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PLANNING BOARD
AUGUST 17, 2016

PLANNING BOARD

MICHAEL G. DOBIS,
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RON SLONE

DAVID GABAY

BRETT HEBNER,
Alternate

RICHARD FISH, Alternate

A meeting of the Wilton Planning Board occurred on August 17, 2016 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

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

MINUTES APPROVAL: David Gabay moved, seconded by Ron Slone, for the approval of the meeting minutes of July 20, 2016 as written. Ayes: Slone, VanEarden, Gabay, Hebner, Fish, Dobis. Opposed: None.

Those present at the August 17, 2016 Planning Board ("the Board") meeting are: Chairman Michael Dobis, Ron Slone, David Gabay, Harold VanEarden, Alternates: Brett Hebner and Richard Fish; Ryan K. Riper, P.E., Director of Planning and Engineering and Justin Grassi, Planning Board Attorney. Absent: Erin Kolligian, William Rice and Sue Peterson. Also present are: Steve Wilson, Dan Tompkins, Matt Jones, Captain Bullard, Brett Steenburgh and Jeanne Wouterz.

II. APPLICATIONS:

A. McDONALD'S SITE PLAN APPLICATION: Steve Wilson of Bohler Engineering presents the preliminary application on behalf of McDonalds Corporation. The project is essentially a rebuild of McDonald's Restaurant located at 3003 NYS Route 50 in zone C-1. The new building will be 5400 square feet, will use space more efficiently and will be smaller than the existing 6200 SF building. The building location will remain the same. There will be side-by-side ordering station for food. Fifty percent of McDonald's customers use the drive-through.

Exiting the McDonald's site and navigating the return to the I-87 on-ramps has been a problem due to instances of cars making illegal left turns onto NYS Route 50 going south. The restaurant is at the intersection of Loudon Road and NYS Route 50. Chairman Dobis expresses concern about the need

for better directional signage at the site and wants to know how to best educate [out-of-town] customers where to exit safely. A *no left-turn* sign is proposed at the exit on NYS Route 50. For the best visibility Ryan Riper suggests a directional sign indicating how to exit the site be installed where the cars queue for food orders. Other options are discussed. Mr. VanEarden asks if there is a sign at Weibel and Loudon indicating what route to take to reach I-87. Mr. Riper will check with the Highway Department.

Chairman Dobis asks Mr. Riper for his comments. Regarding the existing storm water drainage, Mr. Riper wants the design engineer to evaluate sealing off the existing drainage and to use caution about debris in the storm water while the demolition is taking place. Mr. Hebner asks about the topography as it relates storm water and whether there should be any concern regarding standing water. Mr. Wilson responds that there is only water for a short period after a heavy rain. In general the water infiltrates pretty fast. Mr. Riper states most of the comments on his letter of August 9, 2016 have been addressed and deems the application ready for preliminary review.

Chairman Dobis schedules the public hearing for the McDonald's rebuild for September 21, 2016 at 6:30 pm.

B. NEW COUNTRY SUBARU AMENDED SITE PLAN APPLICATION: Matt Jones Esq. and Dan Tompkins present the application on behalf of Country Realty Co., to amend the site plan for the New Country Auto Park. Mr. Jones summarizes some provisions of the 2003 amendment to the PUD which allowed for the subdivision of the parcel and deeded the land for the Auto Park Road to the Town of Wilton among other things. Mr. Tompkins of Environmental Design Partnership describes the 3075 SF expansion of the Ford/Subaru building – which will enhance the Subaru franchise. The new 1765 SF open canopy will be used for service write-ups. The existing canopy will be removed. The rationale for the expansion is to allow the Subaru franchise a larger showroom and more space for the sales force. There will be no loss of greenspace and the site circulation will be unaffected. The Maple Avenue Fire Department/Greenfield Fire District has been assured that emergency vehicles will be able to access the building and navigate the site. There will be some reconfiguration in terms of the islands and landscaping. The storm water detention basin that serves the site will be cleared and the incoming pipe repaired at the time of construction.

Chairman Dobis asks Mr. Riper for his comments. Mr. Riper mentions the addition of standard notes and the approval signature block on the final plans. There being no further questions from the Board, the Chairman asks for a motion. 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 amended site plan application by Country Realty Co., for a 3075 SF addition to the Ford/Subaru building with an attached 1765 SF open canopy, contingent upon the satisfaction of items in Ryan Riper's letter dated August 8, 2016. The property is located at the New Country Auto Park, 3002 NYS Route 50, on 20.73 acres zoned PUD. There are no new or different environmental impacts and all requirements of SEQRA have been met.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, August 17, 2016.

C. EVERGLADES MIXED USE PRELIMINARY APPLICATION: This is a proposed development of 4 buildings containing a total of 50 living units and 8620 SF of commercial/professional space. Brett Steenburgh is appearing on behalf of Thomas Farone Homebuilders. He remarks on the progress made in satisfying the conditions contained in Mr. Riper's review letters. Two 9 stall garage buildings are being removed so that the minimum 35% green space requirement can be met. The landscape and lighting design is in accordance with the hamlet zoning and will be similar to the Park Place at Wilton which is directly across Route 9. Mr. Steenburgh exhibits an isometric drawing of the Everglades development. He asks that a public hearing can be scheduled. Chairman Dobis asks for comments from Mr. Riper.

Mr. Riper has some minor comments. The reduction of the number of parking spaces from 159 to 152 will need to be approved by waiver of the Board. He mentions the landscaping plan and the possibility of buffering on the south side of the development where there is an existing motel. That is an option for the Board to consider.

Chairman Dobis asks for questions or comments from the Board. He asks for a motion to set a public hearing.

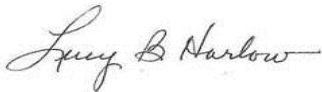
On a motion introduced by Harold Van Earden, the public hearing for the Everglades mixed use project is scheduled for September 21, 2016 at 6:31 p.m. Motion seconded by Ron Slone.

IV. ADJOURNMENT:

Chairman Dobis asks for a motion to adjourn. On a motion introduced by David Gabay, 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 Richard Fish and duly put to vote, all in favor on this day August 17, 2016.

Approved: September 21, 2016



Executive Secretary