



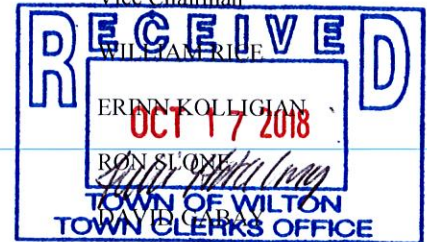
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**PLANNING BOARD**

MICHAEL G. DOBIS,  
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HAROLD VAN EARDEN,  
Vice Chairman



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

MARK SCHACHNER  
Planning Board Counsel  
Lucy Harlow  
Executive Secretary

**PLANNING BOARD**  
**SEPTEMBER 19, 2018**

BRETT HEBNER

JEFFREY HURT &  
DAVID CATALFAMO,  
Alternates

A meeting of the Wilton Planning Board ("the Board") occurred on September 19, 2018 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE**  
**CALL TO ORDER:**

**I. PUBLIC HEARING:**

Erinn Kolligian, Board Member, recuses herself and leaves the dais at 6:34 pm.

**CAHILL'S FOREST 15-LOT CONSERVATION SUBDIVISION: J. Thomas Roohan**

**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** to consider an application by J. Thomas Roohan for subdivision reapproval for the Cahill's Forest 15-lot Conservation Subdivision on 26± acres adjacent to Harran Lane and Jones Road. SBL 140.-2-48.41; zoned R-2 in the Town of Wilton.

**SAID HEARING** will be held on Wednesday September 19, 2018 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.

At 6:34 PM, Chairman Michael Dobis opens the Public Hearing. The Applicant J. Thomas Roohan and his representative, Douglas Heller from the LA Group will take comments and questions after their presentation. Mr. Heller gives a brief history of the original subdivision approval that was granted October 18, 2017. The NYS Department of Health took one year to grant its approval and by that time the Planning Board subdivision approval had expired. He shows an exhibit of the property off Harran Lane and indicates where the cul-de-sac will be. There is a no-cut buffer along the Northway and an extra fifty-foot buffer along the east side of Harran Lane. Wilton Emergency, Inc., took a portion of property to allow for better turning radius.

The Chairman recognizes Eric Rosenberg, 16 Craw Lane. Mr. Rosenberg asks about the Northway Corridor Overlay which has a no-cut buffer. He asked if it was in the Northway Corridor would it be regulated land and if, so it would not be included in the calculation of the 35% greenspace.

Mr. Heller responds that the open space calculation excludes the regulated lands, pursuant to §109-21B of the Town Code. Mr. Riper: Regulated lands include wetlands that are managed by an outside agency such as USACE or DEC; also “areas of significance to the Town”. The Northway Corridor Overlay, no-cut buffer is a visual buffer to the residences that border that corridor. Mr. Rosenberg thought the definition should be looked into and have some sort of a legal determination. He mentions the existing house and whether if it is removed, would it be grandfathered if the Northway Corridor is used. Mr. Rosenberg also expressed his concern about the traffic issues, traffic study and placement of the roundabout for the proposed Forest Grove Subdivision.

Mr. Heller states with regard to a traffic study for the Cahill subdivision, at the time there was no guarantee that the proposed Forest Grove subdivision was moving forward. He describes the changes to the Harran Lane access. He understands that the Forest Grove traffic study includes the traffic that would be associated with this 15-lot subdivision. With regard to the trails that are planned for the Forest Grove communities, there will be connectivity by sidewalk at the end of Harran Lane.

At 6:42 p.m. David Gabay leaves the dais. He returns at 6:43 p.m.

Nashua Alexander, Chief of the Wilton EMS which is located on Harran Lane is very supportive of the Cahill project. Chairman Dobis asks for any additional public comments, there are none. He requests a motion to close the public hearing. On a motion introduced by William Rice and seconded by Harold VanEarden, the Board votes to close the public hearing at 6:50 p.m.

## **II. REGULAR MEETING:**

**PRESENT:** Chairman Michael Dobis, William Rice, Harold VanEarden, David Gabay, Erinn Kolligian and David Catalfamo Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel and Amy DiLeone, Principal Clerk-Engineering

**ABSENT:** Ron Slone, Brett Hebner and Jeffrey Hurt Alternate

**MINUTES APPROVAL:** Harold VanEarden moves, seconded by William Rice, for the approval of the meeting minutes of August 15, 2018 as written. Ayes: Harold VanEarden, Erinn Kolligian, William Rice, Chairman Dobis, David Gabay, and David Catalfamo Alternate.

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

## **III. APPLICATIONS:**

### **A. CAHILL’S FOREST 15-LOT CONSERVATION SUBDIVISION:**



Chairman Dobis asks Mr. Riper for his comments. Riper's review letter dated September 12, 2018 contains mostly administrative comments. He states that if a connection to water and sewer is pursued in the future, updated plans and an application need to be sent to him. He addresses the comments regarding the proposed cul-de-sac. The existing house, if demolished, would have to go through the Building Department for a permit.

Chairman Dobis comments on the subject of regulated lands and that documented deed restrictions can be implemented to protect them. There is no dissent from the Board on this issue. David Gabay asks about the impact of sirens and lights from emergency vehicles. Chief Alexander responds that those are not activated between the Northway bridge and the railway bridge. Mr. Riper mentions that Mr. Roohan is donating lands to EMS for expansion to allow a drive through garage and to limit the ambulance backing up and the backup alarms. The Chief assures the audience and the Board that the expansion will not disturb the neighborhoods nearby. There being no other comments, the Chairman Dobis proceeds to the motion on the preliminary application for approval of Cahill's Forest 15-lot Conservation Subdivision. 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 approves the preliminary subdivision application by J. Thomas Roohan for Cahill's Forest 15-lot conservation subdivision located adjacent to Harran Lane and Jones Road on 26±acres, Tax Map Number 140.2-48.41, zoned R-2. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day September 19, 2018.

Chairman Dobis asks for a motion on final. 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 approves the final subdivision application by J. Thomas Roohan for Cahill's Forest 15-lot conservation subdivision located adjacent to Harran Lane and Jones Road on 26±acres, Tax Map Number 140.2-48.41, zoned R-2; contingent upon the compliance with the requirements of Town Engineer, Ryan Riper's letter dated September 13, 2018. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by David Catalfamo, Alternate, and duly put to vote, all in favor on this day September 19, 2018.

Harold VanEarden, Vice-Chairman of the Board, recuses himself and leaves the dais at 7 p.m.  
Erinn Kolligian returns to the dais at 7:01 p.m.

#### **B. HIRAM HOLLOW REGENERATION CORP.:**

Application for Amended Site Plan approval for the construction of a 7700 SF interim recycling facility located at 100 Washburn Road on 23.9 acres; Tax Map No. 102.-1-28, zoned CRT. Dave Blair from Casella Waste, representing Hiram Hollow Regeneration Corp., in its application for an amended site plan. He introduces Amy Davies, who handles engineering and environmental concerns. Mr. Blair describes the changes to recycling and trash routing since the original recycling



facility was destroyed. He addresses the Board's concern about the emergency responders' access to the site. Ms. Harlow reads into the record Mark Mykins email to Ryan Riper dated September 4, 2018: "*Ryan, I spoke to Chief Brackett (Wilton Fire Department) this morning and he and the board have no issues with the temp. structure, they are more worried about the new permanent structure.*" Chief Alexander (EMS) has no comment.

Mr. Blair describes the asphalt pad, subbase binder and the potential for spills. Ms. Davies interjects that there is a "Typical Pavement Detail" that was given to the Board. There is also a letter from Casella Resource Solutions to Ryan Riper dated September 17, 2018 that addresses "Incidental Liquids Protocol and Regulations" that serves to address the Board's concerns regarding spills resulting from the operation of the temporary recycling facility at Hiram Hollow. In short, the facility is in compliance with DEC regulations and Mr. Riper concurs. Mr. Blair adds that they expect to utilize the interim structure for 3 to 4 months. Chairman Dobis asks the Board if they have any concerns that haven't been addressed. The Board has no other comments. Chairman Dobis for a motion on the application for amended site plan. 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 amended site plan application by Hiram Hollow Regeneration Corp. for the construction of a 7,700 SF interim recycling facility. Property located at 100 Washburn Road on 23.9 acres; Tax Map No. 102.-1-28 zoned CRT; with the condition that the temporary structure be removed by November 1, 2019, or the Applicant must seek an extension from the Planning Board. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by William Rice and duly put to vote, all in favor on this day September 19, 2018.

Harold VanEarden returns to the dais at 7:08 p.m.

**C. 628 MAPLE AVENUE MIXED USE DEVELOPMENT: BMA Acquisitions, LLC.**

This is a new site plan application for a Mixed-Use Development of three 3-story buildings with commercial space on 1<sup>st</sup> floor and partial 2<sup>nd</sup> floor of building adjacent to Maple Ave. The development will have a total of 31 residential units. Property located at 628 Maple Avenue on 2.19 acres. Tax Map No. 140.17-1, zoned H-1. Joe Dannible of Environmental Design Partnership is present to represent the project of behalf of the Applicant. He describes the property that has frontage on Maple Ave. and Davidson Drive. The mixed-use project is in the H-1 zone (the "Hamlet"); there will be 31 living units and 5200 sq. ft. of commercial space. There will be 90 parking spaces, allowing 3 spaces per unit and by using permeable asphalt the project will have 37% green space. Depending on the commercial use, there is an alternative parking plan for a larger or more intense commercial user. The 3-story building on Maple Ave. will have commercial on the first floor and partially on the second and living units on the second and third floors. The two 3-story buildings will have garages on the 1<sup>st</sup> floor, living space on the 2nd floor and bedrooms on the 3rd floor.

Chairman Dobis asks for Mr. Riper's comments. This is a conceptual submission which is an Unlisted Action under SEQRA. He describes the items listed in his review letter dated September 11, 2018. He requests updated plans showing details of the NYS DOT curb-cut and sidewalk



installation. In addition, provide buffer details adjacent to the existing residence to the north, stormwater and test pit information.

Mr. Dannible states that the site will be connected to water and sewer via a connection off Davidson Drive and Smith Bridge Road. Mr. Riper mentions a loop connection with water. The Saratoga County Planning Board and SCSD #1 are involved agencies. There will be a requirement for a 15-foot utility easement, together with requirements for street trees, lighting and sidewalks. William Rice asks about a future cross-connection to Minogues and to the land to the north. The seller is Minogues. Mr. Riper concurs that there is required connectivity at the rear. Mr. Rice would add language about requesting a paved connection. Ms. Kolligian says that the land owned by Minogues doesn't go all the way back so a request for paved connection isn't appropriate at this time. Chairman Dobis asks the Board if they have any other questions. The Board has no other comments. Chairman Dobis for a motion on the conceptual application for site plan. 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 Conceptual Application by BMA Acquisitions, LLC for a Mixed-Use Development of three 3-story buildings with commercial space on 1<sup>st</sup> floor of building adjacent to Route 9. The development will have a total of 31 residential units. Property located at 628 Maple Avenue on 2.19 acres. Tax Map No. 140.17-1, zoned H-1. The motion is seconded by Harold VanEarden and duly put to vote, all in favor on this day September 19, 2018, and be it

**FURTHER RESOLVED**, that the Planning Board for the Town of Wilton seeks lead agency status under SEQRA. The motion is duly put to vote, all in favor.

**D. FOREST GROVE CONSERVATION SUBDIVISION:** Forest Grove, LLC

This is a Preliminary Application for a Conservation Subdivision for 310± single-family residential units on 7 different tax parcels totaling 550± acres of land.

On behalf of Forest Grove LLC Joe Dannible of EDP and Peter Belmonte, who is the principal of Forest Grove LLC are here tonight to ask the Board, if the preliminary plans are deemed complete, to schedule a public hearing next month on October 17, 2018. The project received concept approval on July 18, 2018.

The following topics are discussed:

Project Description: Four miles of public road to be dedicated to the Town of Wilton. There are 310 residential lots, significant amounts of open space will be dedicated to the Town, extensive trail systems to be developed, comprehensive stormwater management plans and sewer and water will be extended to the site. They have engaged a traffic engineer to complete the design of a roundabout and are currently looking at a three spoke roundabout.

Putnam Lane Residents: Erinn Kolligian asks if there has been communication with the residents on Putnam Lane. Mr. Dannible: The latest plan modification hasn't been presented to them.



Emergency Access: To be gated with Knox box (universal key) on Bullard Lane. Ms. Kolligian asks about the width of the access road versus a town road. Emergency access road will be 16' wide, a Town Road is 26' wide. She remarks that the access could be wider so in future it could become a Town Road. Mr. Dannible responds that there would be significant cost in paving the extra sq. ft. for ½ mile of road. Ms. Kolligian: both she and Brett Hebner have expressed concern about the one road ingress and egress from Jones Road for that large of a development. Mr. Belmonte states that the boulevard entrance is extra wide and goes both ways. Mr. Riper adds that one means of ingress and egress is a concern that was expressed by Board members and Larry Gordon. Ms. Kolligian suggests the emergency should be gated but also made wider. Mr. Dannible explains that the subgrade could be discussed but asphalt will deteriorate over 15-20 years. Mr. VanEarden comments that it is a reasonable expectation to widen the subgrade to 26 feet. Mr. Belmonte speaking with permission on behalf of Mr. Gerber, a property owner on Bullard Lane is in favor of the emergency access use on Bullard Lane. Question as to whether Bullard Lane was ever a Town Road: no evidence that it was ever abandoned. No reason to disagree with the legal right to use Bullard Lane. End to pavement to connect is ¼ mile. Maintenance such as plowing will be the responsibility of the "developer" or HOA. There will be a discussion with the Town Highway Superintendent.

WW&SA: Application made to Wilton Water & Sewer Authority for offsite sewer and water. The WWSA Board has agreed – sewer to extend down Jones Road, under Northway to Carr Road to existing force main. Mr. Riper describes several options for connection by WWSA; from Cobble Hill Road through Cahill's Forest to Jones Road.

Traffic Study: Meeting with Ryan Riper, Town Engineer to move forward with 3-spoke roundabout. In response to Mr. Rosenberg's comment, the traffic study performed for Forest Grove includes Cahill's Forest which, he adds, is 700 – 800 feet from the roundabout to Harran Lane. Peter Belmonte: the project traffic potential ten years ahead has been taken into consideration. The separation between the two subdivision accesses exceeds what is required.

Project development: Two parcels of land totaling 4.5 acres+/- are going to be purchased and incorporated into the community. This enables them to go from their allowable density of 310 to 312 lots. They have done some modifications to the design based upon the additional land. The design has been modified to increase traffic flow through the community. New design dead ending two roads where there is an existing large depression, free of trees and forest to be used for stormwater management.

Trails: MS. Kolligian would like to see an overlay for the trails on the plans. Will there be parking for Town residents? Yes: to the north at Scout Road and at Ballard Road. There will be different trail uses on the 7 miles of trail. Mr. Riper has requested details of the parking areas and the trail network.

Bike Lane: The widening of Jones Road to accommodate bicycling is problematic due to the Northway overpass. There will be 700 to 800 feet of trail on Jones Road provide by Forest Grove Subdivision.

Jones Road and NYS Rt. 50 intersection: The roundabout on Rt. 50 will be under the governance of NYSDOT. The Capital District Transportation Committee ("CDTC") is also involved in the planning of this roundabout project.

Prevent Restrictions: Mr. Riper mentions the access of Ventry parcel and the St. Denis parcel making sure parcels are not restricted. Future planning of parcels, next layout showing details of parking area details, showing connectivity up to Scout Road and network of tails. Providing a separate plan showing each individual item, color coated with who owns the parcels of land.

Town Counsel, Mark Schachner suggests the Board consider revisiting the conceptual approval in view of the changes to the Forest Grove subdivision plan. On a motion introduced by Harold VanEarden, the Board adopted the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Wilton Planning Board has approved the revised conceptual application and subdivision plan dated September 4, 2018 by Forest Grove, LLC for the 312±-lot conservation subdivision located North of Jones Road and near Putnam Lane, on 550± acres, Tax Map No's 141.-1-4.1-25, 28, 29 and 128.-1-69,71.22, 87 and 141.-2-2, 3 zoned R-2. The motion is seconded by William Rice and duly put to vote, all in favor on this day September 19, 2018.

Chairman Dobis sets the public hearing for October 17, 2018 at 6:30 pm, for the Forest Grove, LLC for the 312±-lot conservation subdivision located North of Jones Road and near Putnam Lane, on 550± acres, Tax Map No's 141.-1-4.1-25, 28, 29 and 128.-1-69,71.22, 87 and 141.-2-2, 3 zoned R-2.

**III. 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 8:20 p.m. The motion is seconded by Erinn Kolligian, and duly put to vote, all in favor on this day September 19, 2018.

Date Approved: October 17, 2018

Planning Board Secretary