



**TOWN OF WILTON**  
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**PLANNING BOARD**  
**DECEMBER 20, 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 December 20, 2017 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE**

**I. REGULAR MEETING:** Chairman Dobis calls the regular meeting to order at 6:32 PM. He requests a motion to address November 15, 2017 Board minutes.

**MINUTES APPROVAL:** Ron Slone moves, seconded by David Gabay, for the approval of the meeting minutes of November 15, 2017 as written. Ayes: Dobis, Gabay, Slone, Rice, Jeffrey Hurt, Alternate. Absent: Brett Hebner, Erinn Kolligian, Harold VanEarden and Richard Fish, Alternate. Opposed, none.

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

**IN ATTENDANCE:** Those present at the December 20, 2017 Board meeting are: Chairman Michael Dobis, David Gabay, Ron Slone, William Rice and Jeffrey Hurt, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel and Amy DiLeone, Principal Clerk-Engineering. Absent: Erinn Kolligian, Brett Hebner, Harold VanEarden, and Richard Fish, Alternate. Also present are: Jamie Easton, Mark Johnson, John Hartzell, Esq., William J. Morris, Joe Dannible and Matthew Chauvin.

**II. APPLICATIONS:**

**A. PRIME HOLDING GROUP SELF-STORAGE FACILITY: Prime Edie Road LLC**

This is the final 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. Jamie Easton of MJ Engineering represents the Applicant and states that he received the Town Engineer’s comment letter about some site plan revisions and the

revised plans have been submitted. Most were minor relating to modifications to the storm water design of the infiltration basin. One missing item relates to potential fire connection points that are required which will be added to the plan. The Chairman asks for the Town Engineer's comments. Mr. Riper states that the Applicant has responded to the storm water design requirements and the suggestions regarding potential fire point connection. Other conditions he mentions are compliance with his review letter dated December 13, 2017; the Board's approval should include the waiver of the landscaping buffering on the frontage of NYS Rt. 50 and that the 28-foot utility easement and maintenance agreement be recorded with the Saratoga County Clerk. John Hartzell, Applicant's counsel, responds that he received the signed easement document today and will have it recorded. Mr. Riper asks that Mr. Easton, Applicant's Engineer, to provide a final set of plans for review before final mylars are submitted.

The Chairman asks for a motion for final 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 Final 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, contingent upon the compliance with the Town Engineer Ryan Riper's letter dated December 13, 2017 and that the 28-foot utility easement along the frontage of NYS Rt. 50 be recorded. The Board shall waive the landscape buffer along the frontage of NYS Rt. 50. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, 20th day of December 2017.

**B. TRAVER ROAD SUBDIVISION AMENDMENT: DeGraff Bloom Builders, Inc.**

DeGraff Bloom Builders, Inc. represented by Mark Johnson, has applied to amend the Traver Road Subdivision. The ZBA in its Notice of Decision dated 12/1/17 regarding Appeal No. 2017-31, granted a front yard setback with relief of twenty feet, for the property located at 6 Ushu Court. Chairman Dobis reiterates that he looked at the site and agrees that it makes sense and will look better with the requested setback. 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 Ron Slone, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants approval of the application for Amendment of the Traver Road Subdivision to show front yard setback relief of twenty feet for Lot 4. Property located at 6 Ushu Court, TMP 115.17-6-4; zoned R-1. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by David Gabay and duly put to vote, all in favor, on this day, 20th day of December 2017.

**C. ERNST ROAD 19-LOT CONVENTIONAL SUBDIVISION: William and Judy Morris**

William J. Morris, the applicant, has submitted the preliminary plans for the 19-lot Ernst Road Subdivision. The location of the subdivision is on Traver Road, directly across from the easterly entrance to King’s Mills Subdivision which is where the entrance road will be located. Mr. Morris states that this project was last before the Board in 2013 and since that time additional planning work has taken place. An archeological survey was performed, and it was determined no further investigation was required. The subdivision plan conforms to the zoning requirements. Municipal services will be provided by WWSA.

Mr. Riper recalls that since this plan was reviewed in June 2013, the plans have been updated and most of his comments have been addressed. Applicant has received a needed variance for the corner lot on Traver Road for access to the new road, which will need a name. Mr. Riper suggests that the “Ernst” subdivision name is confusing because there is a street in town named Ernst Road and could the applicant come up with a different name. Mr. Riper concludes the plans are deemed ready for preliminary status and a public hearing can be scheduled. Chairman Dobis sets the public hearing for January 17, 2018 at 6:30 pm, for the 19-lot subdivision; Tax Map Nos. 115.-1-26; 30 on 12.80 acres zoned R-1.

**D. BALLARD ROAD SELF-STORAGE: Matthew Chauvin**

This application is for conceptual site plan and special use permit review for a 13 building self-storage facility located on Ballard Road, totaling 95,400 square feet, Tax Map No. 115.-2-38 on 9.68 acres zoned C-3. Joe Dannible, an engineer with EDP, is here to request the Board to consider a special use permit and to set a public hearing. He is representing the applicant Matthew Chauvin, Esq. The self-storage facility which would be located approximately 1000 feet to the east of Exit 16 of I-87. It will be opposite to the Commerce Park industrial park on roughly 9.7 acres of wooded vacant land with a large frontage on Ballard Road.

Mr. Dannible exhibits two concept plans being proposed, but emphasizes that ultimately a *different* applicant will come and provide a full detailed site plan. The first shows all standard self-storage non-climate controlled buildings with pass-key access to all the tenants within the facility. The second option is to include a two-story climate-controlled building. In both scenarios the square footage would be just shy of 100,000 square feet. There will be extremely low trip generation during peak traffic hours for a facility of this size: 2-3 trips in the AM and 3-4 in the PM for the area. Applicant is proposing preservation of some of the vegetation along the front and infill of at least 25 feet of densely vegetated buffer between Ballard Road and the paved sections of the storage facilities.

Mr. Dannible goes over the seven criteria which must be met to grant a special use permit.

(1) It is reasonably necessary for the public health or general interest or welfare. *The site is within a commercial district. It is anticipated that this area will be developed with commercial uses. Knowing that a light industrial use could come in with 50-60 trips generated during the AM and PM peak hour, this plan for self-storage provides a much lower impact to the adjacent road network.*

(2) It is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities. *Being a thousand feet from the Northway, any of the tenants have nearly direct access. Water and sewer – there would be very little use. A well and small septic system would suffice for a small office.*

(3) The off-street parking space required under § 129-161 of this chapter or where not specified is adequate to handle expected parking demands. *No need for a large parking area for this kind of use. Parking for 1 employee and 3-4 spaces for potential tenants.*

(4) The neighborhood character and surrounding property values are reasonably safeguarded. *This is a commercial district, vacant land to the east and south, north and east. Intense commerce district across Ballard Road. Fits in with the character of the surrounding properties.*

(5) Undue traffic congestion or creation of a traffic hazard will not result. *3-4 trips in the peak PM.*

(6) Any other conditions or standards specified in this chapter and especially those listed for specific uses in § 129-176 of this article are fulfilled. (See specific criteria below)

(7) All governmental authorities having jurisdiction have given the necessary approval. *Planning Board is the only authority having jurisdiction.*

Chairman Dobis asks about a mobile home in the area and it is pointed out on the map that is immediately adjacent to the property so off-site lighting would be a concern. Mr. Dannible states there are 200 feet within the clearing limits and he doesn't anticipate any light spills. That could be addressed during site plan review. He adds there are specific criteria for self-storage facilities in the Town that must be met to allow the special use under §129.176 (O) of the Town Code.

(1) *The use shall be limited to individual permanent storage compartments, and shall specifically exclude any commercial, garage, wholesale or retail sales.* There will be no commercial or retail sales that will be added as a note to the site plan.

(2) *Self-storage units shall be screened by a twenty-five-foot wide landscaped strip consisting of a densely planted barrier, as determined by the Planning Board, which limit the view of the structure. Front setbacks shall comply with current setback for underlying zone.* Applicant's representative has previously addressed this.

(3) *The exposed exterior walls of the proposed structure shall be of textured or masonry construction and of neutral tones.* The end caps of the facility will have a different treatment than the standard metal siding. Renderings will be provided.

(4) *The placement of storage containers is prohibited; self-storage units must have a permanent foundation.* No outdoor storage will be allowed.

(5) *Storage materials, including boats, vacant trailers, and vehicles shall be stored inside the self-storage facility.* No outdoor storage will be allowed.

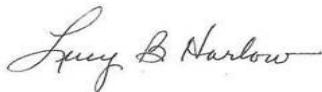
Chairman Dobis asks Mr. Riper for his comments. Mr. Riper states that a special use permit application requires a public hearing and that currently this is not a site plan review. Mr. Rice asks about the difference in the order of the process; ordinarily both the site plan and special use permit application would be reviewed simultaneously. Mark Schachner, Town Counsel, says the idea is to make sure that site plan review is not done before it is an authorized or allowed use. It is not currently an authorized or allowed use because it doesn't have the special use permit. It will also facilitate the applicant's ability if he so chooses to sell the property and have the ultimate developer submit a site plan. There is a current site plan, not a site plan application. That's also consistent with the Zoning Officer's Determination of November 1<sup>st</sup>. It is an appropriate process.

There being no other comments or questions, Chairman Dobis states the public hearing for the special use permit will be scheduled for January 17, 2018 at 6:31 pm.

**III. 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 7:05 p.m. The motion is seconded by Ron Slone, and duly put to vote, all in favor on this day December 20, 2017.

Date Approved: January 17, 2018



Planning Board Secretary