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PLANNING BOARD
April 15, 2020

PLANNING BOARD

Michael G. Dobis,
Chairman

Harold VanEarden,
Vice Chairman

William Rice

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt

David Catalfamo &
Michael Coleman
Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on April 15, 2020 via Zoom due to public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202.1.

PLEDGE OF ALLEGIANCE

CALL TO ORDER:

I. REGULAR MEETING:

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

ABSENT: None

MINUTES APPROVAL: Ron Slone moves, seconded by Hal VanEarden for the approval of the meeting minutes of February 19, 2020 as written. Ayes: Chairman Dobis, Harold VanEarden, William Rice, Ron Slone, Jeffrey Hurt and Dave Catalfamo, Alternate

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

II. APPLICATIONS:

- A. Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2: Ridgeview Commons Townhomes, LLC:** A Request for 90-day extension of Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant the request for the 90-Day Extension of Subdivision approval for Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated October 2, 2019. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Dave Catalfamo and duly put to vote, all in favor, on April 15, 2020.

- B. Johnson's Auto Crusher of Corinth, Inc. James & John Johnson** A request for 90-Day extension of Subdivision approval by James and John Johnson for Johnson's Auto Crusher of Corinth, Inc., for an approved 2-lot subdivision. Property located on 81 Ballard Road on 24.432 acres, Tax Map No. 128.-1-8; zoned C-2.

On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant the request for the 90-Day Extension of Subdivision approval for James and John Johnson for Johnson's Auto Crusher of Corinth, Inc., for an approved 2-lot subdivision. Property located on 81 Ballard Road on 24.432 acres, Tax Map No. 128.-1-8; zoned C-2. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated September 11, 2019, and that the County Planning Board comments are addressed and approved by County DPW; driveways are eliminated, mobile homes are removed, and County R.O.W. is cleared of obstructions. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Dave Catalfamo and duly put to vote, all in favor, on April 15, 2020.

- C. North Manor Development: Burnham Hollow:** A request for a second 90-day extension by North Manor Development for Burnham Hollow Subdivision. The project has incurred a delay due to reaching an agreement with a third party which is needed to ensure the easement is completed. Property located on 52/58 Burnham Road on 8.7 acres. Tax Map No. 114.15-3-8.1; zoned R-1.

On a motion introduced by Dave Gabay the Board adopts the following resolution:

D. NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant the request for the 90-Day Extension by North Manor Development for Burnham Hollow Subdivision. The project has incurred a delay due to reaching an agreement with a third party which is needed to ensure the easement is completed. Property located on 52/58 Burnham Road on 8.7 acres. Tax Map No. 114.15-3-8.1; zoned R-1.

The motion is seconded by Hal VanEarden and duly put to vote, all in favor, on April 15, 2020.

D. Stanley Business Facility: John Stanley Application for Preliminary Site Plan by John Stanley for Stanley Business Facility for a one story 4,000 sq. ft. garage with an attached 624 sq. ft. office and two 10,000 sq. ft. single story self-storage facilities. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

Lynn Sipperly is present to represent John Stanley for Stanley Business Facility.

- Substantial progress on the project Since December 2019 meeting.
- Prepared a site and utility plan, grading plan, landscape and lighting plan, stormwater design and report, a truck turning radius plan for the self-storage units based on the Town of Wilton.
- Proposed oil/ water separator system explained by Mr. Sipperly.
- Proposed site to be constructed in 3 phases:
 1. Garage and the facility.
 2. One self-storage unit one year after phase one.
 3. Second self-storage unit, one year after phase two.
- Mr. Stanley has purchased the property and would like to do some clearing of the site.
- Seeking Preliminary Site Plan approval tonight.

Mr. Ripper addresses the items in his review letter to the Board.

- Buffering on Ballard Road discussed.
- The vegetation should be more than is shown on the current rendering.
- The site will be selectively cleared and not just clear cut.
- The residents concern of the esthetics of the building should be considered and proper buffering should be addressed by the Board.

Chairman Dobis asks for comments or questions from the Board members.

- Mr. Rice voiced concern regarding the buffering from the resident's view.
- Mr. Sipperly says he understands Mr. Rice's concern and will add more screening to the plan.
- Mr. Hurt questions where the water from the oil/water separator system is going to be discharged to the septic tank or a separate collection tank?
- Mr. Sipperly says it will be discharged to the site stormwater system; no water should go off site from this facility.
- The oil will be collected and pumped out by certified pumper.
- The building will have a drain that is connected to the oil/water separator system.
- Mr. Hebner questioned the lighting and if it would be facing the Ballard Roadside.
- Mr. Sipperly says no it won't be facing the Ballard Roadside.

Chairman Dobis asks for comments or questions from the Board members. There were none.

On a motion introduced by Bill Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant the Application for Preliminary Site Plan by John Stanley for Stanley Business Facility for a one story 4,000 sq. ft. garage with an attached 624 sq. ft. office and two 10,000 sq. ft. single story self-storage facilities. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

The motion is seconded by Brett Hebner and duly put to vote, all in favor, on April 15, 2020.

E. Michael Decker: Spectrum at Wilton Marketplace Pre-Application/Conceptual Site Plan by Michael Decker and CT Male for Spectrum at Wilton Marketplace for proposed project to construct a 4,050 sq. ft. commercial building. Property located on Lowes Drive on .89± acres Tax Map No.153.-3-37.1; zoned C-1.

Frank Palumbo is present to represent Michael Decker for Spectrum at Wilton Market Place.

- Aldi's is under construction.
- Marketplace Road is under construction.
- Mike Decker is representing Maly Development a part of KMDA who owns the remainder of the property outside of the Aldi's lot.
- The proposed lot is consistent with the approved variances for the subdivision plan of 2015.
- There is an access drive to Lowes and a shared access drive on the left-hand side of the street.
- The proposed building will be a one-story building.
- The proposed building is intended for use by Spectrum.
- Mr. Rice asks if they are going to close the Spectrum in downtown Saratoga.
- Mr. Palumbo is not sure.
- Spectrum will be leasing the proposed building.
- Spectrum would like to be up and running by November of 2020.
- The parking will wrap around the building and stormwater will be in the front, but revisions may have to be made.

Mr. Riper addresses the items in his review letter to the Board.

- Evaluate the need for the Eastern full access entrance. There is an additional full access entrance approximately 100 ft. away.
- Future access is discussed and need for extra curb cuts.
- Future pedestrian access is being discussed.
- It is preferred not to have stormwater management areas in the front of the building.
- Discussion by the Board of eliminating one entrance.
- The Board feels strongly about eliminating the entrance.
- Mr. Palumbo states his client feels strongly about keeping the entrance.
- Mr. Palumbo is going to consult with the applicant and let them know what the Boards feeling is.
- Signage is discussed.
- Connection road with Saratoga Hospital is discussed.
- Mr. Hebner has concerns about granting Conceptual approval.
- Attorney Schachner is suggesting conditions be incorporated into the Conceptual motion.

Planning Board Minutes
April 15, 2020

Chairman Dobis lost Zoom connection and Vice Chairman Hal VanEarden took over as chair of the meeting.

On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant the Application for Conceptual Site Plan by Michael Decker and CT Male for Spectrum at Wilton Marketplace for proposed project to construct a 4,050 sq. ft. commercial building. Conditioned upon the Board has made the applicant aware of significant concerns including traffic circulation, access, sidewalk issues, stormwater management area, and is looking for modifications for the Preliminary submission. Property located on Lowes Drive on .89± acres Tax Map No.153.-3-37.1; zoned C-1.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on April 15, 2020.

V. ADJOURNMENT:

Vice Chairman VanEarden asks for a motion to adjourn. On a motion introduced by Bill Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 8:05p.m. The motion is seconded by Mr. Hurt, and duly put to vote, all in favor on this day April 15, 2020.

Date Approved May 20, 2020

Amy DiLeone
Executive Secretary