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PLANNING BOARD
NOVEMBER 15, 2017

PLANNING BOARD

MICHAEL G. DOBIS,
Chairman

HAROLD VAN EARDEN,
Vice Chairman

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER

RICHARD FISH, Alternate

JEFFREY HURT, Alternate

A meeting of the Wilton Planning Board (“the Board”) occurred on November 15, 2017 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

I. PUBLIC HEARINGS:

PRIME HOLDING GROUP SELF-STORAGE on NYS Route 50. Prime Edie Road LLC, Applicant.

The following Notice of Public Hearing was advertised in the Daily Gazette, The Post Star and the Saratogian Newspapers:

PLEASE TAKE NOTICE that the Planning Board for the Town of Wilton will hold a PUBLIC HEARING to consider a site plan application by Prime Edie Road LLC for construction of a 90,850 SF 2-story self-storage building. Property located at 4297 NYS Route 50, on 3.41 acres. SBL# 141.-2-14.112 zoned C-2.

SAID HEARING will be held on Wednesday November 15, 2017 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.

By Resolution of the Planning Board for the Town Of Wilton, Saratoga County, State of New York.

Jamie Easton of MJ Engineering, acting as Applicant’s Representative, recalls that back in September they were before the Board to talk about the 90,850 SF 2-story self-storage building; the footprint is 45,000± SF. There was some discussion about the architecture, the red building not having a neutral color. The architect did revise the color to blue which met with the approval of Code Enforcement Officer and was in keeping with the Town Code requirements for a neutral color. Copies of the plans have been submitted to the fire department, there is asphalt area circulation

around the building, accessible by a fire truck. A full set has been submitted to the Town Engineer for his review, including the Stormwater Management Report and the construction drawings. Mr. Riper's comment letter dated 11/6/17 has been reviewed and at this time, nothing has substantially changed since the previous submission. There is a parking field up in the front corner of the building; there is landscaping down the side and a fence around the perimeter per the special use permit approved in 2004; also a discussion about the landscaping berm up in front. A landscaping package has been provided on the site plan. No berm is on the plan but can be considered. One issue is the septic field which will be revised once final site plan approval is obtained. Mr. Easton asks the Board for any questions.

Chairman Dobis asks for questions from the audience and instructs the audience members that if they wish to speak to give their name and address for the record. There are no comments. Chairman Dobis asks for a motion to close the public hearing. On a motion introduced by William Rice and seconded by Erinn Kolligian, the board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, the Public Hearing is closed at 6:35 PM. Ayes: Dobis, Gabay, Kolligian, Slone, Hebner and Rice. Opposed: None. Absent: Harold VanEarden, Jeffrey Hurt, Alternate, and Richard Fish, Alternate.

II. REGULAR MEETING: Chairman Dobis calls the regular meeting to order at 6:36 PM. He requests a motion to address the October 18, 2017 Board minutes.

MINUTES APPROVAL: Ron Slone moves, seconded by David Gabay, for the approval of the meeting minutes of October 18, 2017 as written. Ayes: Dobis, Gabay, Kolligian, Slone, Hebner, Rice. Opposed: None. Absent: Harold VanEarden, Jeffrey Hurt, Alternate, and Richard Fish, Alternate.

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

IN ATTENDANCE: Those present at the November 15, 2017 Board meeting are: Chairman Michael Dobis, David Gabay, Erinn Kolligian, Ron Slone, Brett Hebner and William Rice; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Attorney and Amy DiLeone, Principal Clerk-Engineering. Absent: Harold VanEarden, Jeffrey Hurt, Alternate, and Richard Fish, Alternate. Also present are: Jamie Easton, Mark Johnson, John Hartzell, Esq., and Gerard Moser.

III. APPLICATIONS:

This is a Preliminary Site Plan application by Prime Edie Road LLC for the construction of a 2-story climate controlled self-storage building. Property located at 4297 NYS Route 50, on 3.41 acres, Tax Map No. 141.-2-14.112 zoned C-2. Chairman Dobis requests comments from Mr. Riper, who refers to Item #2 of his letter dated 11/6/17 relating to the landscaping buffering on the frontage. The plan shows 3 red maples along the frontage of the parcel. Part of the Code requirements for self-storage facilities calls for a densely planted area as determined by the Board. Per the 2004 ZBA Notice of Decision, the buffer will continue east to the eastern wood line with 6-8 foot evergreens at 15 foot on-center. He requests that the Board evaluate the proposed landscape buffering along the frontage.

John Hartzell, Applicant's Attorney, comments on the last discussion about the issue that the adjoining properties did not have a thick conifer buffer along the frontage, in fact there might be concern about sight distance on Edie Road if a thick buffer was planted there. The landscaping package presented by Applicant was meant to be harmonious with the adjoining property owners and to avoid diminishing the sight distance on Edie Road. It's the Board's prerogative to determine what "densely planted" means. The goal is to do something that makes sense notwithstanding the language of the Code.

The Chairman's main concern is sight distance, coming out of Best Tile and looking left there is a giant power pole. Ms. Kolligian asks what the adjacent businesses are. They are Best Tile, [the proposed self-storage building] and Kingdom Hall of the Jehovah's Witnesses. Mr. Slone comments that those are not heavily wooded, rather it's pretty sparsely treed. Dense vegetation along the frontage would look odd. Mr. Easton: there is landscaping next to the building to help to diminish the building [size] as shown in the rendering including arborvitaes and a mixture of other shrubs. Also suggested are 3 trees out in the front area to be the main focal area and to provide shade and some softness to the building. From the edge of pavement out to Rt. 50 will look like a mowed lawn with those trees situated toward the front. The drainage swale is also described. Mr. Hebner remarks that due to the limitations of the zoning, one cannot always plan for this kind of eventuality. This is a very large building for that area with a large lot coverage that seems to be an expansion of the square footage which pushes all the way to the back of the lot. This will be a stark change from what you're used to seeing driving up Rt. 50. It would be beneficial to have more landscaping to soften the look of the building, but he understands the available area is being used for drainage. Mr. Easton compares this to the previous plan of one story buildings in 6 rows with a lot more asphalt. The amount of impervious area remains the same, the square footage has increased it is a two-story building. The amount of green space is 5% over what is required. The Chairman asks if the Board is satisfied with the landscaping plan and receives a positive response.

Mr. Rice interjects the question of the berm and asks should there be a decision about that. The Board's consensus is no berm should be required. Mr. Riper explains there is high ground water in the area and in that case the Code requires a four foot separation for septic system, so there will be a raised mound one foot in height in the front where the septic will be located. The raised mound will be blended out. The topography is described in more detail. Mr. Hebner asks about whether there will be signage at the road frontage. Mr. Easton responds that currently signage is being proposed on the building. Mr. Hebner also expresses concern about the house on Edie Road that may have lights shining down on it from the storage building which is significantly closer. Mr. Easton states that photometric lights will be used for the project site. The downcast lights over the garage doors are wall packs on the building which cast light out only to the edge of pavement.

Mr. Riper mentions, for the record, that traffic would be very minimal. Mr. Easton: using the ITE standards for a building of this size and square footage typically your PM Peak Hour for a project like this is going to generate between 12 and 14 cars; 7 coming in or 6-7 leaving. As this project is being built there will be an influx of people while the storage space is filling up; once it is there will be less traffic. A final layout of the inside of the building has not been done so he doesn't have a total number of units but initially the number was around 450-500. On the periphery of the first lower floor there will be 9 units that are accessible by driving up in a vehicle. The availability for storage of vehicles would not be on the periphery, as those units face out and are not climate controlled. Inside there would be a dividing wall that has insulation and a vapor barrier. On the second floor, that is carried across the top. There will be 24 hour access, with staff from 9 to 5 during the weekdays and on weekends from 8 to 2 pm. Front access to the building is electronic by entering a code. There is a loading dock in the rear to access the back portion. There will be a couple of "man" doors on the side to access the central corridor and there will be two elevators.

Mr. Riper adds that with the C-2 zone, the Board must decide if the 28 foot utility easement will be required, with lighting, trees and sidewalks that are usual in this zone. No easement line is provided on the plans. The adjacent properties do not have sidewalks. This would be a utility easement for water lines, sewer and gas lines in future. The Board agrees there is no need for sidewalks, lighting and trees to be included in the easement, but does agree that there should be a 28 foot utility easement. Mr. Easton has no problem granting the 28 foot easement along the frontage. Mr. Hartzell asks about easement language, Mr. Schachner states the easement will be in favor of the Town.

If there are no other questions or comments, the Chairman would like to move forward with the SEQRA review of the project, an Unlisted Action. Mr. Schachner states that Applicant has provided a Short Form EAF, completed on 8/28/17 by Gerard Moser. The Board has copies of the Short Form EAF Part II so that the impacts may be assessed. The Board, with the assistance of the Planning Board Attorney, Mark Schachner, reviews the EAF Part II, which is a list of eleven questions. The choice of answers is “no, or small impact may occur or, moderate to large impact may occur.” The Board responds to all questions by the answer in column one: “no or small impact.” The SEQRA review Part II having been completed, the Board makes the determination that a negative declaration is in order. Chairman Dobis asks for a motion for negative declaration on SEQRA. 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 adopts a negative declaration on SEQRA for the Preliminary Site Plan application by Prime Edie Road LLC for the construction of a 90,850 SF 2-story climate controlled self-storage building. Property located at 4297 NYS Rt. 50 on 3.41 acres, TMP 141.-2-14.112, zoned C-2. The motion is seconded by Bret Hebner and duly put to vote, all in favor, on this day, 15th day of November, 2017.

The Chairman asks for a motion for preliminary approval. 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 grants approval of the Preliminary Site Plan Application by Prime Edie Road LLC for the construction of a 2-story climate controlled self-storage building located at 4297 NYS Rt. 50 on 3.41 acres, TMP 141.-2-14.112, zoned C-2.. The Board has decided to require the 28 foot utility easement along the frontage of NYS Rt. 50. The motion is seconded by Erinn Kolligian and duly put to vote, all in favor, on this day, 15th day of November, 2017.

IV. ZBA REFERRAL: Appeal No. 2017-31. This is request for a Planning Board recommendation. Applicant, DeGraff Bloom Builders is represented by Mark Johnson, who is requesting a variance to reduce the front yard setback by twenty feet for Lot 4 on Ushu Court, in the Traver Road Subdivision [across from Kings Mills Road]. Mr. Johnson indicates on the map where the lot at issue is located. The lot is very narrow, the envelope is narrow so the request is to push the setback forward twenty feet so the house will align with the adjacent home and will blend in with

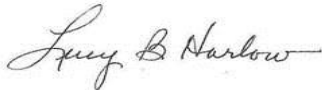
the other homes that are under construction or that already exist. Chairman Dobis comments that if you start giving a 20 foot frontage setback where a 50 foot setback is required and if there are existing neighbors, they could be looking at the side of the neighboring house. He went to look at the site and agrees that it will look better with the requested setback of 20 feet. He asks for questions or comments from the Board. There being no further comments, the Chairman asks for a motion. On a motion introduced by William Rice,

NOW, THEREFORE, BE IT RESOLVED that the Planning the Board makes a positive recommendation to the ZBA regarding Appeal No. 2017-31, to grant the relief requested to reduce the front yard setback by 20 feet. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, 15th day of November, 2017.

V. ADJOURNMENT: Chairman Dobis asks for a motion to adjourn. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:15 p.m. The motion is seconded by Ron Slone, and duly put to vote, all in favor on this day November 15, 2017.

Date Approved: December 20, 2017



Planning Board Secretary