

TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127

(515) 587-1939
FAX (515) 587-2837
Website: www.townofwilton.com

RYAN K. RIPER, P.E.
Director of Planning &
Engineering

MARK SCHACHNER
Planning Board Attorney

LUCY B. HARLOW
Secretary

PLANNING BOARD
JUNE 20, 2018

PLANNING BOARD

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DAVID CATALFAMO,
Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on June 20, 2018 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE
CALL TO ORDER:

I. PUBLIC HEARING: EXIT 16 NORTHWAY SELF-STORAGE FACILITY

PLEASE TAKE NOTICE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** to consider a site plan for Exit 16 Northway Self-Storage; 117,500± SF multi-building self-storage facility on Ballard Road. Applicant: Northeast Green Tech LLC. SBL 115.-1-38 on 9.68 acres zoned C-3.

SAID PUBLIC HEARING will be held on Wednesday, June 20, 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 6:32 PM, Chairman Dobis opens the public hearing. The Applicant, Northeast Green Tech LLC and Applicant’s Representative will take comments and questions after the presentation. If anyone in the audience would like to comment, please state your name and address for the record. Address questions to the Applicant, and if need be, to the Board.

Joe Dannible, of Environmental Design Partnership is here with Gerry Magoolaghan of Northeast Green Tech LLC, in the application for a proposed self-storage facility located on Ballard Road. He offers to answer any questions that the Board or the public may have. Mr. Dannible describes the location: approximately ¼ mile east of Exit 16 across the street from Commerce Park Drive. The future driveway entrance to the self-storage facility will create a 4-way intersection with Commerce Park Drive on Ballard Road. The land is undeveloped and wooded. The site has been evaluated for the existence of endangered species by DEC. The site is zoned C-3, light industrial self-storage is permitted as a special permitted use, the Special Use Permit was obtained from this Board in January 2018, which was amended in April 2018 for an increase in square footage. He exhibits an aerial

picture with the site plan overlaid. The total 117,500± SF of self-storage will be in a 3-story climate-controlled building totaling 67,500 SF and approximately 50,000 SF will be in unconditioned conventional self-storage spaces scattered throughout the site. In total 1100 units varying in size from 5' x 5' all the way up to 10' x 20' in which vehicles can be stored. Service to the site will be individual well and septic system. Parking on site for 22 cars plus an additional land bank area for approximately 44 cars meeting the parking requirement for the Town of Wilton.

A parking space analysis was done in the area and actual space required is about 4 spaces for this use. There is a 25-foot buffer of vegetation both existing and with additional plantings of evergreen trees along Ballard Road. Frontage will have an ornamental aluminum gate and fence; the rest of the perimeter will be chain link fence. Secure access will be in place for the storage areas, with a key-fob or code for tenants. Stormwater will be managed on-site. Mr. Dannible shows the Board a schematic of the 3-story building as seen from Ballard Road. He asks for any comments, questions or concerns.

Eric Rosenberg: 16 Craw Lane

Please flip back to schematic of the exterior. Self-storage facilities by nature are on the ugly side of exterior appearance. This is a 3-story building that, even with the trees, will stick out like a sore thumb. Is there anything that can be done to make the exterior siding appear less institutional.

Mr. Dannible: Speaking to that, we're doing an edged corner to the building which will be at the main entrance. We have 3 stories with some glass façade and coloring associated with that at the entrance. In comparison to what is in the area immediately adjacent to the site, this project will be a much more attractive building than exists on Ballard Road. Board Member David Gabay interjects that the land is zoned commercial (light industrial use).

Mr. Rosenberg requests that you try to address the issue of the exterior appearance to soften it up, make it more consistent with the type of look we're trying to maintain here in Wilton, commercial buildings notwithstanding. I'm not suggesting that it should be dramatically different, there are things that can be done to the exteriors of these kinds of buildings.

Toni Sturm, 41 A Parkhurst Road

In keeping with the prior comment, I have concerns about the amount of stormwater drainage. That is a tremendous surface area of buildings and I assume it's all going to be asphalt all around them so you're adding in . . . granted it's split in just two sides due to the way the property runs but it's still a tremendous one flow on each side and there's very creative ways of doing ponds and gardens that work on stormwater runoff, that might address the design features.

Mr. Dannible: the stormwater management system for this site has been designed in full accordance with NYSDEC stormwater regulations and we meet the quantity and quality requirements with the levels of infiltration rates that exist on the site. There is very permeable soil, so the proposed runoff goes into the basins and infiltrates back into the ground. What we're designing for both water quality and water quantity meet or exceed NYSDEC standards. Mr. Gabay: If you are talking about ponds or retention ponds they have the propensity if they are stagnant to create an environment for mosquitoes; a huge problem now. In terms of what the project is and what is required, this proposal is certainly in compliance. Plantings, something to soften up the exterior of that building would be desirable, but this is a commercial (C-3) zone. In contrast with what is across the street with the

commercial and industrial uses there, this is a much softer visual impact than what already exists. I agree with the comments made by members of the audience, but as long as they are meeting the constraints and improving what now exists, I am comfortable with this plan.

Mr. Rosenberg: I don't believe that across the street there are 3-story buildings. The big concern on my part, is the fact that it's 3 stories. There are things that can be done to soften up the exterior appearance which would be more in line with the feel we're trying to keep in Wilton.

The Chairman asks if there are any other comments from the public, or the Board. If not, is there a motion? On a motion introduced by William Rice and seconded by Ron Slone; duly put to vote, all in favor on this day 20th day of June 2018, the public hearing is closed at 6:45 pm.

REGULAR MEETING: Chairman Dobis calls the regular meeting to order at 6:46 PM. He requests a motion to address the May 16, 2018 Board minutes.

MINUTES APPROVAL: Ron Slone moves, seconded by Harold VanEarden, for the approval of the meeting minutes of May 16, 2018 as written. Ayes: Erinn Kolligian, William Rice, Ron Slone, David Gabay, Harold VanEarden and Jeffrey Hurt, Alternate. Opposed: none.

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

IN ATTENDANCE: Those present at the June 20, 2018 Board meeting are: Chairman Michael Dobis, David Gabay, Harold VanEarden, Erinn Kolligian, William Rice, Brett Hebner, Ron Slone, David Catalfamo, Alternate 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.

II. APPLICATIONS:

A. EXIT 16 NORTHWAY SELF-STORAGE FACILITY: Northeast Green Tech LLC: Chairman Dobis asks Mr. Riper, Town Engineer, for his comments. Mr. Riper states that the Applicant has been working on the project for some time and has addressed all of the Board's comments and suggestions. The Board must decide whether the plan should include a 28-foot municipal easement along Ballard Road which is required. It was discussed at prior meetings and there was an interest in the 28-foot easement however the Board commented that the lights, street trees and sidewalks were not necessary. If the Board so desires, it should be included in the final motion. Also, a curb-cut permit is required from SCDPW. All other items are administrative. Mr. Dannible addresses Mr. Riper's comments. He has been in contact with SCDPW and they don't see any problem with issuing a curb-cut permit at this location. A sight distance evaluation has been provided to the Board. As far as the easement, the Applicant has no problem granting the 28-foot easement, but he points out the Applicant is proposing a 25-foot buffer with existing trees and vegetation that together proposed plantings that is located about 15' from the ROW and then back another 25' from there so with the easement there is an overlap of about 13' to plantings and trees. Mr. Riper says the easement would likely be for utilities, rather than sidewalks.

Ms. Kolligian recalls seeing a picture with some plantings around the building. Mr. Dannible: the front and rear of the building has asphalt right up to it. Mr. Slone: there's some confusion. Have you

showed us this picture with the green before? Dannible responds: that picture was of a building of similar architectural features and a different color. Mr. Slone: I thought we saw landscaping on one and I don't remember seeing the green before. Dannible: we can work with doing some landscaping. Ms. Kolligian: some low plantings and grasses to soften it up, to eliminate that sharpness. Applicant Mr. Magoolaghan: you did see another picture that was put out by our architect as a rendering. Some plantings on the northeast side parallel with Ballard Road could be incorporated. There is stone detail and the metal. As far as the color, it can be altered, but it will be a shade of green. Mr. Slone: a different shade would be my preference – it seems loud especially at 3 stories. Some different shades could be provided for Mr. Riper's review at final. The Applicant is looking for preliminary and final approval, it could be based on the condition that the green be toned down and incorporate landscaping along that northeast side. Mr. Rice asks how far is the building from the road? About 70 feet from the ROW, another 20 feet to the pavement, about 90 feet total. The roof is flat with a small parapet, the building height is about 32 feet. Mr. Rice adds there is a lot that can be done to dress up the building. The color is a beige/gray, instead of all vertical metal, some horizontal could be added to the façade to add some depth. A different shade of green is no problem. Further discussion of what is appropriate in a commercial/industrial zone follows with a comparison with the industrial park across the street. The Board has no more comments and the next action is SEQRA review.

Justin Grassi, Town Counsel, states this is a Type I Action so a Full Environmental Assessment Form was prepared, Part I was completed on May 30, 2018. If there are any comments or questions, the Board should ask the Applicant, but if not we can continue to Part II. There are 18 "threshold" questions, each is initially answered with a yes or no, if the Board is confident that the answer to the question is no, then there is no need to review the small lettered items under the threshold question. If the answer is yes, it will be necessary to answer the small lettered items for that question. If the Board isn't sure, the Board should look to the small lettered items as well. In part II, there is a reference to the question number in Part I of the FEAF. The choice of answers is "no, or small impact may occur or, moderate to large impact may occur." The Board, answering the Part II questions that there is "no or small impact," is instructed by Mr. Grassi to move on to Part III Determination of Significance, to determine if there any significant adverse impacts. The Board responds there are none. The SEQRA review having been completed, Chairman Dobis ask for a motion for a negative declaration. 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 Preliminary Site Plan by Northeast Green Tech LLC for the proposed construction of Exit 16 Northway Self-Storage, a 117,500± Sq. Ft. multi-building self-storage facility containing 1,100 storage units, located on Ballard Road, on 9.65 acres. Tax Map No. 115.-2-38; Zone C-3. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day June 20, 2018.

Chairman Dobis inquires whether the Board wants to move on preliminary approval. On a motion introduced by William Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED: that the Planning Board for the Town of Wilton approves the Preliminary Site Plan by Northeast Green Tech LLC for the proposed construction of Exit 16 Northway Self-Storage, a 117,500± Sq. Ft. multi-building self-storage facility containing 1,100 storage units, located on Ballard Road, on 9.65 acres. Tax Map No. 115.-2-38; Zone C-3. The motion is seconded by Ron Slone, and duly put to vote, all in favor on this day June 20, 2018.

The Chairman suggests that if a Board member wants to make a motion for final approval, it can be conditional on the suggestions discussed earlier: having Mr. Riper as Town Engineer review the color or shade of green on the revised plans. The Board agrees and that will be incorporated in the motion. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED That the Planning Board for the Town of Wilton approves the Final Site Plan by Northeast Green Tech LLC for the proposed construction of Exit 16 Northway Self-Storage, a 117,500± Sq. Ft. multi-building self-storage facility containing 1,100 storage units, located on Ballard Road, on 9.65 acres. Tax Map No. 115.-2-38; Zone C-3 conditioned upon the compliance with the requirements of the Town Engineer, Ryan Riper's letter dated June 18, 2018; and the submission of updated color and landscape rendering, and **IT IS FURTHER RESOLVED** that the Applicant transfer a 28-foot Utility Easement to the Town of Wilton before final plans are stamped and signed. The motion is seconded by Ron Slone, and duly put to vote, all in favor on this day June 20, 2018.

At 6:55 pm Brett Hebner replaces Jeffrey Hurt, the alternate.

B. BURNHAM HOLLOW EXTENSION 6-LOT SUBDIVISION: North Manor Development, LLC. Address 52/58 Burnham Road, 8.7 acres zoned R-1.

David Kemmer from ABD Engineers is here on behalf of Jeff Christiana, the Applicant, for the 6-lot subdivision at the end of Burnham Road. The six lots will be complete with a proposed sewer and water extension to the end of the property to accommodate future development of the adjacent property on Ernst Road. Conceptual approval was given by the Board last month. Details have been discussed with Mr. Riper; the SC Sewer District and the Wilton Emergency/Fire Department. The Applicant is seeking preliminary approval. Mr. Riper states that updated drawings have been submitted and if the Board so chooses, it can go ahead and set the public hearing. **Chairman Dobis sets the public hearing on July 18th, 2018 at 6:30 pm.**

C. RAMSDILL OFFICE BUILDING, SPECIAL USE PERMIT: Dione Ramsdill

Application for Special Use Permit for vacant existing building for use as a small business office. Property located at 4285 NYS Rt. 50 on .44 acres. Tax Map No. 141.-2-35; Zone RB-1. David Carr from the LA Group is representing Dione and Chris Ramsdill who would like to proceed with the required public hearing being set.

Mr. Carr describes the building as once being a church, built in 1850 and remained a church until 1986. Site plan approval was granted in 1988 for an office building and after that it was continually used as an office building. The existing site is much the same with a gravel parking lot. It has been vacant for over two years. The proposal is to reconstruct the parking lot, pave it, and fix the walkways. A handicap ramp is required. Due to the building floor being 7 feet above Rt. 50, and the 3 doors are at different elevations, the ramp has to be almost 90 feet long. He has discussed several options with Mr. Riper.

Chairman Dobis suggests an exterior lift elevator due to the floor height problem. Ms. Kolligian mentions that was done at the McGregor Golf Club building. Mr. Riper comments on the expense and it's a maintenance item. Mr. Carr: we would consider it. the Applicants do not want to impact the front of this historic building asked Mark Mykins whether a variance for the handicapped access was possible. There is no possibility for a variance. Mr. Ramsdill also asked Mr. Mykins about the exterior lift and was told that there are several throughout the Town. The concern is the impact to an historic building. There is no other access except through the front door that is feasible. Town Historian, Ms. Wouterz talked to Mr. Mykins and he advised that a lift like at McGregor. The roof of the building is unique and historic. She thinks they could disguise a lift with some lattice. Mr. Gabay comments the footprint of a lift is not intrusive. Mr. Riper asks if they have considered putting access to the rear. Mr. Carr will look at that again, the obstacles that existed have been removed. Then the ramp would be coming down the side and not crossing the front entrance. Mrs. Ramsdill: if a lift was installed you would still have to access it. Due to the slope, Mr. Carr says it can't be on the closest side of the parking lot.

Eric Rosenberg has question about the Zoning Code for the granting of special use permit for small business office in the RB-1 district. The minimum lot size is 40,000 SF. This lot is .44 acres, about 19,000 SF. The lot is not eligible for a SUP. How is that being addressed? Why isn't there a requirement for a variance? Several Board members cite the fact that this use is pre-existing non-conforming. This is an existing lot, not one that is being created. Mr. Riper adds that this is a pre-existing commercial parcel of land. Mr. Rosenberg: is there an ordinance that says if you come before the Board for a SUP. What is the basis? Mark Mykins would be the person to answer that. Mr. Carr says both he and the Ramdill's spoke to Mr. Mykins and they were instructed to take this direction. The building was used for a church since 1859 and that predates any ordinance that might be in existence now. Mr. Grassi: At this point the Board has received the application. The Code Enforcement Officer has already reviewed it so presumably the Board can move forward and assume that no variances are necessary. If the Board has concerns, it can request a formal determination, if that already has been made. It doesn't sound like that is necessarily the case. It is correct to say that Town ordinances must be complied with. If this comes down to a decision that needs interpretation, Mr. Mykins has the absolute authority to make that determination and use what provision is being referenced for his decision. Mr. VanEarden: this Board does not act arbitrarily; the public hearing will be set based upon the determination by Mark Mykins. No action is being taken tonight. Chairman Dobis will set the public hearing for next month and within 30 days the matter of what the legal basis is and who has authority to act on it can be investigated. If it is determined that the Applicants need a waiver or a variance the appropriate action will be taken. Mr. Grassi adds that even if this Board disagreed with the determination, there is an opportunity to appeal it by the proper mechanism of going to the ZBA.

The 1988 site plan will have to be amended. **Chairman Dobis sets the public hearing for July 18, 2018 at 6:31 pm.**

**D. APPLICATION FOR WAIVER OF NORTHWAY CORRIDOR OVERLAY DISTRICT:
Lisa and Tom Stover**

Applicants are seeking a waiver from the Planning Board of the Northway Corridor Overlay District 100-foot buffer for the proposed deck and existing pool. The requested relief is 28 feet from the no-cut buffer. Property located at 36 Glenburnie Drive, Tax Map No. 128.17-1-2 Zone R-1. Mr. and Mrs. Stover are present to request the waiver and the relief. Mr. Stover states that when he bought the house in 2004, the developer gave no indication that the 100-foot corridor started at the fence between their house and the Northway, he believed there to be no impediment to making improvements or adding amenities up to the fence line. He describes the dimensions of the pool which has been installed; the deck and the shed. He applied and received a building permit for the pool and for the shed. When applying for a permit for the deck, architectural stamped plans were required because the deck was over 250 SF. Some changes were made to the plans and everything was submitted. Mrs. Stover called to ask whether the permit had been issued and she was advised by zoning clerk that a portion of the deck was in violation of the Northway Corridor buffer. If we had known we only had 21.4 feet off the back of our house to make improvements they would not have bought the property. The pool is 18 feet in violation, and deck and shed are also within the buffer. Ten additional feet is needed for the deck for a total of 28 feet of relief. The photos the Board has show a large berm behind the fence. The trees have not been removed. Mr. Ripper: the intent of the buffer is noise reduction and visual buffer that benefits the property owners. Chairman Dobis concurs and asks the Board for their comments. Mr. Gabay states that the applicants have acted in good faith. Mr. VanEarden says this is the first time this issue has come before the Board during his tenure. He and other Board members agree that they have seen structures from the Northway that are probably in violation. The Board is mindful of setting a precedent. Mr. Hebner: the meeting minutes should reflect that we don't want to create a precedent, but the intent of the 100-foot buffer regulation is around clearing, creating a buffer, so the fact that the applicants haven't been clearing vegetation, that there is an existing berm, these are mitigating factors. That together with the fact the applicants have come before the Board to obtain the waiver and want to be compliant, is evidence of good intent. They would like to plant some shrubs along the edge of the tree line that will be within the 28 feet being requested. On a motion introduced by Mr. VanEarden, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED: that the Planning Board for the Town of Wilton approves the application for waiver by Tom and Lisa Stover for the requested relief of 28 feet from the Northway Corridor 100-foot no-cut buffer. Property located at 36 Glenburnie Drive, Tax Map No. 128.17-1-2 Zone R-1. The motion is seconded by Erinn Kolligian and duly put to vote, all in favor on this day June 20, 2018.

At 7:40 pm the Board takes a break. The meeting reconvenes at 8:00 pm.

Erinn Kolligian recuses herself. Jeffrey Hurt, Alternate, takes her place.

E. ADIRONDACK TRUST BANK SITE PLAN AMENDMENT: ADIRONDACK TRUST COMPANY: Dean Kolligian

Application for Site Plan Amendment for project compliance with H-1 requirements for sidewalks, street lighting, signage and water and sewer connection when rebuilding the Adirondack Trust Bank-Wilton Branch building, located at 650 Route 9 on 1.37 acres. Tax Map No. 140.13-1-19 Zone H-1.

Dean Kolligian from Adirondack Trust Company and Jerred Tetrech of Elan Planning and Design are here to present the amended site plan for the existing site at 650 Route 9. The purpose this evening is to present the design that will be compliant with the H-1 zoning requirements. The Applicant (ATC) received approval for minor site plan with conditions in place for the installation of sidewalks and site lighting. He describes the Victorian style street lights; the signage will be relocated and redesigned with new logo. Some of the sidewalk will be contained in the NYS Right-of-Way. There is another section that connects to the adjacent property. A recent survey revealed issues with current storm water management areas on the bank's property as well as within the State ROW. The result is a serpentine look to the sidewalk. Ultimately this will be contingent upon NYSDOT which has final authority over where the sidewalk goes. Mr. Rice asks if there has been any response from DOT. Mr. Riper says the application is in process, he has called DOT to request a site visit to look at the layout. This design pulls the sidewalk away from the intersection. There are utilities to consider. DOT may, on the southern end of Route 9 at the curb-cut of the entrance, change that layout due to the "no logical termini" to the sidewalk. Mr. VanEarden asks what happens if DOT says no, not in their ROW. DOT agrees that sidewalks should be put in the Public ROW so there should not be an issue with the sidewalk, it is the same in the Town Code. This is a unique situation where your pulling away from the ROW; they have the little extension which would connect to the existing crosswalk on Northern Pines Road, a Saratoga County Road, and that will need County approval. This site will require multiple agency approvals.

Since the Board's approval of April 18th for Minor Site Plan Amendment, ATC has received feedback from the emergency responders. The fact that this area is a heavily traveled corridor, not just on Route 9 but also Northern Pines Road. The emergency responders are concerned about the proximity of these sidewalks to the roadway so discussions with them will continue. Mr. VanEarden asks the nature of the discussion. Their concern that the sidewalks are in a heavily trafficked area, a serious look should be made where these sidewalks go, how they parallel Route 9, and how close they are. DOT will have input. There are no existing sidewalks, so there is no feedback or any prior history; they need to be in the appropriate location. The distance from ATC property line to the Rt. 9 pavement is 10-feet. An additional 6 to 7 feet from the property to where the sidewalk begins. Ron Slone, David Gabay and William Rice have a positive response to the layout.

The proposed water-line route is discussed. ATC has voluntarily elected to connect to the municipal water supply. The well-points on the current site have been adequate, but since the fire it was important to install a fire-sprinkler system in the building. Mr. Kolligian describes the options in connecting to either the system in place on Smith Bridge Road at Belmonte's development or south of Park Place running south on Rt. 9. The Rt. 9 option would provide two possibly three new hydrants for the fire departments. ATC has elected this option to better serve the Wilton

community. The distance is 950 feet from Park Place going south via directional drilling and then cross over just north of the Northern Pines Road intersection with Rt. 9 and cross under Northern Pines Road, cut through ATC's property line to the rear point, stub off and continue the project in conjunction with WW&SA to provide an extension for a closed-loop system, altogether 1100 feet of 8-inch HDGE pipe will be installed. If CVS or Dunkin Donuts have to make modifications or have trouble with their water quality, DOH may cause them to hook-in, but it's a Building Code issue. CVS, by site plan, is required to connect because of the dry-sprinkler system in their building.

SEQRA review is complete, but the SEQRA determination should be amended to indicate no new or different significant environmental impacts not previously evaluated. Mr. Riper states the site plan amendment requires DOT and county approval for sidewalk as well as the drilling. If ATC changes the layout, would the Board want to see it again or if they are okay with this layout with minor modifications by DOT. That's the Board's decision. The approval should be contingent upon DOT and Saratoga County's approval of the sidewalk layout . Mr. Riper suggests submitting their application now to WWSA and DOH for processing and review. Mr. Grassi suggests the Board have a motion

that there were no new or different environmental impacts that weren't previously evaluated just so it's on the record as a separate motion under 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 amends the prior SEQRA determination to indicate no new or different significant environmental impacts not previously evaluated. The motion is seconded by Harold VanEarden and duly put to vote, all in favor on this day June 20, 2018, and be it

FURTHER RESOLVED: that the Planning Board for the Town of Wilton approves the Site Plan Amendment for the Reconstruction of the Adirondack Trust Bank contingent upon the compliance with the following conditions:

1. Town Engineer, Ryan Riper's review and approval of the updated site drawings of the sidewalk and the extension of the WWSA water main from 665 NYS Route 9 (Park Place) to the subject property, Tax Map No. 140.13-1-19.
2. The Town Engineer's final review and approval of the placement of the sidewalk.
3. The review and approval by the NYS Department of Transportation and the Saratoga County Department of Public Works of the sidewalk layout.
4. That the Wilton Water and Sewer Authority, the NYS Department of Transportation and the Saratoga County Department of Public Works authorize the improvements referenced above before a Certificate of Occupancy is issued.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor on this day June 20, 2018.

Ms. Kolligian returns to the Dais.

F. FOREST GROVE CONSERVATION SUBDIVISION: Forest Grove LLC

Application for a Conservation Subdivision for single-family residential units on 7 different tax parcels totaling 550± acres of land. Details of subdivision plan are contained in the EDP Project Narrative. Parcels of land are located near Jones Road and Putnam Lane in Zone R-2.

Mr. Dannible and Forest Grove LLC represented by Peter Belmonte, are here to present a conceptual application for a conservation subdivision plan with 310 residential lots in a development consolidated on the southern end of the site with vast areas of open space and a trail network. This project has been in the works in various forms. This plan is being described as a “premier subdivision of the Capitol District.” Mr. Dannible describes the location off Putnam Lane which intersects Jones Road. The site is primarily wooded, some abandoned farm fields and a sand mining operation. Both the NYS Office of Parks, Recreation and Historic Preservation and the NYCDEC have reviewed the site with a response of no impact to archaeological resources or to any endangered species. Of the 4 acres of wetlands there was no finding meeting DEC criteria. Ground water monitoring and soil test pits have been dug to evaluate the ground water elevations, about 60-70 pits dug over the past ten years.

Mr. Dannible gives some details about the traffic impact study Greenman Pedersen and VHB prepared in March 2018 at the Town’s request. Mr. Belmonte paid the cost associated with that study. The traffic impact based on the number of units being proposed has been analyzed taking into consideration the intersection of the subdivision entrance on Jones Road, and the Route 50, Jones Road, Old Gick Road and Ingersol Road intersection. The traffic impact would be an increase of 310 cars on Jones Road, the most highly traveled Town road in Wilton. Improvements where the subdivision entrance will intersect Jones Road will be needed. The preferred alternative for the intersection is a three-way roundabout. The vehicle traffic on Jones Road would be a continuous flow and there would be a leg to the north for Putnam Lane. The proposed roundabout on Jones Road would be part of phase one or two of the Forest Grove Subdivision. There is a substantial cost associated with the development of the roundabout that the Mr. Belmonte has agreed to build as the entrance to this community. The completion of a hundred units will trigger when the improvements on Jones Road need to begin. Mr. Belmonte will also be contributing a monetary fund to the community in the form of traffic mitigation fees and other contributions to a proposed dual roundabout or a future proposed dual roundabout for Ingersol, Jones and NYS Route 50. The Forest Grove project will be contributing over a million dollars for these improvements. Ms. Kolligian asked about a second entrance. Mr. Belmonte said there was a possibility of emergency access. Mr. Dannible said they had no physical access to Bullard Lane and Scout Road was 2.5 miles away from any proposed roads they have. Emergency access will be gated with a lock box on it and the emergency services will have a universal key.

Mr. Dannible describes the Forest Grove project in more detail. The proposal is for five different unit types and neighborhoods within the land associated with the 310 residential lots:

1. Neighborhood A: Two unit types, urbanistic streetscapes, 56 single family dwellings mimic Smith Bridge Development depicted in red. 54 Townhouse units, highlighted in blue. Both HOA and maintenance free. Earth berm in the back yards and community center.

2. Neighborhood B: Three different types of units. First group similar to Sonoma Grove, second group similar to Pinebrook Landing and Eastridge.
3. Neighborhood C: 90 units similar to neighborhood B with a trail system trying to use many of the existing logging roads. Two-mile Neighborhood loop with fitness stations.
4. Neighborhood D: Last leg of the community, larger lots, more expansive homes and more expensive homes.
5. Neighborhood E: Estate single-family homes Proposing extra wide cul-de-sac and eyebrows to create a gated feel to this section of the community.

Mr. Belmonte proposes a community center or a clubhouse with room for small events, with amenities such as a gym, a pool and room for outside events; open space as part of a dedication to the Town, (or HOA or privately owned open space.) There will be a boulevard entrance with mail kiosk and four miles of Town road. Mr. Belmonte is predicting an 8-10-year build-out.

Other measures:

1. Realign the last 500 to 600 ft. of Putnam Lane bringing it into the first leg of the community and to create a safer intersection.
2. Extending sewer and water underneath the Northway.
3. All green areas in the boulevards, the centers of eyebrows and the centers of the cul-de-sacs would all be town land but there will be a maintenance agreement that the HOA would maintain the landscaping associated with all those green areas.
4. All of the lots have varying side yard setbacks. The Applicant is looking for this Board to grant a waiver to cover the varying side yard setbacks as the lots change.

Mr. Belmonte: In each of the different living areas in the community the lot width changes and as the lot width changes their sideline buffers change. In some cases, they are asking for the Town to give special consideration to do smaller lots and smaller sideline buffers and front yard setbacks. In the larger lots we're asking for very large setbacks, so we see this whole thing as being a blend of different types of living, different types of lot styles and in return the setbacks are changing with the blend and the lot size. Mr. Dannible had made a point before we are asking for some lots that are below what the typical reduction in size are for setbacks and for lot size, but in other areas we're asking for you to double them instead of cutting them in half. I just wanted to point that out and make sure that what he had asked for in 7.5 ft. wasn't typical throughout the entire community. He is asking for reduced setbacks, reduced lot areas; not an increase in density. We are entitled to the 282 lots, the only density up for consideration is the 10% bonus for the land dedication.

Chairman Dobis asks the Board if anyone has a problem with granting the waivers. All Board members respond they do not.

Mr. Dannible and Mr. Belmonte would like to have a discussion with the Board to see what their feelings are about making a recommendation to the Town Board for acceptance of 370-380 acres of land that is open for dedication identifying either their desire to accept the dedication of all or a portion of this land and identify some of the uses they anticipate seeing in these open space areas. Both would like to hear Board's ideas on uses and the trail system.

The proposal to the Town Board would entail accepting the land and the uses proposed as follows: 370-80 acres of open space together with Town owned 40-acre parcel used as passive open space with trail connections and passive recreational uses (could be developed into a 400-acre passive

town park). Greenbelt leading out to Jones Road. Proposing two trailhead locations: at the end of Scout Road and the end of Putnam Lane. Both will have gravel parking lots for 5-10 vehicles. Proposed mountain bike trail on north end; 3.5 mile of paved trails similar to Sonoma Grove; 5ft. wide asphalt path with a 3ft. wide gravel shoulder it would accommodate emergency vehicles.

We would like to get a recommendation from the Planning Board for the dedication of all 375 acres to the Town of Wilton to develop what could be roughly a 400-acre park of contiguous use with the caveat that a no-cut buffer be established along the rear yards of the residential units on what it being called the Southside, and the surrounding area would be maintained in perpetuity as a passive recreational use. That's roughly half of the land we are looking to dedicate to the town.

Mr. Hebner: There is a land-locked parcel that the town owns. I'm not sure comparatively how many acres that is to Gavin Park, which is at the point of not being able to grow anymore. We have an opportunity to have this huge piece of Town land and the Town Board and its process of engaging the community in what type of uses they would like to see in the Town Park. This project makes that land accessible. What you are proposing is a very passive recreation approach, which is great, and a lot of people would like that. I think the Town Board should have free rein, again in communication with the folks who are interested in developing other types of recreational opportunities given the saturation of Gavin Park. This is an opportunity to use that land in ways other than passive or have a mixed potential. The 375 acres is obviously a huge benefit to the Town and what you are trying to accomplish with having a no-cut buffer I think that's certainly something that would be a reasonable request. I don't like the idea that you are trying to circumscribe the uses of that piece because we're not going to get many more opportunities in this town to develop a mixed-use recreation for a broader use than just the neighborhood.

Mr. VanEarden: I think it's a valid point if the Town were to own all the acreage you definitely would want something so that the entire area around the various neighborhoods couldn't all of a sudden become ball parks.

Mr. Dannible: I think everyone likes the idea that we are providing a couple hundred acres that could ultimately be developed into an active park area if the Town deemed appropriate 10-20 years down the road; also recognizing the need to preserve the land on the south and the associated vegetation. No strings attached to the land 300-400 feet above the north end of the cul-de-sac.

Mr. Belmonte: If the Town wants to development a new Gavin Park on the northern side of the property for 200 acres of the land have at it and do whatever you want. Access to that land through Scout Road will be given to the Town. We are going to put a parking lot on Scout Road and you have frontage along Scout Road. That is a large parcel and we're proposing that no restrictions be put on it; just give it to the Town.

Mr. Dannible asks the Board to consider granting conceptual approval. Mr. Riper responds that he just received this plan today. We haven't had time to look at the new layout of the boulevard and I would like the Planning Board to look at the boulevard layout and think about the sidewalks. It's a good layout and obviously you thought about this in extensive detail, where homes are not adjacent to the exiting boulevard and no homes on the boulevard with all the traffic. The Planning Board needs to think about this trail network, if there are any other passive recreational opportunities, because it's been something Joe and Peter have been thinking about what to do here. There are some

details that I wanted to look at and question before we get too far. Mr. Riper suggests they might present to the Town Board on July 5th and come back to the Planning Board on July 18th. The Board consensus is that it makes total sense for the Town to take the open space as described and recommends they go before the Town Board.

Mr. Grassi: The language of the recommendation can be in whatever level of detail you want. Ms. Kolligian suggests: that they accept the donated property as proposed, the 550 acres of land located near Jones Road and Putnam Lane with the condition that the southern portion of the developed area has some restrictions on no-cut buffers, leaving the vegetation as is between the residential area and the highway. She requests that a visual line be marked on the plan, so the Town Board can see what we were talking about. On a motion introduced by Harold VanEarden, the Board adopts the following resolution:

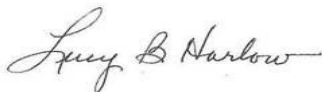
NOW, THEREFORE, BE IT RESOLVED: that the Planning Board for the Town of Wilton recommends that the Town Board consider the acceptance of the open space with some restrictions about clearing in the southern portion of the site to be determined. The lands are located near Jones Road and Putnam Lane in Zone R-2. The motion is duly put to vote, all in favor on this day June 20, 2018.

Chairman Dobis commended the project for all it is giving back to the Town. We appreciate all the time and energy you put into this. Like I said we do want this to be the premier development in the Capital Region. He gives credit to Ryan Riper, Town Engineer, who has been extremely aggressive in pursuit of grant money for infrastructure projects within the Town. Mr. Riper is doing an excellent job.

IV. 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 9:42 p.m. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor on this day June 20, 2018.

Date Approved: July 18, 2018



Lucy B. Harlow
Planning Board Secretary