



**TOWN OF WILTON**  
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**PLANNING BOARD**  
**MAY 16, 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 May 16, 2018 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE**

**I. REGULAR MEETING:** Chairman Dobis calls the regular meeting to order at 6:35 PM. He requests a motion to address the April 18, 2018 Board minutes.

**MINUTES APPROVAL:** David Gabay moves, seconded by Harold VanEarden, for the approval of the meeting minutes of April 18, 2018 as written. Ayes: Dobis, Gabay, Harold VanEarden and Jeffrey Hurt, Alternate. Absent: Erinn Kolligian, William Rice, Brett Hebner, Ron Slone and David Catalfamo, Alternate. Opposed, none.

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

**IN ATTENDANCE:** Those present at the May 16, 2018 Board meeting are: Chairman Michael Dobis, David Gabay, Harold VanEarden and Jeffrey Hurt, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel and Amy DiLeone, Principal Clerk-Engineering. Absent: Erinn Kolligian, William Rice, Brett Hebner, Ron Slone and David Catalfamo, Alternate. Also present are Joe Dannible, John Lyon, David Kimmer, Matt Gabryshak and Dave Massaroni.

**II. APPLICATIONS:**

**A. EXIT 16 NORTHWAY SELF-STORAGE: Northeast Green Tech LLC:** Chairman Dobis asks Mr. Riper, Town Engineer if the plans submitted are complete for setting a hearing. Mr. Riper states that if the Board so chooses it can set the hearing. There are a few things that need to be addressed between now and the submission for the public hearing. The public hearing is scheduled for June 20, 2018 at 6:30 p.m.

**B. BURNHAM HOLLOW EXTENSION 6-LOT SUBDIVISION: North Manor Development, LLC.** Address 52/58 Burnham Road, 8.7 acres zoned R-1. It is a Type I action under SEQRA.

Dave Kimmer from ABD Engineers is here on behalf of Jeff Christiana from Berkshire Hathaway. At the previous Town Board meeting my colleague was here to amend the Ernst Road PUDD which required Burnham Road to be extended all the way to Ernst Road. The Town Board agreed to amend the PUDD so that the connector road is not required and that the existing lot could be subdivided on the condition that a utility easement be extended to the end of this property and utilities could be connected in the future. The proposed 6-lot subdivision conforms to the area requirements and the frontage requirements. Only 2 acres will be disturbed. The Applicant is looking for conceptual approval for the subdivision. Mr. Riper's review letter dated May 10, 2018, comments on progressing the drawing forward, making sure that the frontage is 100 feet at the building line; submission to WWSA application for connection; sending out plans to the emergency squad and fire department. He says conceptual approval is warranted. Any comments from the Board? None. On a motion introduced by David Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the conceptual subdivision application for the Burnham Hollow Extension 6-lot Subdivision is approved. Address 52/58 Burnham Road on 8.7 acres. Tax Map No 114.15-3-8.1; zoned R-1. The motion is seconded by Jeff Hurt and duly put to vote, all in favor on this day May 16, 2018.

On a motion introduced by Harold VanEarden, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton is seeking lead agency status for the Type I Action: the Burnham Hollow Extension 6-lot Subdivision Application. The motion is seconded by David Gabay and duly put to vote, all in favor on this day May 16, 2018.

**C. RIDGEVIEW TERRACE MIXED USE DEVELOPMENT: Matt Gabryshak**

This is a conceptual application for a mixed-use site plan proposing one building with 30 apartment units on the 2nd and 3rd floors and 7,640 sf of commercial space on ground floor. The property is located on Ballard Road on 5.34 acres. Tax Map No. 114.-2-73 zoned H-1. (Part of Ridgeview Commons PUDD) Mr. Gabryshak was before the Board last year proposing two buildings. The commercial space would be on the first floor of each building with residential units on the 2nd and 3rd floors for a total of 36 living units for both buildings. An issue was raised regarding the allowed density. Zoning Code Officer, Mr. Mykins, determined that only 30 units could be built, 15 on each of the 2nd and 3rd floors, commercial space on the ground floor and garages in the rear. The 30 units will each have one bedroom and one bath. Mr. Gabryshak indicates he has read Mr. Mykins' letter and Mr. Riper's review letter both dated May 14<sup>th</sup>. Mr. Riper responds there are a number of items that need addressing and updating on the plans and several matters the Board will have to decide on.

The original PUDD that was set up, had 22 residential lots, and 54 townhomes. The PUDD wasn't to create residential uses as a dominant land use for this site. The lots along Ballard Road were intended to be commercial according to the PUDD language. Mr. Gabryshak recounts the number of inquiries made for commercial use. Mr. Massaroni adds that they are actively pursuing day care or urgent care. Mr. Riper interjects both of those uses will require space for drop-off in the front of the building. Currently the drive aisle shown would be very narrow. The building would have to be pushed back and now is the time to consider the site layout. Also, this site has to comply with the hamlet standards: sidewalks, lighting and street trees plus a lot of engineering details need to be figured out such as storm water drainage. Although, the proposal for mixed-use building is allowed, the intent for those lots was to be commercial. It is for the Board to look at the intent of the PUDD language when it was drafted. Chairman Dobis agrees that it should be discussed but due to the absence of several Board members, he would prefer to wait.

Looking at the site layout, Mr. Riper comments that the majority of parking, the 44 parking spaces off to the right of the proposed building, is not ideal. Residents will have to walk through the parking lot, then through the building to get to their unit on the other side. It is suggested to split the parking and move the building east. Regarding the rear garages, Mr. Mykins' letter of May 14<sup>th</sup> describes "the proposed garages in the rear appear to act as self-storage. This is not an allowed use in the H-1 or R-2 zones which are the underlying districts and therefore not an allowed use in the PUDD." Mr. VanEarden asks how many garage spaces will be available. There will be 30 spaces for the building and 18 garage spaces in the rear. Each unit will have one garage space by virtue of the lease agreement. The additional garages in the back of the property are for people who have extra cars to be stored; they would have to be rented additionally. These are not to be used for self-storage. Garage space for an extra car is only available to existing residents and would be included in the lease agreement. The Chairman asks if there will be a "no sublet" clause in the lease. Mr. Gabryshak says there will be no subletting. Mr. Massaroni adds these garages are primarily for parking. A townhouse resident may use the parking in the rear. There may be space for 12 extra banked parking.

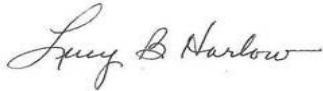
Mr. Gabryshak indicates on the plan an existing driveway where there is an easement to WW&SA for a water and sewer line. Mr. Massaroni says the water and sewer line is already being surveyed. Mr. Riper suggests that a request be made to WW&SA to move the line, so it won't impact the site. The conceptual drawings have just been sent to the engineer and those go out to bid, so there is time to make the request.

Mr. Gabay states moving the building makes sense and he is comfortable with 30 units as long as the engineering supports that. This plan is not ready for conceptual and needs to be updated in view of Mr. Riper's comments. Mr. VanEarden mentions the way the PUDD language was written, although there is room for interpretation, the commercial intent should be looked at. Chairman Dobis agrees but states that the Board can offer feedback and guidance and based on the Board members present, the 30 units makes sense.

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

**NOW, THEREFORE, BE IT RESOLVED** that the meeting of the Planning Board be adjourned at 7:10 p.m. The motion is seconded by David Gabay, and duly put to vote, all in favor on this day May 16, 2018.

Date Approved: June 20, 2018

A handwritten signature in cursive script that reads "Lucy B. Harlow".

Lucy B. Harlow  
Planning Board Secretary