



TOWN OF WILTON
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**PLANNING
BOARD**

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Planning & Engineering

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

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD
January 17, 2024

A meeting of the Wilton Planning Board (“the Board”) occurred on January 17, 2024, 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. Route 50 Senior Housing Project: 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.

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 a senior housing (55+) community consisting of 390 units. Property located on 4029 NYS Route 50, Tax Map No 154.-1-1 Zoned C-1.

SAID HEARING will be held on Wednesday, January 17, 2024, 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.

Scott Lansing of Lansing Engineering is here to represent the Senior Housing project.

Mr. Lansing:

- This project is located at 4029 Route 50, south of Ingersoll Road, on 29.9 acres.
- There is one existing structure on the parcel that is proposed to be removed as a part of the application.
- As far as the proposal goes, we are building a senior living community, there are three buildings. Two of the larger buildings are where the senior living units will be and then the third smaller building is in between and that is the community center.
- The residential aspect, each one of the buildings will be 195 units four story building for a total of 390 units.
- As far as access, we are proposing private access driveway, private parking lots, and private utilities on the site. So, everything will be owned, operated, and maintained by the owner of the facility.
- We do have one primary entrance off of Route 50. It is a boulevard entrance. Then we have a secondary emergency access off from the northern part of the parking lot.
- As far as green space, 25% is required and we are proposing approximately 73%. So, we far exceed the requirements.
- Parking we are required to have 435 spaces. There are a total of 454 on the exterior.
- The only change in the application was the addition of the garage spaces which are in the more or less the basement of the structures.
- We do have approximately 128 parking spaces located in the garages as far as amenities included: sidewalk trails, streetlights, street trees, bocce ball, putting green, open space and courtyard areas, a dog park, community gardens, pickleball, and tennis.
- There are internal amenities in the form of meeting rooms, gym, game rooms, kitchenette, things of that nature.
- Last but not least, this is a Town requirement, transportation will be provided to the seniors to points around the community. That is essentially it for the Public Hearing this evening.

Public Comment

- Planning process for the roundabout at Jones Road.
- Connectivity to the mall and other stores for walkability.

- The fire chief requested the following items be considered: an intercom system integrated with the fire alarm system, a standpipe system providing water access on each level of the four-story structures, and a de-acceleration lane to access site from NYS Route 50.
- B. Karner Blue Meadows Subdivision: Karner Blue Preserve, LLC:** Application for the Karner Blue Meadows Subdivision by Karner Blue Preserve, LLC for a 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.

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Karner Blue Meadows Subdivision for a Special Use Permit for a conservation subdivision re-design to include 18 duplex homes (36 units total) and a single-family residence. Property located on 80 Ballard Road, Tax Map No is 116.17-1-1 thru 30 and 116.17-1-99, Zoned R-2.

SAID HEARING will be held on Wednesday, January 17, 2024, 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.

Jeff Anthony of Studio A and Stephanie Bitters are here to represent Karner Blue Preserve, LLC.

Ms. Bitters:

- As you know, we are here for a public hearing for a Special Use permit, for the proposed 18 lots which will be utilized for duplex purposes.
- In reviewing the redesign proposal, we have incorporated obviously the 18 Duplex lots which will be 36 units total.
- The back lot will be an estate lot, which will actually be for the applicant, which measures approximately 10 acres in size.
- The open spaces are represented to meet the residential conservation criteria.
- This property is actually three parcels that are merged together bringing up 50 acres of vacant land. We believe this meets all the bulk criteria relative to the special use permit criteria specifically.
- We do see this as being beneficial to the public health a general interest and welfare, as we've mentioned at the last meeting what is proposed for these duplex students are affordable housing, which would be something that would be looked at as a void to fill for young individuals as well as other individuals who are trying to downsize and obtain your rentals.
- It is very sufficient in the proposal location in the sense that Ballard can handle the traffic and the capacity for this subdivision.
- Test pits have confirmed that there's adequate results for wells at this location

- Fire protection, as well as urgent emergency services are in close proximity, which can again handle this subdivision.
- The off-street parking for these duplexes will be on site as well as the garage with the access road to handle any overflow parking.
- We believe the neighborhood character will not be diminished by this proposal.
- Adjacent lands include R-2 zones mostly but with the south we understand that it is zoned commercial with that Johnson's Auto Crusher.
- There is a single-family home to the east, and a wooded area to the north not to mention the railway that also abuts this property. But there's buffers proposed, which we feel will maintain that semi-rural character overall.
- Ballard can accommodate the traffic good sight distances for exiting.
- This will also receive DOH and County review.

Public Comment:

- Resident concern of buffering for his property.
- Resident concern about traffic generated by 36 new homes in their community, particularly during peak seasons.
- Concerns about ATV use on farmland, seeking to address issues for the good of the public and farms.
- Highway Superintendent asked if the road was going to be a town road or a private road. That has not been determined yet.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Dave Gabay, Chris Price, (6:39PM), Tom Murphy, Jim Deloria, and Dean Kolligian, 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, Chad Jerome, and Shawn Lescault, Alternate

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Murphy for the approval of the meeting minutes of December 20, 2023, as written.

Ayes: Chairman William Rice, Dave Gabay, Chris Price, Tom Murphy, Jim Deloria, and Dean Kolligian, Alternate

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

- A. Route 50 Senior Housing Project: 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 the Senior Housing project.

- Mr. Riper addresses the roundabout question and explains that the town received a \$500,000 grant for the design of transportation improvements, and the design will commence soon.
- Mr. Lansing submits a trail map to connect the project to surrounding areas, with a 2500-foot connection.
- Mr. Bogardus, the fire chief, suggests installing speakers in apartment buildings to improve emergency communication.
- Mr. Riper and Mr. Lansing discuss the water feature in the back of the development, with Scott mentioning a comment from the developer regarding the potential for a fountain in the center of the development.
- Mr. Riper and Chairman Rice discuss the phasing of construction for the clubhouse and buildings, with the possibility of it not happening all at once.
- Mr. Riper mentions that Mr. Bogardus had good comments on the emergency services, including the fire truck turning template for the ladder truck.
- Mr. Riper addresses concerns about parking spots.
- Chairman Rice and Mr. Lansing discuss issues with the site plan, including the placement of a pedestrian pathway and the connection to the mall.
- Mr. Riper and Mr. Gabay discuss the potential for a multi-use path connecting senior housing to a nearby archery range, with considerations for safety and accessibility.
- Mr. Riper advocates for connecting subdivisions and trails to improve the Town.
- Mr. Deloria expresses safety concerns about the corridor, suggesting a path next to the road could be dangerous with cars traveling 55 mph.
- Chairman Rice and Mr. Gabay agree that the DOT should be responsible for suggesting a path along the highway boundary with proper approvals.
- Discussion of safety measures for a construction project, including guardrails and separation.
- Chairman Rice suggests investigating a potential connection between a luxury project and the mall, as it is a "huge issue in the town" and could be a "state of the art project."
- Mr. Lansing mentions that the mall may contribute to the project, but they will not know until they start looking into it.
- Mr. Riper explains that DOT wrote a comment letter to the mall when they were reviewing the potential PUDD project at the mall. They wanted pedestrian connectivity from this project out to Route 50. Making connections, DOT has provided "L" crosswalks at each of these intersections on 50. And I think part of the mall project was to provide the four-way crosswalks at all intersections. So, DOT was ant on making pedestrian connectivity in the mall for that project.
- Board discusses preliminary site plan.

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 Preliminary Site Plan 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.

The motion is seconded by Mr. Price, and duly put to vote, all in favor, on January 17, 2024.

B. Karner Blue Preserve, LLC Application for the Karner Blue Meadows 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.

Jeff Anthony of Studio A and Stephanie Bitters are here to represent Karner Blue Preserve, LLC.

SEQRA cannot be performed tonight because the coordinated review process has been less than 30 days.

- Plans need to be up-dated with dimensions, acreage, and bulk standards.
- Mr. Riper highlights the need for hydrogeological studies for the wells.
- The owners will be holding the deeds for all 18 Lots and being using them as rentals.
- They will have the option to sell off the units.
- The new road will most likely become a Town road.
- Next month SEQRA, Special Use Permit, and possibly conceptual.

C. Forest Grove Subdivision: Forest Grove, LLC: Application for the Forest Grove Subdivision by Forest Grove, LLC for enlarging the conservation subdivision from 321 lots to 421 lots due to the recent acquisition of lands. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acre(s), Tax Map No(s). 128.-1-2, -68, -71.221, -71.222, -106, 140.12-3-11, -13, 140.16-3-9, -98, 141.-1-4.1, -35, 141.13-1-1 thru -26, 141.53-1-1 thru -22; zoned R-2.

Joe Dannible of EDP and Peter Belmonte of Belmonte Builders are present to represent Forest Grove, LLC.

Mr. Dannible:

- Addition of 100 lots to the existing 321 lot subdivision for a total of 421 lots.
- They have gone back to using the original bulk standards per request of the Planning Board.
- The majority of the change for the overall density within the community is located up on the north side of Bullard Lane, which would run east west in this direction. The additional roadways and cul-de-sacs will tie into the Bullard Lane intersection.
- We will be providing very specific details on the layouts, dimensions, type of curving types of asphalt wings, concrete, all those different elements which will

give the highway department and fire department the appropriate access for maneuverability of larger vehicles throughout the subdivision.

- Some of the concerns were turning radii, the type of curves so that when they have their wings out, they can mount on top of the curves rather than having a vertical curve.
- Mr. Belmonte: Mike's concern was that on these radius that the tandem axle, snowplow trucks, and the fire apparatus with the long extension on the front, had had the ability to mount onto the curb. So, we agreed that we would use a blacktop curb, which was preferred, because in the event that there was ever a need to repair in the future, it would be more convenient for the highway department to be able to make that repair. But Mike did not close down the idea that, selectively, if we wanted to, we could use concrete, mountable curves. And those are details that we will work out with them as we get further into the development of the plans.
- They have identified a cluster box location and are trying to keep the mailboxes on HOA-owned land for easier maintenance.
- The development will not include any changes to the existing open wooded area but may include amenity space and other features as the plan develops.
- Mr. Belmonte discusses traffic calming measures, such as narrowing the road and adding street trees and streetlights, to slow down traffic and improve the visual environment.
- Discussion of Bullard Lane being used as a second means of access and egress to the development.
- Mike Monroe, Highway Superintendent: I thought this was already discussed years ago at the Planning Board and there was plenty of public outcry that it needed to be a full access road on Bullard Lane, that we were not relying on a roundabout just for this entrance and exit. That was the understanding that highway had, we thought this was going to be Bullard Lane is going to be improved, it was going to be 24-foot paved shoulder and access to the rest of the county trail systems on Bullard Lane. That was the impression that highway thought.
- Emergency services agreed with the highway superintendent that it was already decided that Bullard Lane would be a full access road built to Town standards.
- Thirty single family homes need a second means of egress. It does not need to be a dedicated full access road. Emergency access would suffice.
- Mr. Belmonte: There is no question that the neighborhood has to have a second means. And that is certainly being provided, if that is a two directional Road, full access. That is the decision that the Town needs to make, we are not opposing that. What we are pointing out is everybody has got to be prepared for opposition. If the opposition comes back and reappears. I personally feel that the intention when we design this community was to run everybody through the roundabout, and not go out Bullard Lane but provide Bullard Lane as a second form of egress. I think at one time, I made a suggestion that if the Town did not want to have gates on Bullard Lane, do not gate it. Let us sign it. And let us hope that the majority of the people will follow the sign unless there is an emergency that compels them to go the other way. But human nature is not going to follow signs.
- The Highway Superintendent expresses concerns about the narrowness of Bullard Lane and the potential for accidents, requesting that the Town address these issues before moving forward with the development.

- There will be a public hearing regarding the development of 100 new lots, with potential opposition from residents on Bullard Lane.
- The plan includes adding 260 acres of land to the project, with 160 acres already deeded to the town and 60 acres to be deeded in the future. Then the balance is about 100 acres that we are going to be building. So, when you do the math and say look, we are bringing 100 homes, yes, we are bringing in 260 acres of land some of which has already been deeded some of which is going to be deeded some of which we are going to build.
- The Board agrees that providing more information to the public can help address concerns and make the project more successful.

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 Conceptual Subdivision for the Forest Grove Subdivision by Forest Grove, LLC for enlarging the conservation subdivision from 321 lots to 421 lots due to the recent acquisition of lands. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acre(s), Tax Map No(s). 128.-1-2, -68, -71.221, -71.222, -106, 140.12-3-11, -13, 140.16-3-9, -98, 141.-1-4.1, -35, 141.13-1-1 thru -26, 141.53-1-1 thru -22; zoned R-2.

The motion is seconded by Mr. Price, and duly put to vote, all in favor, on January 17, 2024.

IV. ADJOURNMENT

Next Meeting Wednesday February 21, 2024

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Price 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 January 17, 2023.

Date Approved February 21, 2024.

Amy DiLeone, Executive Secretary