



TOWN OF WILTON
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PLANNING BOARD
NOVEMBER 16, 2016

PLANNING BOARD

MICHAEL G. DOBIS,
Chairman

HAROLD VAN EARDEN,
Vice Chairman

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER,
Alternate

RICHARD FISH, Alternate

A meeting of the Wilton Planning Board occurred on November 16, 2016 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

I. REGULAR MEETING: Vice-Chairman Harold VanEarden called the regular meeting to order at 6:30 PM and requests a motion for the October 19, 2016 Planning Board minutes.

MINUTES APPROVAL: Ron Slone moved, seconded by David Gabay, for the approval of the meeting minutes of October 19, 2016 as written. Ayes: Rice, Kolligian, Slone, VanEarden, Gabay, Fish. Opposed: None.

CORRESPONDENCE: Letter dated 10/4/16 from Stefanie Bitter, Esq. for Cumberland Farms, Inc., re: site plan for 571 Maple Avenue; transmittal letter dated 11/2/16 from Brett Steenburgh P.E. re: Everglades Site Plan; transmittal letter dated 11/9/16 from EDP re: Forest Grove 49-lot subdivision; *In Motion*, newsletter Vol. 9, Issue 1.

Those present at the November 16, 2016 Planning Board ("the Board") meeting are: Vice-Chairman Harold VanEarden, Ron Slone, David Gabay, William Rice, Erinn Kolligian, Alternate: Richard Fish, Ryan K. Riper, P.E., Director of Planning and Engineering and Justin Grassi, Planning Board Attorney. Absent: Michael G. Dobis, Brett Hebner, Alternate. Also present are: Captain Gary Bullard, Chief William Morgan, Joanne Klepetar, Jeanne Wouterz, Brett Steenburgh, P.E.

II. APPLICATIONS:

A. EVERGLADES MIXED USE DEVELOPMENT: Application for final approval of 4 mixed use buildings containing 50 residential units and 8620 square feet of commercial/professional office space. Property located at 666 NYS Route 9 on 3.34 acres, Tax Map No. 140.13-1-1 zoned H-1. Brett Steenburgh, P.E., presents on behalf of Thomas H. Farone Homebuilders, Inc. This project was before the Board for public hearing and SEQRA review on September 21, 2016. Preliminary

approval was given and a negative declaration was issued. Mr. Steenburgh describes the two modifications to the site plan based upon Mr. Riper's letter: updating the landscaping legend to include some plantings to be placed along the ROW to mimic the project across the street, [Park Place at Wilton], and a note regarding the requirement of a pre-construction meeting. A draft easement has been submitted to the Town for review. Once the application fees have been paid, applicant will be moving forward with the WWSA review.

Mr. Gabay expresses concern about the outdoor lighting on some of Mr. Farone's projects. He would like to make sure that there are measures taken to limit the impact of light pollution. Mr. Steenburgh states the lights will have black caps with the exception of the globe lights out front. The outdoor lighting will be similar to the Gordon project, Park Place at Wilton.

Ryan Riper, the Town Engineer, refers to his November 14, 2016 review letter which states that the Board should include in their approval the required parking reduction from 159 spaces to 152 spaces. Also the Board should determine if additional plantings are necessary especially on the south side, where there is an existing motel. There should be an additional landscape buffer on the south side of the site and there should be a note on the plans to state that. There are questions about the construction timetable and the potential sale of the property. Mr. Steenburgh defers to the applicant for that information. There being no other questions, the Vice-Chairman asks for a motion for final approval. On a motion introduced by Ron Slone, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board for the Town of Wilton approves the final site plan application for the Everglades Mixed Use Development with 4 mixed use buildings containing 50 residential units and 8620 square feet of commercial/professional office space contingent upon the following: (1) Planning Board approval of the reduction in parking spaces from 159 spaces to 152 spaces; (2) the satisfaction of the items contained in Ryan Riper's letter of November 14, 2016; (3) Add additional Town Standard Note #3 on the site plan adjacent to the southern property line. Additional plantings to be placed in the location of southern property line as determined by the Town. All requirements under SEQRA have been met. The property is located at 666 NYS Route 9 on 3.34 acres, Tax Map No. 140.13-1-1 zoned H-1. The motion is seconded by David Gabay and duly put to vote, all in favor, on this day November 16, 2016.

B. SPENCER CONSERVATION SUBDIVISION: Applicants Stephen K. Spencer et al. are requesting an extension of preliminary approval for an 8-lot subdivision due to provision of §109-18A of the Town Code. The preliminary plans have been submitted to the NYS Department of Health but there has been a delay in their review process that is beyond applicants' control. As a result, the applicants are requesting an extension of time pursuant to Town Code §109-47 of six months or until such time as the NYS Department of Health has reviewed the subdivision plans. On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board for the Town of Wilton approves the extension of the preliminary approval for an additional six months or until such time as the NYS Department of Health has reviewed the plans for the Spencer Conservation Subdivision. Property located on Edie Road 21.25 acres; Tax Map No. 141.-2-16.111, zoned R-2. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, November 16, 2016.

C. ROUTE 9 WILTON HOLDING CORP.: Applicant Thomas Hugg representing Route 9 Wilton Holding Corp. has requested conceptual approval of a 3-lot commercial subdivision near the intersection of NYS Route 9 and Smith Bridge Road. Mr. Hugg is not present. The Board previously discussed at length the issue of the curb cuts requested by applicant for each of the 3 lots. The Board and the applicant reached a compromise at the last Board meeting on October 19th, 2016 but a motion was not formalized. Applicant's representative, Jason Tommell, submitted a revised subdivision plan that includes the location of curb cuts per the Board's instruction. It is the consensus of Board's to give conceptual approval so that a public hearing can be set. 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 conceptual application by Thomas Hugg of Route 9 Wilton Holding Corp., for the 3-lot commercial subdivision of parcel SBL#153.-1-15.11, zoned CR-1. The motion is seconded by Erinn Kolligian and duly put to vote, all in favor, on this day, November 16, 2016.

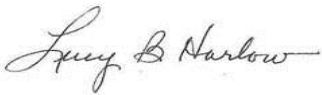
The Vice-Chairman schedules the public hearing for December 21, 2016 at 6:30 p.m.

VI. ADJOURNMENT:

Vice-Chairman VanEarden 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 6:45 p.m. The motion is seconded by Erinn Kolligian and duly put to vote, all in favor on this day November 16, 2016.

Date Approved: December 21, 2016



Lucy B. Harlow, Executive Secretary