



TOWN OF WILTON

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

Lucy B. Harlow
Executive Secretary

COMPREHENSIVE PLAN COMMITTEE MEETING:

*IT IS THE REQUEST OF THE COMMITTEE THAT THE PUBLIC IS INVITED BUT NO QUESTIONS OF COMMENTS WILL BE ENTERTAINED UNTIL A REQUIRED PUBLIC HEARING IS SCHEDULED.

2004 COMPREHENSIVE PLAN UPDATE COMMITTEE MEETING MINUTES
December 11, 2014 4 pm to 6 pm

PRESENT: Ryan Riper P.E. Committee Coordinator, Director of Planning & Engineering; Mark Mykins, Building Code Enforcement; Michael Dobis, Planning Board; Bob Barrett, Zoning Board; Ron Sloan, Planning Board; Chris Ramsdill, Zoning Board; Amy DiLeone, Zoning Board Secretary; Jaclyn Hakes AICP Director of Planning Services and Dave Buchyn, Chairman of The Republican Party

ABSENT: Steven Streicher, Town Board and Lucy B Harlow, Planning Board Secretary

- 1.) Mr. Riper stated that Saratoga Plan was going to do a presentation on a project they had worked on called "The Landscape of Saratoga County." Ms. Hakes stated that she was on The Board of Saratoga Plan. She explained that the project was a resource for communities in the county. It was done on a countywide basis, with the available data and all the natural resources that exist in the county, in terms of; wet lands, wild life habitat, watersheds and water quality. All of the data was pulled together and put into a GIS system to make it searchable.

The tentative date for the presentation is Thursday, December 18, 2014.

2.) Chapter III: Plan Recommendations (continued)

Fiscal Management & Economic Development

- Add an introduction paragraph, like the other sections and include the Town’s fiscal responsibility and brief discussion of growth management
- “Identify and prepare selected sites for economic development (i.e. shovel- ready status)”
Add LSDA, the New SEDC, and Exit 16 Linkage Study
- “Provide support and incentives to locally owned businesses with a track record of being strong community partners to strengthen the business community and attract additional like-minded business.”
Add Town Website, small business, discounted tent at Gavin Park Community Day and no town tax as new business incentive

Community Development

- “Boy Scouts, Girl Scouts, Garden Clubs, the Elks, Lions. Rotary etc. are all excellent sources of volunteers and community pride.”
Add Wilton Food Pantry
- “Prepare neighborhood/hamlet master plan to address the Wilton Hamlet and potential future Gurn Springs Hamlet and Maple Avenue Hamlet.”
Remove Gurn Springs and add Route 9

Potential Adverse & Beneficial Impacts of Recommendations

Revise entire section

Resource Conservation

“As noted in the Inventory and Analysis (Appendix A), the town contains important environmental resources including the Wilton Wildlife Preserve & Park Study Area (WWPP), numerous stream corridors, some steep ravines; wetlands; and endangered species; and significant views. Additionally, some agricultural resources remain.”

Revise reference to Appendix A

*In general there are a handful of bullet points and recommendations in this section that need to be updated to reflect current permit requirements

- “Avoid the Karner blue butterfly and frosted elfin habitats and their buffers without exception.”
Add Blanding Turtle
- “The Wilton Heritage Society and the Town Historian Jeannine Woutersz should be commissioned to advise the Town Board and Planning Board regarding proposals that may impact historical sites or resources both those on the National Historic Register and those of local significance.
Revise and remove Jeannine Woutersz name
- “Consider amending site plan review procedures in favor of a conservation review approach that would allow the Planning Board to proactively work with developers to identify constrained and buildable portions of a project site. This would essentially empower the Planning Board to determine the appropriate density of development for each project within certain parameters established in the Town Zoning. For example, the community should determine what constitutes rural character (eg, 50% open space, one unit per 2-5 buildable acres, etc.) to serve as guidance for the Planning Board and to provide consistency as the member of the Planning Board change over time.”
Revise and clarify
Change open space to 25% of quality open space

Potential Adverse & Beneficial Impacts of Recommendations

Minor revisions

B. Planning Areas { tc/13 “Term Easements and Tax Abatement Program}

Revise

Planning Area 1-Parkhurst Road

Existing Conditions

“Two county roads serve as Wilton’s gateway from our neighbors to the west, Wilton-Greenfield Road (Gailor Road east of Route 9) from Greenfield and Corinth Mountain Road (Ballard Road east of Route 9) from Corinth. Corinth Mountain Road is also noteworthy for having the highest accident rate in town, principally due to drivers regularly exceeding the speed limit on this steep, winding roadway despite numerous warning signs and lights.”

Revise highest/ high

“The remnants of the hamlet of Wilton, discussed further in Planning Area 3, can be found just outside the northeast corner of this Planning Area. The bulk of Mount McGregor Correctional Facility is immediately to the north in the Towns of Moreau and Corinth, although there are several outbuildings on the entrance road located in Wilton. The New York State Department of Corrections owns 170 acres on the entrance road in Wilton, as well as an additional 62 acres on the southwest side of Corinth Mountain Road.”

Revise

Mount McGregor Correctional Facility/ former Mount McGregor Correctional Facility

“Civic buildings within this Planning Area include a church and a satellite post office, both located on Route 9. The Orra Phelps Nature Preserve is an 18-acre parcel of open space on Parkhurst Road.

Revise

Remove satellite post office

Plan Recommendations

“The Parkhurst area is and should continue to remain rural due the physical constraints that contribute to its natural beauty. Lot sizes in this area are currently 2 or 3 acres. The Town should consider the following options to protect the rural character and the resources in this area:”

Revise 2-3 acres/low density

- “Maintain the rural character of this area by requiring a mini of 35 to 50 percent quality open space where practical and dependent upon suitable criteria. Other recommendations to preserve the rural character and natural resources should be identified in the residential development guidelines. It may also be desirable to increase lot sizes to a 5-acre minimum as

an alternative to the quality open space provision to reduce density. This alternative should be carefully monitored. “

Revise continue to support...

Remove 5- acre

- “Develop and Implement a Conservation Development Process to protect important resources.”
Remove entire bullet
- “Identify subdivision and design standards to address clearing limits, screening requirements, and setback requirements to maintain the rural feel of low density neighborhoods.”
Revise Identify/Maintain
- “In order to protect the adjacent residential acres and the function of Route 9, the following changes are proposed for land use along Route 9:”
Revisit bullets #1 & 2 @ 12/18 meeting (need zoning schedules)

“With the exception of properties of properties on Route 9, this area is not included in the Sewer and Water Benefit Area identified in the Wilton Water and Sewer Authority (WWSA) Comprehensive Plan for Water & Waste Management.”

Remove entire Paragraph (frequent use)

Approved: 12-18-2014