

Edward Esposito, Monarch Design, Tim Barber, JAG Construction and Roger Goldsmith, owners of RG Lakeside are present. Mr. Esposito said they were here to set the Public Hearing for a Special Use Permit:

- The property is located in between the State Farm Insurance Company, owned by Dione Ramsdill and Adopt a Soldier owned by Chuck Gerber.
- There will be over 54% green space.
- Plan for a new driveway.
- In contact with SHIPO.
- In contact with DEC, Blue Lupine in the area.
- There will be a 20 ft. undisturbed buffer bordering the State Farm property.
- The area of disturbance is .935 acres.
- Test pits were done
- Emergency contacts have been notified.
- They are seeking a waiver for sidewalks, street trees and lights.
- The septic is within the 28 ft. utility easement at front.
- The building will be a pre-engineered metal building, Morton building.
- On the east side it has a 10 ft. overhang to park motorcycles underneath.
- The parking will be out-front/side.
- The business will consist of used motorcycles, apparel, and accessories.
- Deeded right of way to the Whitehead parcel will remain.

Mr. Riper's Review Letter:

- Need to submit a revised application.
- There are residential uses on the parcel to the south (Adopt a Soldier), buffering will be required.

- Look at the fire access.
- It is tight to Route 50 with turn radius.
- There's room to push the building into the parcel.
- Environmental needs to be looked at.
- A lot of gravel drive on the parcel, usually with motorcycles you would try to avoid that.
- They are asking the Board to waive the requirements for the easement.
- Add some landscaping to the plan

The Board requested the 28 ft. easement and waived the sidewalks, lights, and street trees.

Set Public Hearing for a Special Use Permit for 6:30 p.m. on June 19, 2019.

- F. JAG Construction Warehouse: JAG 1, LLC:** Application for Conceptual Site Plan by JAG 1, LLC, Tim Barber for a proposed three-phase development of JAG Construction Warehouse. Property located on Lot 8 on Blue Lupine Lane on 4.76 acres, Tax Map No. 128.-1-100; zoned C3.

Edward Esposito, Monarch Design and Tim Barber owner of JAG Construction and are present. Mr. Esposito said this was Mr. Barber's personal project, it will be the new home of JAG Construction:

- The project will be done in three phases.
- Question of paying the fees in phases, not all at once.
- There will be a shed in the back to house equipment.
- The project will be on well and septic.
- Mr. Barber has five locations and is going to consolidate three of them into this project.
- The future expansion may include the two other locations.
- The project is being phased because he is not sure of his future business plan.
- Phase one will be the office and the warehouse.
- Phase two will be the future expansion area.
- Phase three will be the storage yard and shop in the rear.

Mr. Riper's Review Letter: (pre-application, full review was not done.)

- The gravel yard storage area can not be in front of the building. It needs to be placed behind the front line of the building.
- Looks like the stormwater is inadequate for the amount of impermeable surface.
- The project is abutting Johnsons Auto and there may be some encroachment on your lot.
- Two curb cuts on the cul-de-sac.

Mr. Gabay asked Mr. Barber to explain his business:

- They are commercial/industrial design build contractors.
- They do anything from mill work to 3 or 4 story buildings.
- Heavy concrete and a lot of site work.
- Most of their equipment is usually out on projects sites.
- He will maintain and service the vehicles on the property.
- This will be a home base that will include the main offices.

Planning Board Minutes
May 15, 2019

Discussion of fees; if you are getting approved for it you have to pay for it.

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 9:22p.m. The motion is seconded by Dave Gabay, and duly put to vote, all in favor on this day May 15, 2019.

Date Approved June 19, 2019

Amy DiLeone
Executive Secretary