



TOWN OF WILTON

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2004 COMPREHENSIVE PLAN UPDATE COMMITTEE MEETING MINUTES December 18, 2014

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 Slone, Planning Board; Chris Ramsdill, Zoning Board; Amy DiLeone, Zoning Board Secretary; Lucy Harlow, Planning Board Secretary, Jaclyn Hakes AICP Director of Planning Services and Sarah Quandt P.E., of MJ Engineering. Also present: Dave Buchyn, Jeanne Wouterz and Larry Gordon.

ABSENT: Steven Streicher, Town Board and Michael Dobis, Planning Board Chairman

MINUTES: November 20, 2014 and December 11, 2014 minutes are approved without changes.

Maria Trabka is introduced. She is with the **Saratoga PLAN**. Ms Trabka gives a presentation on the landscape analysis and mapping that has been done of Saratoga County. Saratoga PLAN works with communities on planning as well as helping to build a trail system throughout the County. The maps Saratoga PLAN made for Wilton are based on the PLAN's definition of the Palmertown conservation area which is an ongoing project and offers more conservation area for the Town of Wilton to work with. She describes in detail the physiography of Saratoga County. The groundwater recharge map includes slopes, soils, Saratoga Sandplains and other permeable areas. Wilton is in the mid-range (green) of good groundwater recharge. Snook Kill Watershed has between 7 – 14% impervious surface. Ryan adds that the new storm water laws incorporate water quality as well as volume in the water run-off. Of Wilton's natural resources, the Snook Kill ranks as the best quality stream in the whole county. The headwaters and main branches are in Wilton.

The Palmertown Ridge trail is envisioned to go from Moreau Lake State Park down to Saratoga Springs Spa Park. Trail systems have been main focus, now habitat complex has become focus as a conservation area studied by Saratoga PLAN. The presentation is focused on the conservation of Palmertown area managing forest and recreational activities. She looked though the Wilton Open Space Plan and didn't see the Palmertown area mentioned except for views onto that ridge and saw no overall plan for open space. Most of the emphasis is on WWPP. Saratoga County Green Infrastructure Plan has the Palmerton area trail.

She mentions her organization's support of the transfer of management of the western portion of the State-owned lands surrounding the former McGregor Prison, including the Grant's Cottage Historic Site, to the Office of Parks, Recreation and Historic Preservation, as an addition to Moreau Lake State Park. The McGregor lands is a total of 1600 acres and about 700 is proposed to be transferred to the Moreau Lake State Park.

Ms. Hakes thanks Maria for the big effort made to gather data and create these maps. All the maps are online at the Saratoga PLAN website.

Jackie, in following up Mike Dobis' question about the adoption process of the Comprehensive Plan, looked into NYS Town law §272A . After the committee advances a document to the Town Board, within 90 days of receipt of the document, the Town Board must hold a public hearing.

Chris Ramsdill suggests catch phrase "Everything All in One Place" to sum up Town of Wilton.

2.) Chapter III: Planning Areas (continued)

Planning Area 2 – Jones Road/Northern Pines begins. A draft map is circulated.

Pg. III-16.

Existing Conditions: This centrally located area is also the most intensely developed area in the Town . . . **Delete last sentence in first paragraph, "This area coincides with the majority of the WWSA's service area."**

Add language about Hamlet in second paragraph.

Recommendations: To provide focus and identity to this area of Town . . . **Delete: "A potential location for such a hamlet is the Northern Pines/Route 9 intersection (Maple Avenue Hamlet)." Shift some of that paragraph up to Existing Conditions and add language about design guidelines in the zoning code including architectural standards and density requirements.**

Pg. III-17.

It is stated that there is no “hamlet master plan”. Discussion of adding a subparagraph regarding the “scale” of buildings. There are guidelines to address “massing”; the size and location of the parcel will determine the scale. **Add** something like: We are cognizant of scale and that is an important issue.

Second bullet:

- **Traffic calming techniques such as sidewalks, Change “Town Center” to Hamlet.**

Fourth bullet:

- **Provisions for the safe movement of pedestrians . . . (no crosswalk across Northern Pines???)**

Eighth bullet:

- **The development of architectural guidelines . . . (guidelines have been developed for the hamlet)**

Last two bullets:

- **Delete:** entire sub-paragraph beginning, “Establish a CR-2 zone on Route 9 . . .
- **Delete:** sentence, “Rezone areas from Gailor Road/Route 9 intersection (west side only) as far north as the Wilton Hamlet to R-3.

Pg. III-15 Revisit Planning Area 1

First Bullet:

Delete:

- **Consider a CR-2 zone (see Appendix E for definition) on Route 9 between Worth Road and Gailor Road to provide a transition between the more intense CR-1 zone to the south and residential uses to the north. Emphasis would be on professional offices and maintaining existing residential structures with attractive buildings and site design. Shared driveways and access management techniques should be utilized.**
- **Rezone areas from Gailor Road/Route 9 intersection (west side only) as far north as Wilton Hamlet to R-3.**

Zoning – Discussion re: establishing a CR-2 zone along Route 9 between Worth and Gailor to create a different transition from the residential areas to the more intensive CR-1 zone. Now it is a RB-1 which has some added uses – small retail businesses (see zoning schedule). Currently the order of zones along this portion of Route 9 is CR-1, the Hamlet (H-1), CR-2, RB-1.

Change order to what currently exists. **Instead of establishing a CR-2 zone, continue the RB-1.** (unclear)

Go back to Planning Area 1. Pg. III-17 to III- 18

Last Paragraph: “The open space, recreation and pathways master plan . . . Consideration should be given to linking new and existing subdivisions to each other as well as to destinations such as recreation facilities and business areas.

Comment [LH1]: Encourage connectivity based on Open Space Plan

Townwide Recommendations: Guidelines for Open Space

Questions to ask: What would help the Town Board make more informed decisions when taking on property (proposed Code change re: offers of open space). It should be framed as a public benefit/benefit to community.

See also Pg. III-3. Last sentence: “Quality open space is defined

Transportation/Mobility Planning

“Roadway function and traffic movement in the entire neighborhood are critical. Consideration should be given to the potential of an Exit 15A in the area of Jones Road. This new exit should be designed to allow northbound off and southbound on to the Northway” only at a minimum.

Comment [LH2]: delete

Comment [LH3]: add

“There might be potential for an access road parallel to Old Gick Road. The Town should initiate discussions with the NYSDOT regarding this possibility in order that appropriate land use decisions can be made for this area.”

Comment [LH4]: delete

“In addition to the above, a review of the entire Route 9 Corridor should be considered.....”

Comment [LH5]: Reword paragraph to say a review of the corridor related to transportation issues particularly at intersections with town roads such as Smith Bridge Road...add language to address traffic congestion issues. [at peak hours]

Pg. III-19

Potential Adverse & Beneficial Impacts of Recommendations

“This portion of Town is within the Wilton Water and Sewer Authority Benefit Area

Comment [LH6]: Remove and reword

Planning Area 3 – Wilton-Gansevoort Road

Existing Conditions

Delete last sentence of second paragraph. “The Route9/Wilton Gansevoort intersection is now visually dominated by truck storage and dirt piles.”

Delete last sentence of third paragraph. “There are two mobile home parks on Wilton Gansevoort Road.”

Pg. III-20

“The existing Wilton hamlet area has a small number mixed use buildings.

“No water or sewer serves this Planning Area

Comment [LH7]: Delete entire sentence ???

Recommendations

“The remnants of the historic hamlet of Wilton are located in Planning Area 3.”

Create separate Hamlet zone (H-2?) and identify the distinction between this area in terms of the character and historic feel versus the “new hamlet” (H-1) on Maple Avenue. Emphasis on preserving historic structures. Define types of uses within historical framework. It would have to carry through with the identification of the two hamlets in the zoning code.

Comment [LH8]: Jackie to work on recommendation with “nodal” concept – secondary hamlet.

Pg. III-21 Bulleted Items

For example, a 100 acre parcel with 5-acre lots built primarily on old farm field will result in suburban, not rural, character.

Comment [LH9]: Delete--this is repeated several times in Plan.

The provision of appropriate buffers in particular between the private . . .

Comment [LH10]: And continue to maintain.

The Town may wish to evaluate the potential to combine the R-2 and R-3 districts

Comment [LH11]: Delete entire paragrah

Pg. III-22

Planning Area 4 – Dimmick Road

Look at boundary line on map. Realign boundary on map to take out commercial zone and leave primarily as an R-2 zone.

Pg. III-23

Last sentence in first paragraph. For example, a 100 acre parcel

Comment [LH12]: Delete

Fourth paragraph – add period to last sentence and reword to continue to support Open Space Pathways plan.

Mark adds this area is one of Saratoga County’s agricultural districts. Fit into fifth paragraph.

Fifth paragraph, last sentence delete “seriously”

Next meeting is on January 8th, 2015.

Approved January 8, 2015.