



TOWN OF WILTON
22 TRAVER ROAD
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**PLANNING
BOARD**

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Director of Planning &
Engineering

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD
March 20, 2024

A meeting of the Wilton Planning Board (“the Board”) occurred on March 20, 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.

The Pledge of allegiance.

II. PUBLIC HEARINGS:

- A. 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.

- B. 631 Maple Ave Mixed Use Development: Lenny Goldstock** Application for the 631 Maple Ave Mixed Use Development by Lenny Goldstock for lot line adjustments and 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.

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 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.

AND

For 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.

AND

For 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.

SAID HEARING will be held on Wednesday, March 20, 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 introduces the project and its participants, including Lenny Goldstock, Surgeon, Rich Paulson, Ryan Paulson, and Matthew Paulson, BBL Construction Services, and Alanna Moran, VHB Engineering.

Mr. Lansing:

- We are seeking a lot of line adjustment on 631 Maple Ave. The proposed development includes consolidating several parcels, increasing the overall size of the main parcel from 11.95 to 14.92 acres.
- The medical facility is located on a parcel that is approximately 13.43 acres. It is currently vacant with two billboards on the frontage of the parcel.

- The medical office building being proposed is a two-story building with a 62,500 square foot footprint for a total of 125,000 square feet overall. Slight increase from before.
- We are proposing private access private driveways, nothing is proposed for dedication to the Town this will be privately owned, operated, and maintained.
- The primary curb cut is out on Maple Ave.
- There is a secondary access to with right-in-right-out access towards the north.
- As far as parking is concerned, the parking on the site meets the Town code.
- As far as amenities for the site, there are street trees, sidewalks, there is a trail up towards the back of the parcel with a small picnic area in the back, wooded area and Open Space Preservation as a part of the project.
- As far as the building, the setbacks, the parking, everything associated with the application, is in accordance with the zoning ordinance.
- There are no waivers or variances required.
- Green Space 35% of the parcel is required, the applicants are proposing 52.5% The bulk of that green space, the applicants did want to put that in the back portion of the parcel.
- There is an adjacent single family residential development off of Davidson Drive in the back and they want to make sure that was buffered perfectly so that that is where they are concentrating the green space for the project.
- As far as utilities, stormwater is managed on-site, water and sewer are provided via public water and sewer.
- The architect has updated the renderings per the Planning Boards request.
- 631 Maple Ave. is located just to the northwest of 612 Maple Ave.
- This parcel is four parcels and there is a lot line adjustment associated with this parcel.
- The lot line adjustment: The proposed development includes consolidating several parcels, increasing the overall size of the main parcel from 11.95 to 14.92 acres, and making no requests for variances or waivers from the Zoning Board of Appeals.
- Overall, this includes a 27,800 sq.ft. of commercial space, 136 apartment units.
- Located out by Maple Avenue, is a single building, 63,400 sq.ft. total. It is a three-story building. So that is a total of all three of the stories for that building.
- The first floor will include retail, office, and restaurant space and that is approximately 22,800 square feet.
- The second floor is commercial and apartments.
- The third story of this building is proposed to be all apartments, as far as, the number of apartments, which would be 16 on the second floor and 16 on the third floor. There will be a mix of one and two bedrooms.
- There will be a total of 136 apartments.

Public Comment:

- Question regarding the parcel by the medical building with no frontage. This parcel will remain greenspace and it is not proposed for any future development.

- Resident questioned the sewer line running through his property. The resident's property will not be affected.
- Greenfields Fire District Captain, Nate King, expresses concerns about the financial burden of new developments on emergency services.
- Duane Bogardus, Greenfield Fire Chief, estimates that the Town's Fire and EMS services are currently understaffed by 200 calls per year due to development and growth.
- Mr. Bogardus said there is an average of one emergency call per apartment per year, with commercial properties having a higher frequency than residential. Later in the meeting this was further disclosed that this statistic was for senior living apartments not for residential apartments.
- Board members discussed keeping the Public Hearing open for another month to gather more input on two large projects in town.

The Board has made the decision to keep the Public Hearing open for another month.

III. REGULAR MEETING:

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

MINUTES APPROVAL: Mr. Deloria made a motion, seconded by Mr. Murphy for the approval of the meeting minutes of February 21, 2024, as written.

Ayes: Chairman William Rice, Dave Gabay, Tom Murphy, Jim Deloria, and Shawn Lescault, Alternate

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

- A. 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.

AND

- B. 631 Maple Ave Mixed Use Development: Lenny Goldstock** Application for the 631 Maple Ave Mixed Use Development by Lenny Goldstock for lot line adjustments and 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 the next two applications.

Mr. Lansing:

- I want to address the concerns of the Board from the last meeting.
- The first one was relative to an environmental site assessment for the 631 parcel.
- We checked our records, and the environmental site assessment was done for that parcel.
- There were no findings or anything that would preclude development for that parcel.
- The second item was related to sidewalk connection between the two projects.
- We have provided this map to the county and will provide a map to the Town as well.
- There was a request to update the renderings for the buildings and we did provide those.
- One of the requests on the renderings was to provide a rendering that shows the grade change as you go back on the 631 parcel.
- So, this does outline that, so we do have the building by Maple and the front, the two buildings in the middle. Then we have the five buildings up in the back. This represents how those grades increase as you go back.

Discussion:

- Sidewalks and the connectivity
- Waiting for a letter from DOT
- Possible trail connections

Alanna Moran:

- We have completed the traffic evaluation for the project.
- As Ryan was saying, it is a little new to see these new SEQRA review letters coming in from DOT.
- We are also coordinating with the DOT permitting department, because that is who we need to have approval on the project from. In order to build the driveways, put in a traffic signal, all those kinds of things.
- So, at this point, from that department at DOT, we received a letter, an email, from them just at the end of the day today stating that they were good with the locations of the driveways, but that the project is also going through the signals department, yet another department at DOT, for review of the actual signal installation. And that will also include a review of the other impacts through the corridor. So that is supposed to be coming within the next one to two weeks.

There shall be one Environmental Assessment Form for the three projects for SEQRA Review.

Discussion of the flow of traffic into the medical facility. Concerns about accessibility of main entrance and parking lot for employees, patients, and patrons with disabilities. The Board would like to see a design of traffic flow throughout the parking lot.

The Board emphasizes the importance of addressing traffic and pedestrian concerns before moving forward with the project.

C. Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc.

Application for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for amending plan to shift lots in order to relocate proposed trail. Property located at/on Ingersoll Rd on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2 & RB-1.

Scott Lansing of Lansing Engineering is here to represent the Ingersoll Subdivision.

Mr. Lansing:

- This is an adjustment of our trail location.
- We are just picking up four lots, shifting them over 20 feet, taking a gap that was on one side and putting it on the other side.

The Board has no issues with the lot line adjustment.

This application has been given final approval by the Board and all aspects of traffic and speed have already been discussed and addressed.

A resident of Ingersoll Road who could not attend the Public Hearing voiced his concerns of the traffic on Ingersoll Road.

- Speeding is a huge factor.
- The majority of people speeding are local.
- Speed signs are effective because people brake.
- The addition of the Aim Subdivision will add more traffic to Ingersoll Road.

Discussion of speed needing to be enforced by law enforcement. The Sheriff patrolled Ingersoll Road and the majority of residents who received speeding tickets lived on Ingersoll Road. Digital signs were discussed prior, and the Highway Department was not in favor due to maintenance issues. It was suggested prior that the developer purchase the digital signs. The developer was not in favor of purchasing the digital signs. The Board agrees that speed and enforcement is an issue on Ingersoll just as it is on many other roads in Town.

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 Amendment to the Subdivision for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for amending plan to shift lots in order to relocate proposed trail. Property located at/on Ingersoll Rd on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2 & RB-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Lescault, and duly put to vote, all in favor, on March 20, 2024.

IV. ADJOURNMENT

Next Meeting Wednesday April 17, 2024

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Murphy that the meeting of the Planning Board be adjourned at 7:54PM.

The motion is seconded by Mr. Gabay, put to vote, all in favor, on this day March 20, 2024.

Date Approved April 17, 2024.

Amy DiLeone, Executive Secretary