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PLANNING BOARD
January 16, 2019

PLANNING BOARD

Michael G. Dobis,
Chairman

Harold VanEarden,
Vice Chairman

William Rice

Erinn Kolligian

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt &
David Catalfamo,
Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on January 16, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE
CALL TO ORDER:

I. REGULAR MEETING:

PRESENT: Chairman Michael Dobis, Harold VanEarden, William Rice, Brett Hebner, Erinn Kolligian, David Gabay, Ron Slone, Jeffrey Hurt Alternate and David Catalfamo Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Justin Grassi, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: None

MINUTES APPROVAL: William Rice moves, seconded by Ron Slone, for the approval of the meeting minutes of December 19, 2018 as written. Ayes: Ron Slone, William Rice, Chairman Dobis, Erinn Kolligian, David Gabay and Jeffrey Hurt Alternate

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

II. APPLICATIONS:

Chairman Dobis: It's a new year and I want to try something a little different. I had some feedback and some of the applicants prefer to do their whole presentation before they have comments from this Board or any comments from the audience. As each applicant comes up, I'll ask that applicant do they prefer to field questions and comments from the Board and the audience as we go or just the Board.

Mr. Rice: Are you talking about a Public Hearing?

Chairman Dobis: No, on any of the things that come in front of us.

- A. 628 Maple Avenue Mixed Use Development:** Application for Preliminary Site Plan approval by BMA Acquisitions, LLC, for a Mixed-Use Development of three 3-story buildings with commercial space in building #1, adjacent to Route 9. The development will have a total of 31 residential units. Property located at 628 Maple Avenue on 2.19 acres. Tax Map No. 140.17-1, zoned H-1.

Mr. Dannible prefers to go through the entire presentation then answer any questions.

Ms. Kolligian questioned the fact that we are now taking public comment during applications and not just Public Hearings. Mr. Rice agreed with her statement. Chairman Dobis responded by saying we have always done it that way, this Board has comments and the audience has comments. Ms. Kolligian didn't recall it being part of the Boards sequence of events.

Joe Dannible of Environmental Design Partnership is here on behalf of the Applicant BMA Acquisitions, LLC., application for a mixed-use project located at 628 Maple Avenue. The project was last presented in December, to request a Public Hearing and the Board requested some changes and modifications to the plan. Mr. Dannible: We have made some of those modifications, provided some additional details and have provided a response to Mr. Riper's review letter. Now we believe we can move forward with setting the Public Hearing.

Mr. Dannible addresses the revisions to the Site Plan:

- Relocation of the dumpster to the rear of the property.
- They have taken out every other parking space and replaced them with a grass area. The spaces are being shown as land banked parking spaces. In the event they are needed for the future, without any further approval from the Planning Board, those grassed areas can be removed and paved. This was done to add some additional greenspace to the property, even though they are well above the requirement.
- The orientation of the building and the sidewalk alignment along Route 9 was discussed.
- Sidewalk should be located within the DOT right of way but for safety reasons it will be located within the private property, with an easement.
- They are proposing 3 street lamps located approximately 75 ft. apart.
- They curved the sidewalk into the property to give it character.
- Sidewalk and lighting will be centered on the building.
- Paver or stamped concrete surface in the front of the building, a focal point for the project. This will be a public use area with benches associated with sidewalks and maybe a piece of sculpture.
- They are providing street trees within the lighting sequence.

Mr. Dannible concludes with that was the majority of the changes that were discussed in detail. He shows the renderings of the three buildings and the different views and elevations to the Board.

- The building adjacent to Route 9 has a stone facade, with the commercial spaces on the first floor. There is a cement board surface on the upper levels, two different colors of horizontal siding along the 2 residential units and a type of cedar shake siding up on the gable ends of the rooves.
- Mr. Dannible explains what can be seen from the different views.
- The stone on the two rear buildings will be the same stone as on the front building and the cement board will be something comparable to what is on the façade of the commercial building in the front.
- The same materials that were used for the buildings on 464 Maple Avenue will be used on the buildings at 628 Maple Ave.

Mr. Dannible states that those were a majority of the changes and information that the Board was looking for and would like to schedule a Public Hearing for February.

- The Board was in favor of the changes to the sidewalk.
- Comments from the Board about the building on 464 Maple Ave.
- All of the lights will have photocells.
- Spacing the lights approximately 75ft. apart will provide adequate lighting.
- Concerns and comments about dressing up the buildings.
- Discussion on the possible connection to Davidson Drive.
- Mr. Riper reads a portion of the section of the code that pertains to the Hamlet; *Properties on the eastside of Route 9 in the Hamlet may be required to provide access to any plan future adjacent multi-use trail.*
- Possibility of a future multi-use trail behind this property along the county waterline that extends through the town. It was the old trolley bed.
- Old trolley beds are typical used for multi-use trails called “rail to trail”.
- This is part of the code not say shall, but it may be required by the Board.
- Intent of the Hamlet is high density and pedestrian traffic.
- The options of connections and the time frame discussed by the Board.
- Ownership and maintenance responsibilities are discussed.
- Possibility of the Town sharing the responsibilities.
- The owner of 628 Maple Avenue is not interested in making the connection to Davidson Drive.
- The intent of the connection is for the future.
- The applicant is connecting to Wilton Water and sewer from Davidson Drive.
- The water line will be extended from The Mill at Smith Bridge, down Davidson Drive and it’s required to extend the line all the way to the front of the building, on Route 9.
- Water will be made available to an area of the Town that has had trouble getting water brought to it.
- Wilton Water and Sewer is requesting the applicant to extend a gravity sewer from, The Mill at Smith Bridge to Davidson Drive, install private laterals and provide an easement out to Route 9. This will make sewer available to parts of Route 9 that were not before.
- The applicant is providing a substantial amount of connectivity underground that is going to benefit everyone of the land owners that currently own property in that area.
- Mr. Riper said this is standard practice.

- The cost of sidewalks and lighting discussed.
- The Code requires interconnectivity between parcels in the Hamlet.
- Discussion of notes added to the Site Plan for future connectivity.
- Lengthy discussion with residence as to having a plan for the Hamlet, when the plan for the Hamlet already exists.
- Further discussion on sidewalks and who would be responsible to maintain them.
- Mr. Riper: The owner adjacent to the sidewalk is responsible for the maintenance of the sidewalk.
- The Board would like potential future sidewalks for connectivity shown on the Site Plan.
- Concern of impact of the future site on the neighbor to the rear.
- There is property between the future project and the neighbor in the rear.
- Discussion of buffering or Fencing to the rear.
- The dumpster will help with the buffering of headlights, as well as added vegetation.
- Discussion of notifying land owners that aren't required to be notified.
- Discussion of fire turnarounds.

Mr. Riper goes through the items in his review letter:

- Mr. Dannible has already addressed many of the items.
- The applicant is providing a cross access at the rear of the parcel and in addition to the applicant's desire for mid-parcel cross connection. Mr. Dannible said they would work on that.
- The applicant is to provide a traffic assessment.
- The rest of the items will be provided administratively.

Chairman Dobis set the Public Hearing for 628 Maple Avenue for 6:30pm on Wednesday, February 20, 2019.

B. Forest Grove Conservation Subdivision: Forest Grove, LLC.: Roundabout up-date by Forest Grove, LLC for Forest Grove Conservation Subdivision consisting of 304 lots located north of Jones Road and near Putnam Lane, on 537± acres, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2 totaling 537± acres, zoned R-2.

Joe Dannible, EDP on behalf of Forest Grove, LLC and our application for the Forest Grove a 304-lot subdivision. Peter Belmonte who is the owner of Forest Grove, LLC and Tom Baird of Barton Loguidice, who is designing the roundabout at the entrance of the site on Jones Road, are also present. We last presented this project on November 20, 2018 which was a Public Hearing and are here tonight presenting an up-date on the roundabout design that will be at the entrance of Forest Grove on Jones Road.

Mr. Dannible presents the up-dates for the roundabout:

- The roundabout will be located at the entrance of Forest Grove on Jones Road.
- The roundabout will be a three-leg roundabout with a 110 ft. radius.
- The center of the roundabout will be landscaped with vegetation and vertical up right trees.
- The intersection will be lit.
- Putnam Lane will be closed off, providing a T-turnaround for the residents of Putnam Lane.

- The residents of Putnam Lane will travel through the site and come out the entrance of Forest Grove.
- The applicant is providing a multi-use trail off the end of Putnam Lane, into the project, crossing over the boulevard and then extending down the right of way to Harran Lane.
- The entrance sign feature will have an entrance sign, significant landscaping and will be integrated with the multi-use trail system.
- The street lights that are being proposed are Sternberg lights, consistent with the Town standard lighting within the Hamlet Zone.
- Mr. Dannible explains the turning movements for the larger vehicles such as; a school bus, tractor trailer and a firetruck.
- Mr. Dannible explains the buffering for the residents on Jones Road.
- The Stormwater area will be a depressed area with grass.
- Maintenance of the stormwater areas will be the responsibility of the Town.
- The Trail connection to Harran Lane will be located on the north side of the ditch line and extended into the property that is adjacent.
- The applicant is providing 1.26 million dollars in improvements or dedicated money to the Town for traffic improvements along Jones Road. This includes the roundabout on Jones Road and the contribution to the improvements at Jones Road and Route 50 corridor.

Mr. Dannible is looking for feedback from the Board on any of the items that were presented tonight. The applicant as obtained a preliminary approval, those plans will be going out to the Department of Health and DEC within the next week and then we will be back to obtain final approval.

Chairman Dobis asked for questions or comments from the Board.

- Discussion on the notification of residents on Jones Road and Putnam Lane.
- Ms. Kolligian suggests keeping the residents on Jones Road up to date with the roundabout information.
- Maintenance of the vegetation in the roundabout will be the responsibility of the HOA.
- The trails will be asphalt.
- They shifted the roundabout slightly to the north, creates a good visual as you are coming down Jones Road and makes you think about slowing down.
- Traffic will be going slower through this stretch of the Road.
- They extended the stripe lane beyond the driveway that is the most impacted by the location of the roundabout.
- The Wilton Fire Chief is concerned about the configuration of the roundabout. His concerns are addressed.
- This roundabout is designed to slow people down.

Mr. Ripper gives the Board an up-date on the CDTC grant application for NYS Route 50, Jones Road, Old Gick Road and Ingersol Road.

C. Ridgeview Townhomes PUDD Zone One: Application for Conceptual approval by Ridgeview Commons for Ridgeview Townhomes PUDD (Zone 1), for a mixed-use building with 30 residential units with 7,029 sq. ft. of commercial space and a detached 2,100 sq. ft.

commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned; PUDD.

Mr. Easton when he would prefer to take questions at the end of his presentation.

James Easton with MJ Engineering is here representing Ridgeview Townhomes a mixed-use development consisting of 30 multi-family units and 7,029 ± square feet of commercial space on Ballard Road zoned PUDD. This proposed development is on 3.87 acres of the Ridgeview Terrace (Zone 1) PUDD. Mr. Easton was here in November presenting a sketch plan for this project. He took comments from Mr. Riper's review letter and comments from the Planning Board to come up with this concept plan. Mr. Easton reviews the changes from the previous plan to the current plan.

- The applicant moved the building back and added diagonal parking in the front of the building for the commercial space.
- There are two formal sidewalks for the project. One on Ballard Road and the other in the front of the commercial space.
- The parking spaces that were in front of the garages have been removed.
- There are proposed garages in the rear.
- Proposed new garage space for maintenance use.
- The proposed dual sidewalks are a Planning Board decision.

Mr. Riper addresses items from his review letter.

- Site Plan C-2: Remove the truck movements and enlarge the Site Plan itself.
- The site is zoned PUDD with the underlying zone being the Hamlet Zone. The Town Code for the Hamlet Zone must be followed.
- The details of sidewalk as per Section 107.5.
- DPW curb cut permit will be required.
- Site distance and turning movement must be addressed.
- The covered parking/garage, clarify.
- Concern of Code Enforcement Officer that the garages in the rear will be used for storage.
- Clarify if relocating the use of the building and not the building itself. Different zone requires a separate application.
- Concern of moving the dumpster from the adjacent site. This would be an amendment to the Site Plan of the adjacent site.
- Planning Board must determine if mixed with residential is creating a dominate land use.
- The Additional commercial building has been proposed to not create a dominate land use.
- Must submit renderings and material samples.
- Remaining items on the list can be addressed moving forward.

Additional discussion about the sidewalk.

- Mr. Slone suggested they make a decision regarding the sidewalks at the next meeting.
- Mr. Riper wants to verify all the percentages and square footage.
- Sidewalk is required in the Hamlet Zone.
- Mr. Massaroni describes the sidewalks on the other sections of the site.
- Mr. Easton explains why he thinks the double sidewalks are redundant because they are so close together.

Mr. Riper says this is conceptual on the layout and it's not tying the applicant into any requirements. The Board agreed.

Mr. Slone made a motion to approve the Application for Conceptual approval by Ridgeview Commons for Ridgeview Terrace Townhomes PUDD (Zone 1), for a mixed-use building with 30 residential units with 7,029 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned; PUDD. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day January 16, 2019.

IV. ADJOURNMENT:

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 9:02p.m. The motion is seconded by Dave Gabay, and duly put to vote, all in favor on this day January 16, 2019.

Date Approved: January 16, 2019

Amy DiLeone
Executive Secretary