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PLANNING BOARD
JULY 20, 2016

PLANNING BOARD

MICHAEL G. DOBIS,
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HAROLD VAN EARDEN,
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ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER, Alternate

RICHARD FISH, Alternate

A meeting of the Wilton Planning Board (the “Board”) occurred on July 20, 2016 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

REGULAR MEETING: Michael G. Dobis, Planning Board Chairman, called the regular meeting to order at 6:30 PM.

MINUTES APPROVAL: Sue Peterson moved, seconded by Erinn Kolligian, for the approval of the meeting minutes of June 15, 2016 as written. Ayes: Slone, VanEarden, Gabay, Kolligian, Peterson, Rice, Dobis. Opposed: None.

Those present at the July 20, 2016 Planning Board (“the Board”) meeting are: Chairman Michael Dobis, Ron Slone, David Gabay, Harold VanEarden, Erinn Kolligian, William Rice, Sue Peterson, and Ryan K. Riper, P.E., Director of Planning and Engineering. Absent: Alternates: Brett Hebner and Richard Fish. Also present are: Peter Belmonte, Dave Massaroni, Jeanne Wouterz.

I. OLD BUSINESS: The Board adopted a resolution on June 15, 2016 approving the Walmart Amended Site Plan. A resolution is needed to reflect the Board’s agreement to waive the parking space requirement for the Walmart Store on Old Gick Road. On a motion introduced by David Gabay, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the waiver of the current parking space requirement for Walmart which is 4.54 parking spaces per 1000 square feet and approves the reduction to 4.31 parking spaces per 1000 square feet. The property is located on Old Gick Road and Lowes Drive on 21.65 acres; Tax

Map No. 153.-3-110 zoned C-1. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor, on this day, July 20, 2016.

II. APPLICATIONS: SONOMA GROVE CONSERVATION SUBDIVISION FORMERLY FLORAL ESTATES VI: This is an application for final approval of a 66-lot conservation subdivision on 159.9 acres zoned R-2. Peter Belmonte is representing the applicant Floral Estates, LLC and confirms that the whole project will be now known as Sonoma Grove in order to differentiate from the existing Floral Estate Phases I - V neighborhoods. Sonoma Grove is on the south side of Louden Road, east of the intersection with Ingersol Road and Louden Road. There will be 64 home sites with a total of 66 lots. The new subdivision will be connected to Floral Estates by a pedestrian path. The development rights from the north side of Louden have been transferred to the south side. The existing landowner on Lot 1 may come in for a second lot and that has been incorporated in the density calculation for the overall parcel of land. Mr. Dannible of EDP has been in communication with Ryan Riper working out the details of the final subdivision plans. Mr. Belmonte believes most of the details have been addressed but will endeavor to answer any additional questions Mr. Riper and the Board have.

Mr. Riper asks what will be the responsibilities of the proposed Homeowner's Association since it isn't a typical HOA. The HOA for Sonoma Grove will be responsible the mail kiosk which is in the center of the boulevard, the entryway sign and some scattered landscaping elements throughout the neighborhood within the Town's right-of-way. This includes the lighting and the HOA will pay for the electricity and maintenance of the lights. Mr. Riper adds that item four of his letter of 7/11/16 contains requirement that the HOA must have hold harmless language for the Town (maintenance of Town owned lands). That language should be submitted to the Town in the form of a legal document for review by the Town Attorney.

One of the common problems with the boulevard entrance is how to get the trucks in that are needed for construction without damaging the islands. The island at the boulevard entrance has been pushed back and will have roll-up curbs to make way for the construction vehicles/heavy equipment that will be going back and forth. The boulevard design is traffic-calming; it is more decorative with paving that will have embossed pattern. The mail kiosk is in the center of one of the islands of the boulevard with a turnoff on each side so when pulling in or pulling out of the neighborhood there will be a place to safely park. The kiosk will be covered and in the Town's ROW but will be serviced and maintained by the HOA which is financially responsible for its upkeep.

Sonoma Grove will be in two phases which is shown on the map provided to the Board. Due to the location of the sewer in the back and water main coming in the front, the roadway will be cleared throughout the neighborhood. The road will be in its completed form to the division line where the second phase begins. There is a lot of cut and fill on this site which will be done first. The subdivision will be marketed by illustrating the entire development.

Mr. Rice asks if the lot owners in Floral Estates adjacent to the trail have been informed of the trail being put in. Mr. Belmonte says that originally there was to be a road in the location of the trail. The homeowners were adamantly opposed to the construction of a connecting road and now are happy about the change in the design to a trail.

There was a discussion early on about one adjacent land owner: Mr. Riper advocates a field visit and Mr. Belmonte has agreed to in-fill the woods with low level vegetation if necessary. There is about 200 feet of separation which is heavily treed between the adjacent landowner's property line and that of the subdivision.

Mr. Riper comments on the design of the boardwalk structure. It needs to meet ASCE design standards for load bearing and have slip resistant surfaces. Mr. Belmonte mentions the need for curbing and a hand rail. The trail is not vehicle compatible.

Mr. Belmonte requests final approval from the Board. 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 approves the final application for Floral Estates VI, a 66-lot conservation subdivision now known as Sonoma Grove Conservation Subdivision with the following conditions:

- Compliance with Subdivision Regulation pursuant to Town Code Chapter 109, and
- Compliance with the items listed in a letter from Ryan Riper dated July 11, 2016.

All requirements of SEQRA have been met. The property is located on Loudon Road on 159.9 acres. Tax Map Nos. 154.-1-22 and 154.-1-25.1 zoned R-2. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor, on this day, July 20, 2016.

Mr. Belmonte states that due to continuing work with DEC and DOH the project will be delayed for at least another month. There also a permit condition from DEC that the vegetation can't be touched after October. DEC is conditioning all permits on the conservation of the long-eared bat during April through October.

Discussion off the record re: residential lots with accessory structures must have principal residence.

III. PRE-APPLICATION: RIDGEVIEW TERRACE MIXED USE - Pre-app discussion of a development of 36 apartment units and 9000 SF of commercial space in one building with an adjacent storage facility of 4500 SF near Ballard Road Elementary. Dave Massaroni is representing Ridgeview Commons Townhomes as the applicant. This project is similar to the Crossings at Northern Pines which is located at the corner of Northern Pines and Wilton-Gansevoort Road. Mr. Massaroni exhibits the building elevation and indicates the entrance and streetscape along Ballard Road.

Mr. Slone asks about the storage facility. It is a separate building. The purpose is an amenity to the proposed complex to provide storage "cages" for the tenants. It is not for public use or rental. Mr.

Massaroni describes the building as being open with the cages interspersed with partitions to section them off. There is discussion of the aesthetics. The doors will be on the back side.

Mr. Gabay asks about the challenge of renting the commercial space. Mr. Massaroni describes the gym and a salon that are utilizing part of the commercial space in the Crossings. There is a discussion of the density. This plan does not have site data that shows the density calculation. Mr. Massaroni states it meets the zoning requirements. The total acreage is 5.34 acres. Mr. Riper states the applicant will have to calculate the density and provide a site map with the overall layout of the entire PUD. The original plan was for 3 separate buildings. Mr. Riper suggests that the engineer on the project review the email and letter sent by Ms. Harlow that sets out what needs to be on the plans for the conceptual phase.

On the current plan two buildings have been combined into one with a separate storage facility. Mr. Riper adds that there may be a question of whether the storage is an allowed use; that use was not recommended for inclusion in the PUD zone initially. Mr. Massaroni states the prohibition was for public storage not for an amenity to the tenants of the complex. Other important considerations would be the aesthetics of the storage building, the traffic flow, the stormwater and parking. The porous pavement at the front is questioned in part due to the soils in the area and the maintenance issues. The parking spaces are for the commercial businesses in the front. Chairman Dobis asks the Board for any additional comments or suggestions. There is a lengthy discussion of the parking requirements and plowing of snow around cars.

Mr. Massaroni indicates that the 22-lot subdivision is going to be before the Board along with the mixed use development being discussed this evening.

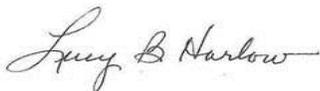
IV. ADJOURNMENT:

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 7:35 p.m. The motion is seconded by Sue Peterson and duly put to vote, all in favor on this day July 20, 2016.

Ms. Kolligian will not be at the August meeting.

Approved: August 17, 2016



Executive Secretary