



Ryan K. Riper, P.E.
Director of Planning &
Engineering

Mark Schachner
Planning Board Attorney

Amy Dileone
Executive Secretary

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

(515) 587-1939
FAX (515) 587-2837
Website:

PLANNING BOARD
August 21, 2019

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 August 21, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE
CALL TO ORDER:**

At 6:31 p.m., Chairman Dobis opens the Public Hearing.

I. PUBLIC HEARING:

- A. RG Lakeside Retail Motorcycle Shop: JAG 1, LLC** Application for Preliminary Site Plan approval by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

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:** Application for Preliminary Site Plan approval by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

SAID HEARING will be held on Wednesday August 21, 2019 at 6:30 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Edward Esposito, Monarch Design, Tim Barber, JAG Construction and Roger Goldsmith, owner of RG Lakeside are present.

General site statistics:

- Proposed 5,000sq. ft. building with a 1,000 sq. ft. canopy.
- The easements are in place.
- The DOT permit for the driveway is in place.
- Looking for final approval tonight.

Public Comment:

- Rejection to the Special Use Permit being granted because is not a retail shop it is an automotive repair shop.
- Across from the cemetery; concern of disturbance of the terrain on the southwest boarder of the cemetery. There would be no disturbance.
- A two-month State Historic Parks review was done.
- Mr. Esposito says there is more than 66% retail space in the building.
- Mr. Goldsmith says the business is mainly retail and they only install what they the sell. It is not a service station, there is under 2,000 sq. ft. for service.

Chairman Dobis asked if there were any other questions or comments. There were none.

Harold Van Earden made a motion to close the Public Hearing at 6:40 p.m. seconded by Dave Gabay.

All Board members were in favor.

- B. Cole's Collision: John Cole: Galena Associates, LLC** Application for Preliminary Site Plan approval by John Cole for Cole's Collision for a proposed 14,000 sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned CR-1.

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** by John Cole for Cole's Collision for a proposed 14,000 sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned CR-1.

SAID HEARING will be held on Wednesday August 21, 2019 at 6:31 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Dave Kimmer of ABD Engineering is here on behalf of the applicant and owner. The owner John Cole is present in the audience.

General site statistics:

- The proposed building is 14,000 sq. ft.
- There is 130 vehicle parking lot with a staging area.
- Extensive landscaping in the front.
- Stormwater and dumpster in the back of the lot.
- They are looking for final approval tonight.

Public Comment:

- This is a non-permitted wrecking yard, not an allowed use in the zone.

Chairman Dobis asked if there were any other questions or comments. There were none.

Ron Slone made a motion to close the Public Hearing at 6:44 p.m. seconded by Erinn Kolligian. All Board members were in favor.

- C. Forest Grove Conservation Subdivision: Forest Grove, LLC** Application for Preliminary Subdivision approval for the addition of 30.27 acres into the Forest Grove Subdivision, for a total of 321-lots; by Forest Grove, LLC for Forest Grove Conservation Subdivision. Located north of Jones Road and near Putnam Lane, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-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:** Application for Preliminary Subdivision approval for the addition of 30.27 acres into the Forest Grove Subdivision, for a total of 321-lots; by Forest Grove, LLC for Forest Grove Conservation Subdivision. Located north of Jones Road and near Putnam Lane, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-2.

SAID HEARING will be held on Wednesday August 21, 2019 at 6:32 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Joe Dannible, EDP is here on behalf of Forest Grove, LLC. Peter Belmonte is also present the owner of Forest Grove, LLC.

General site statistics:

- Forest Grove is a 321-lot conservation subdivision.
- Received preliminary approval and a negative declaration for SEQRA several months ago.
- One thing has changed since the preliminary approval.
- The adjacent landowner Cahill Forest has been purchased by Peter Belmonte and the subdivisions will be combined into one large community.
- There will be less roads.
- More open space dedicated to the Town.
- Seven miles of trails.

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- The road network is less than a 2% change with traffic, water, and sewer.
- Seeking a new preliminary approval on the combine project.
- There will be a new completed and combined negative declaration for SEQRA.
- There is an addition of a community maintenance building. This building will be used to house all of the maintenance equipment.

Public Comment:

- How have the lots changed? We have removed some of the single-family homes and added town homes.
- Bullard Lane connection in phase two, for emergency access only.
- Bullard Town Road, trail access and park at Harlan Lane and Scout.
- Resident thanks Mr. Belmonte for being honest.
- Bullard Road access full blown road. It will be built to Town standards and could be opened into a Town Road at any point.
- The size of the maintenance building and location to Putnam Lane. It will be about 500 ft. from Putnam Lane.
- The maintenance building will be a 4-5 bay garage, 30 ft. deep roughly 50 ft. x 30 ft.
- Discussion of Bullard Lane being a Town Road.

Attorney Schachner: What I am trying to tell the Planning Board is I do not think it's appropriate for you to try address that question (Is Bullard Lane a Town road?) because it's not really a Planning Board question.

Mr. Dannable: We are not proposing to be changing anything related to the approvals that have been already been granted for access on Bullard Lane at our preliminary approval. There is no change to that as part of the revisions we are making to this application for consideration today.

Chairman Dobis asked if there were any other questions or comments. There were none.

Ron Slone made a motion to close the Public Hearing at 7:04 p.m. seconded by Harold Van Earden. All Board members were in favor.

D. Ridgeview Townhomes/Mixed-Use PUDD, Zone 1: Ridgeview Commons Townhomes, LLC Application for Preliminary approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD

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** by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial

space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD

SAID HEARING will be held on Wednesday August 21, 2019 at 6:33 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Jamie Easton with MJ Engineering is here on behalf of the applicants Matt Gabryshak and Dave Massaroni.

General site statistics:

- Brief overview of the project.
- Mixed-use will consist of 30 apartments and 7,000 sq. ft. of attached commercial space and 2100 sq. ft. of detached commercial space.
- Applicant has brought in materials for the Board to see.

Public Comment:

- Was the 2,100 sq. ft. detached building being used to fulfill the requirement for commercial space?
- Mr. Easton explains that with the PUDD there is a higher commercial use for the area.
- The 2,100 sq. ft. detached building must be built.
- The developer has pushed the envelope and has not been responsive. He must build what is being approved.
- Mr. Riper states they can hold the CO's on the apartments until the detached commercial building is constructed.

Chairman Dobis asked if there were any other questions or comments. There were none.

Harold Van Earden made a motion to close the Public Hearing at 7:12 p.m. seconded by Ron Slone. All Board members were in favor.

- E. Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2: Ridgeview Commons Townhomes, LLC** Application for Preliminary Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

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:** Application for Preliminary Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

SAID HEARING will be held on Wednesday August 21, 2019 at 6:34 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Jamie Easton with MJ Engineering is here on behalf of the applicants Matt Gabryshak and Dave Massaroni.

General site statistics and Public Comment:

- The final approved subdivision plan was never filed at the county.
- The stormwater has been reconfigured.
- The subdivision plan stayed the same.
- The property to the east is considered wetlands.
- Mr. Easton says they are moving the stormwater away from the adjacent neighbor.
- There will a trail connection and a sidewalk connection.
- Trail discussion, sidewalks along Ballard to Wilton/Gansevoort Road.
- Resident expressed concern of stormwater being directed onto his property.
- Mr. Easton explains that they are moving the stormwater away from the resident's property.

Chairman Dobis asked if there were any other questions or comments. There were none.

Erinn Kolligian made a motion to close the Public Hearing at 7:19 p.m. seconded by Dave Gabay
All Board members were in favor.

II. REGULAR MEETING: (7:20 p.m.)

PRESENT: Chairman Michael Dobis, Harold VanEarden, William Rice, Erinn Kolligian, Dave Gabay, Ron Slone, Jeffrey Hurt, Alternate and David Catalfamo, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: Brett Hebner

MINUTES APPROVAL: Dave Gabay moves, seconded by Erinn Kolligian, for the approval of the meeting minutes of June 19, 2019 as written. Ayes: Ron Slone, William Rice, Chairman Dobis, David Gabay, Brett Hebner,

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

III. APPLICATIONS:

- A.** **RG Lakeside Retail Motorcycle Shop: JAG 1, LLC** Application for Preliminary Site Plan approval by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

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Edward Esposito, Monarch Design, Tim Barber, JAG Construction and Roger Goldsmith, owner of RG Lakeside are present.

Mr. Riper's review letter:

- Comments have been addressed and if the Board so chooses to move to a final approval with this project Mr. Riper suggests it is contingent upon meeting the requirements of his letter.

Ms. Kolligian asked about the windows the Planning Board had requested along the route 50 side of the building:

- Mr. Goldsmith: You did ask for windows along Route 50, but they are not part of my design, that space is to be a retail tenant space. Windows inside retail consume wall space and it is not the best design to lure tenants in.
- Concern of the esthetics was raised.
- The retail merchandise to be sold was discussed.
- The Board would like to see more landscaping and faux windows to soften the building.
- A rendering of proposed building with windows was shown as; plan B to the Board.
- The Board felt they should have been shown option B from the beginning.
- No final tonight.
- Planning Board wants to see faux windows, taller trees, with more detail on the overall plans.

Public Comments addressed:

- Rejection to the special use permit being issued because the use is automotive repair and not retail.
- Location is across from the cemetery that triggered a two-month state and park review.
- Mr. Esposito explains that more than 66% of the building will be used for retail.
- The owner, Roger Goldsmith says they will only install what they sell, it is not a service station.

On a motion introduced By Harold Van Earden, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Preliminary Site Plan approval by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on August 21, 2019.

B. Cole's Collision: John Cole: Galena Associates, LLC Application for Preliminary Site Plan approval by John Cole for Cole's Collision for a proposed 14,000 sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned CR-1.

Dave Kimmer with ABD Engineering is here on behalf of the applicant John Cole, who is present in the audience.

Mr. Kimmer gives a brief overview.

Mr. Riper's review letter:

- The DOT is still in the process of review.

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- Stormwater needs to be addressed.
- Board must address easement, street trees and sidewalks.
- Easements being transferred and recorded at the county.
- The as-built maps once completed.
- The lighting and street trees, and sidewalks can be waived by the Planning Board.

Public Comments addressed:

- The applicant does not wish to put in sidewalks as part of the site plan.
- The sidewalk has to start someplace.
- This sidewalk would go nowhere.
- There is a 28 ft. easement to the Town, could that be used for sidewalks in the future?
- There are provisions in the code to allow for a possible future sidewalk.
- Cumberland Farms banked the space for sidewalks in the future. Board wants the 28 ft. easement and banked sidewalks.
- Place notes on the site plan for future sidewalks. John Cole is good with the site plan reflecting future sidewalk and water and sewer.
- Include Trees and the lighting in the notes.
- Gates and fencing to hide cars and they will not be seen from the street.
- A note will be placed on the site plans that sidewalks, street trees, and lighting shall be installed in accordance with Town standards, within one year of written request by The Town.

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 Application for Preliminary Site Plan approval by John Cole for Cole's Collision for a proposed 14,000 sq. ft. body shop. Contingent upon sidewalk, street trees, and lighting shall be installed in accordance with Town standards, within one year of written request by the Town. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned CR-1.

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

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 Application for Final Site Plan approval by John Cole for Cole's Collision for a proposed 14,000 sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned CR-1.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on August 21, 2019.

C. Forest Grove Conservation Subdivision: Forest Grove, LLC Application for Preliminary Subdivision approval for the addition of 30.27 acres into the Forest Grove Subdivision, for a total of 321-lots; by Forest Grove, LLC for Forest Grove Conservation Subdivision. Located north of Jones Road and near Putnam Lane, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69,

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71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-2.

Joe Dannible, EDP is here on behalf of Forest Grove, LLC. Peter Belmonte is also present the owner of Forest Grove, LLC.

- These are two approved projects being combined one.
- We are here to reaffirm SEQRA and get preliminary approval for the combined project.
- The maintenance barn will not be visible from Jones Road.

Mr. Riper's review letter:

- Trail on Cahill Forest side, proposed parking lot location.
- Trying to work out details of the trails.
- Mr., Dannible explains the trails and their locations.
- Parking lot will have 10 parking spaces and serve as a turnaround for emergency and Town vehicles.
- Proposed recommendation to the Town Board from the Planning Board for the dedication of the lands.
- Tonight, we are just looking at the merging of the two projects together and any changes associated with it.

Chairman Dobis begins the SEQRA process.

Town Counsel Mark Schachner reads the Full Environmental Assessment Form Part II questions 1-18 to the Board. All questions were answered "No" with all subsequent questions answered "No" or "Small" with exceptions of the following questions:

1. Impact on Land (*Yes*); subsequent questions answered "No" or "Small"
3. Impacts on Surface Water (*Yes*); subsequent questions answered "No" or "Small"
7. Impact on Plants and Animals (*Yes*); subsequent questions answered "No" or "Small"
14. Impact on Energy (*Yes*); subsequent questions answered "No" or "Small"
15. Impact on Noise, Odor, and Light (*Yes*); subsequent questions answered "No" or "Small"

On a motion introduced by Dave 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 Forest Grove, LLC for the addition of 30.27 acres into the Forest Grove Conservation Subdivision, for a total of 321-lots. Located north of Jones Road and near Putnam Lane, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-2.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on August 21, 2019.

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 Application for Preliminary Subdivision approval for the addition of 30.27 acres into the Forest Grove Subdivision, for a total of 321-lots; by Forest Grove, LLC for Forest Grove Conservation Subdivision. Located north of Jones Road and near Putnam Lane, Tax Map No's 141.-

1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-2.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on August 21, 2019.

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 gives a positive recommendation to The Town Board to consider acceptance of the proposed lands (360± acres) depicted on the Community Master Plan.

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

D. Ridgeview Townhomes/Mixed-Use PUDD, Zone 1: Ridgeview Commons Townhomes, LLC Application for Preliminary approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD.

Jamie Easton with MJ Engineering is here on behalf of the applicants Matt Gabryshak and Dave Massaroni.

Brief overview of the project.

Mr. Riper's review letter:

- Mostly standard items.
- Materials discussed
- The 2,100 sq. ft. detached commercial space is not being shown on the plans.
- They provided the garage renderings.
- List of missing Items from the Building Department is very specific.
- The call outs for the building are too generic.
- A spec sheet should be submitted to the Planning Board.
- The colors on the buildings need to be addressed.

Chairman Dobis begins the SEQRA process.

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 "*
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 "*

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”*
8. *Public/private wastewater treatment utilities? “No “or “Small”*
9. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? “No “*
10. *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”*
11. *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? “No “or “Small”*
12. *Will the proposed action create a hazard to environmental resources or human health? “No*

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 adopts a negative declaration on SEQRA for Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD.

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

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 Application for Preliminary approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

E. Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2: Ridgeview Commons Townhomes, LLC Application for Preliminary Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

Jamie Easton with MJ Engineering is here on behalf of the applicants Matt Gabryshak and Dave Massaroni.

Brief overview of the project.

Mr. Riper’s review letter:

- Curb cut permits need to be reviewed.

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- Need to provide an aerial view.
- Apply for a permit for the connecting bridge.
- East end of the sidewalk needs a terminus.
- The 50 ft. piece of land not turned over to the Town. The Town may not accept the land.
- The 15 ft. easement, street trees and lighting are being provided.
- Wet land boundaries need to be marked so future homeowners will know where the boundary is.
- Split rail fence with a small sign on it to mark the wetland boundary.

Public Comments addressed:

Chairman Dobis begins the SEQRA process.

Town Counsel Mark Schachner reads the Full Environmental Assessment Form Part II questions 1-18 to the Board. All questions were answered “No” with all subsequent questions answered “No” or “Small” with exceptions of the following questions:

1. Impact on Land (*Yes*); subsequent questions answered “No” or “Small”
3. Impacts on Surface Water (*Yes*); subsequent questions answered “No” or “Small”
7. Impact on Plants and Animals (*Yes*); subsequent questions answered “No” or “Small”
14. Impact on Energy (*Yes*); subsequent questions answered “No” or “Small”
15. Impact on Noise, Odor, and Light (*Yes*); subsequent questions answered “No” or “Small”

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 adopts a negative declaration on SEQRA for Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on August 21, 2019.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Preliminary Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on August 21, 2019.

Ron Slone recuses himself at 9:23 p.m. Dave Catalfamo replaces Ron Slone.

F. Warren Tire: Bob Kellogg Application for a Special Use Permit and Conceptual Site Plan approval by Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of Route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1.

Ron Slone recuses himself for Warren Tire and Valvoline at 9:23 p.m. Dave Catalfamo replaces Ron Slone.

Brett Steenburgh, PE, PLLC is here on behalf of the applicant Bob Kellogg, who is in the audience.

Mr. Steenburgh gives a brief overview of the project. There will be a monument sign and the signage on the building will be to code.

Mr. Riper's review letter:

- Storage of tires and fencing discussed.
- This project requires a special use permit.
- Need to provide a traffic study.
- Notify the emergency services.
- Provide photos of existing sites.

Chairman Dobis begins the SEQRA process.

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"*
2. *Will the proposed action result in a change in the use or intensity of use of land? "No"*
3. *Will the proposed action impair the character or quality of the existing community? "No"*
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? "No"*
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"*
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"*
7. *Will the proposed action impact existing:*
 - b. *Public/private water supplies? "No"*
 - c. *Public/private wastewater treatment utilities? "No"*
8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? "No"*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? "No"*
10. *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? "No"*
11. *Will the proposed action create a hazard to environmental resources or human health? "No"*

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 adopts a negative declaration on SEQRA for Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of Route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1.

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

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 Application for a Special Use Permit by Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of Route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on August 21, 2019.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Site Plan approval by Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of Route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1.

The motion is seconded by Erinn Kolligian and duly put to vote, all in favor, on August 21, 2019.

G. Valvoline Instant Oil Change: Galena Associates, LLC Application for a Special Use Permit and Conceptual Site Plan approval by Galena Associates, LLC for Valvoline Instant Oil Change to construct a 3,776 sq. ft. building for a Valvoline Instant Oil Change. Property located on 573 Route 9 on 2.45 acres, Tax Map No. 153.-1-4.1; zoned CR-1.

Steve Wilson, Bohler Engineering on behalf of Galena Associates.

- Coordinating with DEC on their stormwater design.
- Progress with NY State DOT has resulted in a slight modification. DOT has agreed to a full access shared driveway with Cumberland Farms. They have also agreed to a right in and a right out for the second driveway.
- The site plan remains the same.
- SEQRA could be done because question 20 remained unanswered.
- The answer to question 20 was there was a fuel spill when Cumberland Farms was under construction.

Mr. Riper's review letter:.

- They need a SEQRA determination.
- Approval of the special permit is required.
- If Board so chooses motion for conceptual.
- Town Code requirements.
- Revised drawings showing DOT requirements.
- Street trees, lighting, and 28 ft. easement.
- Future standard note on drawings prior to final approval that there will be street trees, sidewalk and lighting added at a future date within one year after a written request by the Town.

- Planning Board may deviate from the parking requirement based on the type of service. (33 required providing 11)
- They have 4 cars of stacking in each row, at least 12 additional spaces with stacking.

Chairman Dobis begins the SEQRA process.

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"*
2. *Will the proposed action result in a change in the use or intensity of use of land? "No"*
3. *Will the proposed action impair the character or quality of the existing community? "No"*
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? "No"*
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"*
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"*
7. *Will the proposed action impact existing:*
 - d. *Public/private water supplies? "No"*
 - e. *Public/private wastewater treatment utilities? "No"*
8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? "No"*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? "No"*
10. *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? "No"*
11. *Will the proposed action create a hazard to environmental resources or human health? "No"*

On a motion introduced by Dave 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 Galena Associates, LLC for Valvoline Instant Oil Change to construct a 3,776 sq. ft. building for a Valvoline Instant Oil Change. Property located on 573 Route 9 on 2.45 acres, Tax Map No. 153.-1-4.1; zoned CR-1.

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

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 Application for a Special Use Permit in accordance to § 129-175D, by Galena Associates, LLC for Valvoline Instant Oil Change to construct a 3,776 sq. ft. building for a Valvoline Instant Oil Change. Property located on 573 Route 9 on 2.45 acres, Tax Map No. 153.-1-4.1; zoned CR-1.

The motion is seconded by Erinn Kolligian and duly put to vote, all in favor, on August 21, 2019.

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 Application for Conceptual Site Plan approval by Galena Associates, LLC for Valvoline Instant Oil Change to construct a 3,776 sq. ft. building for a Valvoline Instant Oil Change. Property located on 573 Route 9 on 2.45 acres, Tax Map No. 153.-1-4.1; zoned CR-1.

The motion is seconded by William Rice and duly put to vote, all in favor, on August 21, 2019.

Discussion on signage and when it should be submitted to the Planning Board.

H. Johnson's Auto Crusher of Corinth, Inc: James & John Johnson Application for Conceptual approval by James and John Johnson for Johnson's Auto Crusher of Corinth, Inc., for a proposed 2-lot subdivision. Property located on 81 Ballard Road on 24.432 acres, Tax Map No. 128.-1-8; zoned CR-2.

John and James Johnson are present to represent Johnson's Auto Crushers.

- Subdivision of 4 acres from Johnson's Auto Crushers on the southern end towards Blue Lupine Lane.
- Before the Board in 2014 with a 3-lot subdivision, never completed the project.
- There are 2 trailers on the property that will be removed.
- Discussion of inspections being done on the property. DEC would be inspecting the facility not the Town.

Mr. Riper's review letter:

- Conditions of the SCPB some items that would be conditioned upon from 2014.
- Removal of the concrete barriers.
- DEC input on SEQRA review
- Planning Board may request moving vehicles and equipment behind the fenced area away from the right of way.
- Remove the trailers over the property boundary on the south side.
- Time frame should be set for the removal of the driveways and the mobile home.
- SEQRA questions that need to be answered.

Mr. Johnson: Trying to subdivide so I can get a mortgage on it or sell it. I am going to clean it off and move the trailers. The trailers have been on the property for over 30 years.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual approval by James and John Johnson for Johnson's Auto Crusher of Corinth, Inc., for a proposed 2-lot subdivision. Property located on 81 Ballard Road on 24.432 acres, Tax Map No. 128.-1-8; zoned CR-2.

The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on August 21, 2019.

- I. Stanley Business Facility: John Stanley** Pre-Application by John Stanley for Stanley Business Facility for a proposed one story 4,000 sq. ft. garage to house vehicles and equipment with an attached 624 sq. ft. office and a detached 400 sq. ft. office. The applicant is also proposing to have two 10,000 sq. ft. single story self-storage facilities, this is a special permitted use in the C-2 zone. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

Lynn Sipperly, L. Sipperly & Associates, DPC on behalf of John Stanley

- John Stanley is moving the business (asphalt paving) to this location, 2 Blue Lupine Lane.
- Existing drainage easement on the front of the property.
- The property borders Johnson's Auto Crushers to the west.
- Condition of the SCPB that the curb cut on Ballard Road be abandoned.
- Two driveway entrances on Blue Lupine Lane.
- The property is on well and septic.
- The garage is drive in, drive out.
- Proposed storage of materials on site.
- Reconfigure the driveways due to no access from Ballard Road.
- Self-storage area will be fully fenced in.

Mr. Riper's Review Letter:

- No curb cut on Ballard Road.
- Office for self-storage area would need to have bathroom facility.
- Self-storage is a special permitted use in the C-2 Zone.
- Wetlands on SEQRA form need to be addressed
- Impermeable surface
- Additional information on forms
- Contact DEC for the habitat area site inspection.
- Outside storage area of materials should be behind the building.

IV. ADJOURNMENT:

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Erinn Kolligian and seconded by Hal Van Earden, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 10:22 p.m. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day August 21, 2019.

Date Approved August 21, 2019

Amy DiLeone
Executive Secretary