



TOWN OF WILTON
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PLANNING BOARD

William Rice,
Chairman
Harold VanEarden,
Vice Chairman
Michael G. Dobis
Ron Slone
David Gabay
Brett Hebner
Jeffrey Hurt
David Catalfamo &
Michael Coleman
Alternates

Amy Dileone
Executive Secretary
Ryan K. Riper, P.E.
Director of Planning &
Engineering
Mark Schachner
Planning Board Counsel

PLANNING BOARD

May 19, 2021

A meeting of the Wilton Planning Board (“the Board”) occurred on May 19, 2021, via Zoom due to public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202.

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER:

At 6:35p.m., Chairman Rice opens the Public Hearing.

II. PUBLIC HEARING:

A. William and Judy Morris: Morr-Is-Stored Self Storage: Application by William and Judy Morris for Minor Amended Site Plan, lot line adjustment to combine three (3) lots, and Amended Special Use Permit, for Morr-Is-Stored Self Storage for expanding the existing self-storage and proposing boat and RV storage buildings. Property located on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

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

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Morr-Is-Stored Self Storage by William and Judy Morris for Amending the 2001 Special Use Permit and Site Plan to expand the existing self-storage and include the proposed boat and RV storage buildings. Property located at/on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

SAID HEARING will be held on Wednesday, May 19, 2021 at 6:30PM via Zoom due to the public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202. At that time, all persons will be given a chance to be heard. Please visit

<https://townofwilton.com/> for more information and instructions on attending the Zoom meeting.

BY RESOLUTION of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Doug Heller with LA Group and William Morris, owner are here representing Morr-Is-Stored.

Doug Heller is presenting.

General Site Statistics:

- The project includes first consolidating three lots.
- The lot off of Old Gick Road has the existing storage on it.
- There is an existing lot on Perry Road, with the existing warehouse and then there is a third lot in the back that is currently vacant.
- The project includes consolidating those three lots and expanding on the existing storage with five new storage buildings, a small little addition, and new access off of Perry Road.
- There have been no changes since we were in front of the board last month.

There are no comments from the public.

Mr. Gabay moves, seconded by Mr. Slone to close the Public Hearing.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Michael Dobis, Ron Slone, David Gabay, Brett Hebner, Jeff Hurt, Dave Catalfamo and Michael Coleman, Alternates; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary

ABSENT: Harold VanEarden

MINUTES APPROVAL: Mr. Slone, seconded by Mr. Gabay for the approval of the meeting minutes of April 21, 2021 as written. Ayes: Chairman Rice, Mr. Dobis, Mr. Hebner, Mr. Hurt, Mr. Catalfamo, and Michael Coleman, Alternates

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

IV. APPLICATIONS:

A. William and Judy Morris: Morr-Is-Stored Self Storage: Application by William and Judy Morris for Minor Amended Site Plan, lot line adjustment to combine three (3) lots, and Amended Special Use Permit, for Morr-Is-Stored Self Storage for expanding the existing self-storage and proposing boat and RV storage buildings. Property located on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

Doug Heller with LA Group and William Morris, owner are here representing Morr-Is-Stored.

Mr. Riper, Town Engineer addresses the items in his review letter dated May 14, 2021 to the Board.

- Some engineering details need to be provided such as grading and drainage.
- There are miscellaneous items that will be taken care of as the project moves forward.

Town Counsel Mark Schachner reads the SEQRA Part II questions to the Board.

Part II questions are:

1. *Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? “No or Small “*
2. *Will the proposed action result in a change in the use or intensity of use of land? “No or Small “*
3. *Will the proposed action impair the character or quality of the existing community? “No or Small “*
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? “No or Small “*
5. *Will the proposed action result in an advanced change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? “No or Small “*
6. *Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? “No or Small “*
7. *Will the proposed action impact existing:*
 - a. *Public/ private water supplies? “No or Small “Public/ private water supplies? “No or Small*
 - b. *“Public/private wastewater treatment utilities? “No or Small “*
8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? “No or Small “*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna? “No or Small “*
10. *Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? “No or Small “*
11. *Will the proposed action create a hazard to environmental resources or human health? “No or Small”*

On a motion introduced by Mr. 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 William and Judy Morris for Minor Amended Site Plan, lot line adjustment to combine three (3) lots, and Amended Special Use Permit, for Morris-Is-Store Self Storage for expanding the existing self-storage and proposing boat and RV storage buildings. Property located at/on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

The motion is seconded by Mr. Slone and duly put to vote, all in favor, on May 19, 2021.

There are no additional comments from the Applicant or Mr. Riper, Town Engineer.

Mr. Hebner questioned details of the self-storage, use, lighting, buffering; all were explained and discussed at the April 21, 2021 Planning Board meeting when Mr. Hebner was absent. Chairman Rice assured Mr. Hebner that all these items were reviewed and addressed.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant the Application by William and Judy Morris for Amended Special Use Permit for Morr-Is-Stored Self Storage for lot line adjustment to combine three (3) lots, expanding the existing self-storage and proposing boat and RV storage buildings. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated May 14, 2021. Property located at/on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on May 19, 2021.

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board has approved the Application by William and Judy Morris for Minor Amended Site Plan for Morr-Is-Stored Self Storage for lot line adjustment to combine three (3) lots, expanding the existing self-storage and proposing boat and RV storage buildings. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated May 14, 2021. Property located at/on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

The motion is seconded by Mr. Slone and duly put to vote, all in favor, on May 19, 2021.

B. Forest Grove, LLC: Forest Grove Conservation Subdivision: Application by Forest Grove, LLC for 90-Day Extension for Forest Grove Conservation Subdivision for Amended Subdivision Plan with a total of 321-lots. Property located at/on Jones Road (to the north) and near Putnam Lane on 565 acre(s), Tax Map No(s). 141.-1-25, 28, 29; 128.-1-69, 71.22, 87; 141.-2-2, 3, 4.2; 140.16-3-1 thru 6; and 140.12-3-1 thru 11 & 99; zoned R-2.

Peter Belmonte, owner of Forest Grove, LLC is here to represent Forest Grove Conservation Subdivision.

Mr. Belmonte is presenting:

- I will just walk us through what we need to accomplish. We have been working since the Planning Board has given us the approval of the Forest Grove site on dealing with the technical issues in preparation of being back to the Board for signature of the final plans and then filing of them.
- The process, due to the magnitude of the project and the size of the set of plans, has been rather laborious.
- We have been working through the process with Ryan, we've yet to complete all the tasks necessary. He was gracious enough to send us a very well detailed letter of the last items that he needed.
- I believe there was 13 or 14 items on the list, all of which were very straightforward and simple.
- We were in the process of preparing, hopefully the last revisions to the Site Plan and will get them back in the next few days.
- So tonight, we are running up against the end of the approval period. We are asking for a 90-day extension. If you have any questions, I am more than glad to entertain them.

Mr. Riper, Town Engineer addresses the items in his review letter dated May 18, 2021 to the Board.

- The letter is a check set review letter.
- # 2. The lighting of the roundabout is discussed and who will be responsible for the maintenance and expense of the lighting, the Town or the HOA.
- Mr. Belmonte is going to ask the Town Board if the Town will take on the responsibility and expense of the lighting for the roundabout.
- # 8. The donation of money by Mr. Belmonte for the future improvements along Jones Road is discussed.
- Mr. Belmonte: It is a formula, and in the formula, we had committed to a gross amount of money. From that gross amount of money, we are paying the traffic mitigation fees and paying for the roundabout, everything leftover comes in the form of a donation for the Jones Road, Ingersoll Road, and Route 50 solution when it comes about.
- #3. Widening the horseshoe shaped 12 ft. road to 14ft. with a 2ft. wing is discussed and agreed upon by Mr. Belmonte.

There is a discussion of an email sent by Erin Kirkpatrick, an adjacent property owner, voicing her concerns of no buffering in the righthand corner of her back yard. Mr. Belmonte and Mr. Kirkpatrick have agreed to meet on the property to discuss the buffering.

Mr. Riper asks Mr. Belmonte if he has a timeline for the roundabout and the entrance construction.

Mr. Belmonte: We need to get those plans signed, so we can advance the project that far along. At this point in time, all we are doing is clearing and removing stumps. They are going to start the grading; we can't move on the structures until we've got a set of plans that we know is accurately representing the end product. I would have to say, let's be optimistic, we get this done to the point where it's ready to be signed in the next 30 to 60 days. Maybe before that, we can identify that we've got a complete set of plans that we can start ordering structures off of. So, let's call that 30 days, and then it's going to take them 100 days from that point before we've got curbs in place. If we add that all up, we are talking about four months. So, it will be toward the latter part of the summer before I think we are going to really be at that point in time. By the end of the year, we should have pavement in place, landscaping in process, and hopefully a front entry sign.

Mr. Dobis comments on the loss of communication between, the Town, EDP, and Mr. Belmonte.

Chairman Rice asks if there are any more questions or concerns. There are none.

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board has approved the Application by Forest Grove, LLC for 90-Day Extension for Forest Grove Conservation Subdivision for Amended Subdivision Plan with a total of 321-lots. Property located at/on Jones Road (to the north) and near Putnam Lane on 565 acre(s), Tax Map No(s). 141.-1-25, 28, 29; 128.-1-69, 71.22, 87; 141.-2-2, 3, 4.2; 140.16-3-1 thru 6; and 140.12-3-1 thru 11 & 99; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Hurt and duly put to vote, all in favor, on May 19, 2021.

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

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:35p.m. The motion is seconded by Mr. Dobis and duly put to vote, all in favor on this day May 19, 2021.

Date Approved June 16, 2021

Amy DiLeone
Executive Secretary