



TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127
(518) 587-1939 Ext. 201

**PLANNING
BOARD**

William Rice,
Chairman
Harold VanEarden,
Vice Chairman
David Gabay
Christopher Price
Thomas Murphy
Chad A. Jerome
James Deloria
Dean Kolligian,
Alternate
Shawn Lescault,
Alternate

Amy DiLeone
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
February 21, 2024

A meeting of the Wilton Planning Board (“the Board”) occurred on February 21, 2024, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

I. REGULAR MEETING:

PRESENT: Chairman William Rice, Hal VanEarden, Chris Price, Jim Deloria, Dean Kolligian and, 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: Dave Gabay, Chad Jerome, and Tom Murphy

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Kolligian, for the approval of the meeting minutes of January 17, 2024, as written.

Ayes: Chairman William Rice, Hal VanEarden, Chris Price, Jim Deloria, and Dean Kolligian, and Shawn Lescault, Alternates

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

- A. BJ's Gas: BJ's Gas c/o Bohler Engineering:** Application for BJ's Gas by BJ's Gas c/o Bohler Engineering for the construction of new fuel dispensers, canopy with signage and kiosk. Property located at/on 3067 NYS Route 50 on 93.59 acre(s), Tax Map No(s). 153.-3-86.111; zoned C-1.

Ms. Caryn Mlodzianowski from Bohler Engineering is here to represent BJ's Gas.

Ms. Mlodzianowski:

- We are proposing gas canopy and fueling islands at the existing BJs.
- This will consist of six fuel islands with 12 fueling positions in a single row.
- Not much has changed since we were here in October when we got conceptual plan approval.
- As a reminder, we have two lanes entering the fueling area off of the mall ring road so that everybody goes forward and through, we do have a connection to the existing parking lot, as well as an exit back out to the ring road.
- We will be maintaining and adding some green space.
- Our hope this evening is that you can set a public hearing for next month and refer to the county as well.

Mr. Riper:

- Landscaping should be added to dress up the fueling station.
- The hydrants need to be tested and coordinated with the fire department,
- There are concerns about traffic on the ring road backing up and queuing into the ring road.
- Maintenance of a clear sight line is the responsibility of the property owner, as stated on the plan. A note should be added to the plan stating that if traffic queuing occurs in the ring road, it will be the responsibility of the property owner to manage and mitigate. The mall agreed to this. This puts it back on to the mall if there is an issue, they are going to have to take care of it.
- Concerns about gas pricing signs in residential areas, like Loudon Road. Including potential impact on housing.
- Concern of the size of vehicles entering the facility.

The Board discusses the potential for traffic backing up into the Ring Road and the responsibility of the mall to address the issue if it occurs.

Mr. Kolligian expresses concern about the design of the gas station, specifically the number of pumps and the lack of proper signage, which could lead to confusion and accidents.

Mr. Riper agrees that the design needs improvement and suggests involving Mark Mykins in the process to ensure proper signage requirements and fire safety measures are in place before the next meeting.

The Public Hearing is set for Wednesday March 20, 2024.

B. Karner Blue Meadows Subdivision: 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.

The applicant is here tonight to obtain a Special Use Permit for an approved conservation subdivision re-designed for 18 duplex homes with 36 units total.

Attorney Schachner reads the SEQRA Part two questions to the Board. The Board answers all 18 questions with “No or small impact may occur.”

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move for a negative declaration on SEQRA for the Application for the Karner Blue Meadows Subdivision by Karner Blue Preserve, LLC 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.

The motion is seconded by Mr. Price, and duly put to vote, all in favor, on February 21, 2024.

- The project meets all the Special Use criteria.
- A two-year time limit set for the Special Use Permit.

Mr. Riper:

- No further subdivision of the parcels is to be allowed. Note to be placed on the plans.
- Need to provide the hydrogeological study. There are already wells that have been drilled and the water quality and quantity need to be verified.
- An HOA would be desired for the layout of the duplexes.

Discussion between the Board, Highway Superintendent, and the applicant about the formation of the HOA and maintenance of the road. The Board and Highway

Superintendent would prefer an HOA to be formed for the aesthetics and maintenance concerns of the subdivision.

On a motion introduced by Mr. Deloria, 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 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. Conditioned upon filing of the approved subdivision at the Saratoga County Clerk's Office within 24 months. 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.

The motion is seconded by Mr. Lescault, and duly put to vote, all in favor, on February 21, 2024.

On a motion introduced by Mr. Price, 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 Karner Blue Meadows Subdivision by Karner Blue Preserve, LLC 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.

The motion is seconded by Mr. Kolligian, and duly put to vote, all in favor, on February 21, 2024.

C. 612 Maple Ave Medical Center: Lenny Goldstock: Application for the 612 Maple Ave Medical Center by Lenny Goldstock for a two-story medical center with a total floorspace of 120,000 sq.ft. (60,000 sq.ft. per floor) that will feature multiple medical/surgical practices. Property located at/on 612 Maple Ave on 13.66 acre(s), Tax Map No(s). 140.17-1-9 & 140.18-1-13; zoned CR-1 & R-1.

Scott Lansing of Lansing Engineering and Lenny Goldstock are here to represent the next three applications.

- They have Conceptual approval.
- The goal is to set a Public Hearing for all three applications.
- We have previous comments from the Board, comments from the county and would like to obtain comments from the public through the Public Hearing.
- This is the plan that the Board saw before, 120,000 square feet it is located at 612 Maple Ave is zoned CR-1 and R-1.
- The back portion of the parcel is zoned R-1.
- This is a two-story medical office building.

- Each floor will be about 60,000 square feet for the total of 120,000 square feet.
- We do have a single access point out to Maple Ave.
- The parking does meet the Town Code.
- We have approximately 52.9% greenspace, so we do exceed the green space requirement by quite a bit.
- Public water, public sewer and stormwater would be managed on site.
- There was a request to have the access point line up with the Hewitts across the street.
- These are the preliminary portion of the preliminary engineering drawings that we have submitted, that access point has been relocated.
- There is a traffic signal proposed where that access point meets Maple and also connects with the Hewitts.
- There were some comments about some setbacks, to the parking areas. Those have been adjusted.
- The proposed traffic light has been discussed by DOT and our traffic engineer. The traffic engineer will be at the Public Hearing to address any comments from the Board or the public.
- We are here tonight for questions and comments from the Board. And we would like to request consideration for a Public Hearing.

Mr. Riper:

- DOT is getting heavily involved with their review of projects through the SEQRA process.
- The state and federal governments are very interested in making connections, pedestrian access, multimodal access.
- We need to make sure fire truck and delivery truck turning radius is sufficient.
- The landscaping plan needs to be updated.
- The renderings need to be updated. The buildings have been rotated and they would actually face south on the property now.
- Renderings from north and south bound with the landscaping included.
- Set up a meeting with DOT to discuss the traffic issues on Route 9.
- Sidewalks to be installed along the frontage of the property, connecting to the north.

Discussion by the Board of this being a large project and the Public Hearing could always be left open.

Mr. Goldstock: I just want to let you know that we are full. We have a very strong interest in this project. I think we are bringing a great project to this community that will be well received by the people that live here in this town.

The Public Hearing is scheduled for 6:31PM on Wednesday March 20th.

D. 631 Maple Ave Lot Line Adjustments: Lenny Goldstock: Application for the 631 Maple Ave Lot Line Adjustments by Lenny Goldstock for lot line adjustments for a mixed-use development. Property located at/on 631 Maple Ave on 15.78 acre(s), Tax Map No(s). 140.-3-20, -21, 24.1 & -32.11; zoned H-1.

Scott Lansing of Lansing Engineering and Lenny Goldstock are here to represent 631 Maple Ave lot line adjustment.

Mr. Lansing: The lot line adjustment is for four parcels, combined, consolidated, and reconfigured to equal to 15.7 acres.

Mr. Riper: The future plans need to show all of the land, wetlands, steep slopes, and the density calculations.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Conceptual Approval of the 631 Maple Ave Lot Line Adjustments by Lenny Goldstock for lot line adjustments for a mixed-use development. Property located at/on 631 Maple Ave on 15.78 acre(s), Tax Map No(s). 140.-3-20, -21, 24.1 & -32.11; zoned H-1.

The motion is seconded by Mr. Deloria, and duly put to vote, all in favor, on February 21, 2024.

The Public Hearing is scheduled for 6:31PM on Wednesday March 20th.

E. 631 Maple Ave Mixed Use: Lenny Goldstock: Application for the 631 Maple Ave Mixed Use by Lenny Goldstock for a mixed-use development that will include 17,800 sq.ft. of commercial/retail space and 136 apartment units. Property located at/on 631 Maple Ave on 15.78 acre(s), Tax Map No(s). 140.-3-20, -21, 24.1 & -32.11; zoned H-1.

Scott Lansing of Lansing Engineering and Lenny Goldstock are here to represent 631 Mixed Use Development.

Mr. Riper:

- There was an environmental study done on this property.
- You should have a copy of that report for your files, because there was an old garage located there.
- Show density calculations, DOT is doing their review through SEQRA.
- Josh had some comments on this too.
- The building connections, it seems like the buildings to the rear are not really connected, there is a pathway connecting them. But there is no sidewalk connection.

- Have sidewalk connections to all the buildings.
- Are the pathways going to be maintained in the winter.
- Steep slopes in the rear of the property.
- Sidewalk connections are crucial for buildings, especially with the steep slopes.
- Banked parking discussed, not constructing the spaces at all.
- Channel created by the property owner, needs to be addressed.
- No drive-through retail allowed.
- Up-date the rendering.
- Renderings should show the elevation change and buildings in the back.

Mr. Goldstock is very confident that by the time the shovel hits the ground the retail space will be fully leased.

The apartments will be a combination of 1 and 2 bedrooms. Rents will range from \$1400-\$3000. The most expensive being in the rear of the property with separate entrances. The vision is that employees of the medical facility will have the opportunity to be able to afford to live in close proximity across the street from the medical building.

The Public Hearing is scheduled for 6:31PM on Wednesday March 20th.

F. A Services, Inc. Residential Conservation Subdivision: Adirondack Property Ventures, LLC: Pre-Application for the AIM Services, Inc. Residential Conservation Subdivision by Adirondack Property Ventures, LLC for a nine (9) lot residential subdivision. Property located at/on 4227 NYS Route 50 on 37 acre(s), Tax Map No(s). 141.-2-26; zoned R-2 & RB-1.

Scott Lansing of Lansing Engineering is here to represent the Residential Conservation Subdivision.

Mr. Lansing:

- The overall parcels are approximately 37 acres, approximately 18 of the acres would be retained by AIM Services.
- The remaining 19 acres would be proposed for the development of the parcel that is zoned R-2.
- The DEC wetlands are located on the parcel that would be retained by AIM Services.
- The 19 acres that we are proposing to develop as far as what is included, we went through the density determination looking at the 19 acres subtracting out DEC wetlands which there are none because that is on the other parcel. Then taking off slopes greater than 15%. There is approximately .9 acres. We produced 18.1 acres out of the 19 acres. We ended up with 8.3 lots that we'd be permitted on the project.
- As I mentioned in the beginning, we would like to request a density bonus of 10% with the dedication of open space. As far as the number of lots that would bring us from eight lots to nine lots, we are proposing the nine lots.

- That does include an extension of this project coming down and a connection over to the Ingersoll project and we will have a roadway connection.
- The roadway is approximately 1000 feet of Town roadway.
- Public Water is proposed and septic systems.
- Stormwater would be managed on site.
- We will go to the Town Board, to see if they will declare their intent to accept the open space and allow that extra 10% on the project.

Discussion of trails, sewer coming into Ingersoll (depending on timing), Town acceptance of the land, and if the application ready for conceptual approval. The Planning Board is granting conceptual approval.

On a motion introduced by Mr. Deloria, 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 AIM Services, Inc. Residential Conservation Subdivision by Adirondack Property Ventures, LLC for a nine (9) lot residential subdivision. Property located at/on 4227 NYS Route 50 on 37 acre(s), Tax Map No(s). 141.-2-26; zoned R-2 & RB-1.

The motion is seconded by Mr. Price, and duly put to vote, all in favor, on February 21, 2024.

II. ADJOURNMENT

Next Meeting Wednesday March 20, 2024

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Price that the meeting of the Planning Board be adjourned at 8:08PM.

The motion is seconded by Mr. VanEarden put to vote, all in favor, on this day February 21, 2024.

Date Approved March 20, 2024.

Amy DiLeone, Executive Secretary