



TOWN OF WILTON
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**PLANNING
BOARD**

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James Deloria
Dean Kolligian,
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Shawn Lescault,
Alternate

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Executive Secretary
Planning & Engineering

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

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD
December 20, 2023

A meeting of the Wilton Planning Board (“the Board”) occurred on December 20, 2023, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER:

At 6:30P.M., Chairman Rice opens the Public Hearing.

II. PUBLIC HEARINGS:

- A. Wilson's Bread: Wilson Lear Keenan** Application for Wilson's Bread by Wilson Lear Keenan for a special use permit to operate a retail bakery. Property located at/on 4284 NYS Route 50 on 4.48 acre(s), Tax Map No(s). 141.-2-12.2; zoned RB-1.

The following Notice of Public Hearing was advertised in the Saratogian Newspaper:

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Wilson's Bakery by Wilson Lear Keenan for a Special Use Permit to operate a retail bakery. Property 4284 NYS Route 50, Tax Map No. 4.48141.-2-12.2, zoned RB-1.

SAID HEARING will be held on Wednesday, December 20, 2023, at 6:30PM at 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.

Wilson Keenan, the owner is here to represent Wilson's Bread.

Wilson's Bread started in 2019 in Andes, New York with a focus on sourdough breads and viennoiserie (croissants).

Retail Offering: As we hire and train a team of bakers, we will be open 5 days a week 8am-2pm (more on our hours below) offering a daily selection of coffee, sweet and savory pastries, sourdough breads, and sandwiches. In addition, we will host a weekly pizza night. The retail setting offers a chance for customers to buy our bread in its peak form in a context that reinforces the connection to where it comes from – the mill grinding wheat berries into fresh flour, the sight and smell of bread and pastry coming right from the oven.

Indoor / Onsite Dining; We expect that over 90% of our business will be to-go, pick up only. However, we are reserving one corner of the space for galley counter seating along the left wall and 2-3high top tables (roughly 20 seats). Our concept does not rely on this location becoming a meeting place. It is highly likely that we do not open with indoor seating available, and that it may come later. Our focus in the early part of 2024 will be to open our retail business and begin selling in farmers markets. There are a few tables currently underneath the overhang in the front of the building and we expect to make those available to customers during service hours in warmer months.

Saratoga Springs Farmers Markets: Our experience to date at farmers markets in our area has been extremely positive and we expect that the same will be true in Saratoga Springs. In addition to the Saratoga markets, the greater Albany region, namely Troy, holds further potential for weekly farmer's market sales.

Restaurant and Specialty Grocery: The primary reason for any distribution through restaurants is for community and brand building. We want to support local chefs and their restaurants whose food we respect. Because of the costs of delivery and wholesale discounts, this is a lower priority. Hours of operation: Retail and Operations when we first open our doors to the public I expect to do so Thursday-Sunday, 8am to 2pm. As we

find our production rhythm and continue to hire, we will add Wednesday service. Our bakery operations schedule will begin at 5:30am and run till 2-3pm, Wednesday-Sunday.

Employees: 6 (2 Bakers, Full Time, 2 Front of House, Full-time, 1 Front of House, Part-time, 1 Porter/Dishwasher, Part-time)

Interior: We are keeping the existing floor plan largely as-is. The only room we will be adding is labeled pastry room below, which will be built off 2 existing walls (rear and center/right). It is likely that we will open our doors without.

Exterior: There will be no changes to the footprint of the building. We will use existing signposts and will not make any changes to the landscaping. The bakery will not require a dumpster.

There were no comments from the public.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Dave Gabay, Chris Price, Chad Jerome (6:39PM), Tom Murphy, Dean Kolligian, Alternate, Shawn Lescault, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary

ABSENT: Hal VanEarden and Jim Deloria

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Murphy for the approval of the meeting minutes of November 15, 2023, as written.

Ayes: Chairman William Rice, Dave Gabay, Chris Price, Chad Jerome, Tom Murphy, Dean Kolligian, Alternate, and Shawn Lescault, Alternate

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

- A. Wilson's Bread: Wilson Lear Keenan:** Application for Wilson's Bread by Wilson Lear Keenan for a special use permit to operate a retail bakery. Property located at/on 4284 NYS Route 50 on 4.48 acre(s), Tax Map No(s). 141.-2-12.2; zoned RB-1.

Wilson Keenan, the owner is here to represent Wilson's Bread.

There were no comments or questions from the Board.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Special Use Permit for Wilson's Bread by Wilson Lear

Keenan for a Special Use Permit to operate a retail bakery. Property located at/on 4284 NYS Route 50 on 4.48 acre(s), Tax Map No(s). 141.-2-12.2; zoned RB-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Price, and duly put to vote, all in favor, on December 20, 2023.

B. Teddy Bear Day Care Center Addition: Moniz Enterprises LLC: Application for the Teddy Bear Day Care Center Addition by Moniz Enterprises LLC for constructing a ±2,070 sq.ft. addition to the day care facility. Property located at/on 4 Mountain Ledge Dr on 0.47 acre(s), Tax Map No(s). 140.-1-68.112; zoned RB-1.

Joe Dannible from EDP is here to represent Ms. Moniz for Teddy Bear Daycare.

Mr. Kolligian recused himself

Mr. Dannible:

- Good evening, Joe Dannible, Environmental Design Partnership here on behalf of Teddy Bear Daycare for our application for an addition of roughly 2,000 square feet to the south side of the building.
- We have been in front of the Board a couple times now. Most recently, we received the variances that we needed to construct facility.
- The property itself is only one-half of an acre.
- We are looking to expand the daycare. It is very successful. I think it is one of the only daycare facilities in the town of Wilton. There is a waiting list for people to get in. The need for expansion is certainly there.

There are no comments or questions from the Board.

On a motion introduced by Mr. Murphy, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Amended Site Plan for the Teddy Bear Day Care Center Addition by Moniz Enterprises LLC for constructing a ±2,070 sq.ft. addition to the day care facility. Property located at/on 4 Mountain Ledge Dr on 0.47 acre(s), Tax Map No(s). 140.-1-68.112; zoned RB-1.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on December 20, 2023.

C. Forest Grove, Phase 1A: Forest Grove, LLC: Application for the Forest Grove, Phase 1A by Forest Grove, LLC for lot line adjustments for lots 23-24. Property located at/on 18/20 Daintree Dr on 0.37 acre(s), Tax Map No(s). 141.53-1-1; zoned R-2.

D. Forest Grove, Phase 1B: Forest Grove, LLC: Application for the Forest Grove, Phase 1A by Forest Grove, LLC for lot line adjustments for lots 71-73. Property located at/on 76, 78 & 80 Daintree Dr on 0.82 acre(s), Tax Map No(s). 141.9-1-1, -2 & -3; zoned R-2.

Mr. Dannible of EDP and Peter Belmonte of Belmonte Builders are here representing both applications for Forest Grove, LLC.

Mr. Dannible: When National Grid came in, they installed a transformer that encroached 10 feet into the lot along the right of way. Simply, all we are doing is, we are proposing a lot line adjustment that takes these three lots, rotates them about 10 feet, the lot areas do not change, setbacks do not change, nothing changes about that. We just shifted them over a little bit. We do have a little bit of a wetland in this area, but we have identified that, we are still outside of that wetland area, with no impacts associated with that. That is the amendment in Phase 1-B. Phase 1-A, one of the townhouse lots, there is open space adjacent to that townhouse lot. We do have some utility corridors down here on the south, when we had a special request from a homeowner, a potential homeowner to develop two footprints in that area that were not necessarily meant for that size of the lot, we do have areas within the community that can accommodate those lots. Because some specific needs of potential homeowners, I believe it is a mother and a daughter, who want to purchase one townhouse unit and live separately in them, in the specific site plans at this location. So, we are proposing a minor lot line adjustment. If you look at the plans we provided, we are only shifting that by maybe three or four feet in the rear yard. And we are not changing the frontage on that lot at all. If you look the lot does pinch, as it heads towards the back. What we are able to do is just rotate that lot line, again, no change in the front, three or four feet in the back to accommodate the specific needs of this one potential homeowner.

Short discussion on why the lot line adjustments are needed and assurance by Mr. Dannible that this is not something you are going to see us coming back for every month.

On a motion introduced by Mr. Gabay, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Amendment to the Subdivision for the Forest Grove, Phase 1A by Forest Grove, LLC for lot line adjustments for lots 23-24. Property located at/on 18/20 Daintree Dr on 0.37 acre(s), Tax Map No(s). 141.53-1-1; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Murphy and duly put to vote, all in favor, on December 20, 2023.

On a motion introduced by Mr. Jerome the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Amendment to the Subdivision for the Forest Grove, Phase 1B by Forest Grove, LLC for lot line adjustments for lots 71-73. Property located

at/on 76, 78 & 80 Daintree Dr on 0.82 acre(s), Tax Map No(s). 141.9-1-1, -2 & -3; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Price and duly put to vote, all in favor, on December 20, 2023.

E. Route 50 Senior Housing: The Markstone Group: Application for the Route 50 Senior Housing project by The Markstone Group for a senior housing (55+) community consisting of 390 units. Property located at/on 4029 NYS Route 50 on 29.97 acre(s), Tax Map No(s). 154.-1-1; zoned C-1.

Scott Lansing of Lansing Engineering is here to represent Route 50 Senior Housing.

Mr. Lansing: I think the Board is very familiar with this project. We have been through Board approval for conceptual review and approval. We were also before this Board prior to the Special Use Permit and the Zoning Variance that we obtained for the project. I was not planning on going into the intricate details on the project, but I would be more than happy to address any questions that the Board may want to discuss. I think our primary goal for this evening is just to come back in front of the Board and we have submitted preliminary and final engineering drawings for the site. We reviewed and received comments from the town engineer on Friday of last week. We have not had a chance to address those yet. I cannot say we have reviewed them; we do not have access to those. And we feel we can address those. And we will provide a common response letter, and hopefully be back in front of the board in the next month or two. And request approval at that meeting. But as far as the project itself is concerned, this is the project that we did receive conceptual approval on. As far as the preliminary plans. These are the preliminary plans, they match up with the concept that we did submit, we have worked out the water, the storm sewer, the grading, and drainage, we have details to work out on not all of those items. But we will work those out. And the only other thing I did want to bring up is the last meeting, the Board did request that we provide some sort of architectural representation of what the applicants are working on. And these are some renditions of what they are working on at this time. They may change because they are in the process of fine tuning everything. But this is what the idea is right now. So, the applicants do intend to refine these as they move forward. But I am getting that what has been proposed does meet the requirements area requirements for the product. So again, that is essentially it. Again, we are just here for an update for the Board.

Discussion of the details of the project including architectural drawings, lighting, entrance, the pathway, and phasing of construction being able to be presented at the Public Hearing.

The Public Hearing is set for Wednesday, January 17, 2024.

F. Karner Blue Preserve Subdivision: Karner Blue Preserve, LLC: Pre-Application for the Karner Blue Preserve Subdivision by Karner Blue Preserve, LLC for Special Use Permit for a conservation subdivision re-design to include 18 duplex homes

(36 units total) and a single-family residence. Property located at/on 80 Ballard Rd on 58.8 acre(s), Tax Map No(s). 116.17-1-1 to -30 & - 99; zoned R-2.

Stephen Adler of Nova Consulting Services, LLC is here to represent Karner Blue Preserve, LLC.

Mr. Adler:

- This is 80 Ballard Road, formerly known as the Smith Subdivision. So, we're trying to bring it into today's market by developing it with less impact to the land putting it into building less infrastructure.
- As you can see, we are doing it in 18 duplexes, we are going to have one single family lot back there will be more of an estate home. We are going to market that as with a paper spec and see how that goes.
- We are here seeking our Special Use Permit.
- Mr. Anthony is currently revising our lot sizes that we will have for full submission here hopefully in the next meeting.

Applicants Attorney:

- The Special Use Criteria for the 36 units, which are duplex housing rentals and one single family home.
- So public health in general interest is the first criteria, we feel that this would be a great introduction to the marketing gap because obviously rentals for town houses are something that is of interest to the elderly, as well as, to the young, who do not want to have the housing constraints relative to maintenance of the unit themselves. It is well located. For transportation purposes Ballard Road can definitely handle a subdivision that is being proposed in its closest proximity to the Northway, which is obviously ideal for all the commuters that are going north and going south. Test pits have confirmed that the water supply is adequate to have on-site wells. And obviously, we have a Wilton Fire Department, and the sheriffs are all close by. So, for purposes of fire protection numbers and services, this development can handle the emergency services that are here, waste will be addressed by private accommodations, which there's multiple haulers that are available. Off-street parking is absolutely met as our bulk standards garage as well as two spots that are proposed green site as well as an access road. The neighborhood character we believe completely meets the surrounding properties, there is a single family that is adjacent to the property, but there is also commercial industrial nearby that is across the street. So, this would fit in perfectly with the character. Not to mention the open space is still continued to be maintained in this subdivision plan as was in the previous one. There are significant buffers that are proposed with the adjacent lands. So that also helps to meet the supplemental use criteria.

Design of the duplex homes and single-family home are discussed. The Public Hearing is for the Special Use Permit only.

The Public Hearing for the Special Use Permit is set for Wednesday, January 17, 2024.

Mr. Kolligian: We have seven people here in the first two rows that are current students in the Leadership Saratoga Program. They get some bonus points for heading out to municipal meetings.

The Board addressed questions from the Leadership Saratoga Program and shared Planning Board experience.

IV. ADJOURNMENT

Next Meeting Wednesday January 17, 2024

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Jerome that the meeting of the Planning Board be adjourned at 7:45PM.

The motion is seconded by Mr. Kolligian duly put to vote, all in favor, on this day December 20, 2023.

Date Approved January 17, 2024.

Amy DiLeone, Executive Secretary