



TOWN OF WILTON
22 TRAVER ROAD
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(518) 587-1939 Ext. 201

PLANNING BOARD

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

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD

April 19, 2023

A meeting of the Wilton Planning Board (“the Board”) occurred on April 19, 2023, 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 Self-Storage Facility: JAG I, LLC: Application for the Route 50 Self-Storage Facility by JAG I, LLC for 33,590± sq.ft. of self-storage units. Property located at/on 4248 NYS Route 50 on 2.77± acre(s), Tax Map No(s). 141.-2-47.2; zoned RB-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 Route 50 Self-Storage by JAG I, LLC for 33,590± sq.ft. of self-

storage units. Property located at/on 4248 NYS Route 50 on 2.77± acre(s), Tax Map No(s). 141.- 2-47.2; zoned RB-1.

SAID HEARING will be held on Wednesday, April 19, 2023, 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 in the Town of Wilton.

Luigi Palleschi of ABD Engineering, Tim Barber of JAG Construction and Counsel Jon Lapper are here to represent Route 50 Self-Storage Facility.

Luigi Palleschi:

- This is a self-storage project located at 4248 Route 50.
- The total square footage of the project is 33,590 sq ft.
- If you drive by the site today, there is an existing self-storage building, it is 3,210 sq ft.
- The buildings as situated would be an addition to that existing building, and then five additional buildings. So, you would have six total buildings throughout, with one existing curb cut that is there today, and that will need modifications.
- There have been a lot of discussions back and forth on this project, I think the biggest thing was landscaping.
- So, we have got landscaping on the northern side along the property line of fence as well as the southern side.
- The landscaping on the southern side, or the white pines, there is an existing tree line along the property line that will also remain.
- The existing building has doors on both sides, it has got gravel access around the entire building. As part of this proposal, everything on the south side of that existing building will be removed as far as doors and gravel. This will be a nice buffer with the extension of the building.
- The same thing on the north side. We have got 23 red cedars proposed for a landscaping buffer there. The tree line would pretty much be the back property line, and then along Route 50.
- At concept approval, we had agreed to increasing the landscaping buffer along Route 50. What we had proposed was a double row of mixed pines, some White Spruce, Blue Spruce, and Eastern Hemlocks along the front, and the main building as you come in the entrance.
- Jag has provided a good rendering here. What you will see here as you are driving up and down Route 50 are a lot of trees to help buffer the Self-Storage Facility.
- But we are kind of opening up just one building, and this will present the project.
- It is a nice-looking facade, we need to have at least one building along the entrance, so the customers know where to go in and out.

Public Comment:

- 4246 Route 50 the neighbor to the south would like a much larger tree line along his property line.
- A question regarding the purchase of the adjacent parcel owned by Mr. Biss. Chairman Rice said we received a letter from Mr. Biss stating he did not want to sell that piece of property.
- Concern of White Pines being placed along Route 50. Mr. Palleschi said they are not going to be planting White Pines.

Mr. VanEarden moves, seconded by Mr. Murphy, to close the Public Hearing at 6:39PM.

B. Biss Parcel Subdivision: The Saratoga Group/Wilton, LLC: Application for the Biss Parcel Subdivision by The Saratoga Group/Wilton, LLC for a thirty (30) lot residential subdivision. Property located at/on 4243 NYS Route 50 on 70.43 acre(s), Tax Map No(s). 141.-2-74.1; zoned R-2.

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 the Biss Parcel Subdivision by The Saratoga Group/Wilton, LLC for a thirty (30) lot residential subdivision. Property located at/on 4243 NYS Route 50 on 70.43 acre(s), Tax Map No(s). 141.-2-74.1; zoned R-2.

SAID HEARING will be held on Wednesday, April 19, 2023, at 6:31PM 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.

Jason Dell of Lansing Engineering is here representing The Biss Parcel Conservation Subdivision:

Mr. Dell:

- We are here this evening for the Public Hearing, and to hopefully advance the project forward towards a preliminary approval.

- The project site is located at 4243 Route 50 and encompasses approximately 111 acres and is zoned as part of the R-2 to district.
- This development will include about 70.4 acres of the overall parcel as 40.9 acres of the parcel will be retained by the Biss family.
- The area of the parcel that is being slated for development is the central open area of the parcel. The central area is predominantly an open field area.
- The applicant is proposing a 30-lot residential conservation subdivision. This includes a 10% density bonus and that was approved by the Town Board.
- For those 30 Lots, we have a minimum lot size of 40,000 square feet, a maximum lot size of about 1.87 acres and an average lot size of about 1.04 acres.
- As a conservation subdivision the project is required to provide 35% of unconstrained land as open space or about 21.22 acres. And for this project we are proposing in excess of that 31.8 acres.
- The project will extend roads back to service the lots. There will be about 3,500 linear feet of road that will be intended to be dedicated to the Town as a Town road.
- Water will be provided to the project by connection to the Wilton Water and Sewer Authority.
- Sanitary sewer will be provided by individual septic systems for each lot.
- Stormwater management will be provided in accordance with all federal, state, and local requirements.
- There are no wetland disturbances proposed as part of this project.
- We have gone through several rounds of comments with Mr. Ripper. We have addressed the comments to date, we received some additional comments last week, we intend to work through those remaining technical comments.
- One item that we just received late today, and I will email it to you first thing tomorrow morning is the SHPO sign off for the project.

Public comment:

- Highway Superintendent, Mike Monroe voiced his concern that the T turnaround was supposed to be past the last house, and it was being shown incorrectly on the plans. Mr. Dell said that they would address that concern.
- Concern of cumulative traffic impacts of various new developments. Can we do something about it before we grant further approvals. Further concern of traffic mitigation fees; I think what is being collected for this development and other developments is the proverbial drop in the bucket compared to what it actually costs to solve the problem.
- Concern of traffic on Route 50 and what is being proposed to facilitate the situation.
- Connectivity of neighborhoods for kids to ride their bikes. Developers should be thinking about this.

Mr. Price moves, seconded by Mr. Murphy, to close the Public Hearing at 6:51PM.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Hal VanEarden, Chris Price, Tom Murphy, Dave Gabay, Jim DeLoria, Alternate, 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: Dave Catalfamo and Chad Jerome

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Murphy for the approval of the meeting minutes of March 15, 2023, as written.

Ayes: Chairman Rice, Hal VanEarden, Chris Price, Tom Murphy, and Dave Gabay. Jim DeLoria, and Dean Kolligian alternates.

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

IV. APPLICATIONS:

A. Route 50 Self-Storage Facility: JAG I, LLC: Application for the Route 50 Self-Storage Facility by JAG I, LLC for 33,590± sq.ft. of self-storage units. Property located at/on 4248 NYS Route 50 on 2.77± acre(s), Tax Map No(s). 141.-2-47.2; zoned RB-1.

Luigi Palleschi of ABD Engineering and Tim Barber of JAG Construction are here to represent JAG I, LLC for Route 50 Self-Storage.

Discussion on the buffering for the neighbor to the south. There will be no activity on the neighbors side and there is some existing vegetation. Mr. Barber said he would stagger some Hemlocks through that area.

Mr. Riper, Town Engineer addressed his letter dated April 12, 2023, to the Board. The applicant has addressed landscaping, building materials, site distance on the plan, MPT plans, utility easement, and administrative items.

Town Counsel Brian Reichenbach reads the SEQRA Part II questions to the Board. All questions were answered “No” or “Small” impact may occur.

The Board is requiring additional landscaping to the South.

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board does hereby move for a negative declaration on SEQRA for the Application for the Route 50 Self-Storage Facility by JAG I, LLC for 33,590± sq.ft. of self-storage units. Property located at/on 4248 NYS Route 50 on 2.77± acre(s), Tax Map No(s). 141.-2-47.2; zoned RB-1.

The motion is seconded by Mr. Deloria and duly put to vote, all in favor, on April 19, 2023.

On a motion introduced by Mr. Murphy 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 Self Storage Facility by JAG I, LLC for 33,590± sq.ft. of self-storage units. Property located at/on 4248 NYS Route 50 on 2.77± acre(s), Tax Map No(s). 141.-2-47.2; zoned RB-1.

The motion is seconded by Mr. DeLoria and duly put to vote, all in favor, on April 19, 2023.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Final Site Plan for the Route 50 Self-Storage Facility by JAG I, LLC for 33,590± sq.ft. of self-storage units. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 12, 2023. Property located at/on 4248 NYS Route 50 on 2.77± acre(s), Tax Map No(s). 141.-2-47.2; zoned RB-1.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on April 19, 2023.

B. Biss Parcel Subdivision: The Saratoga Group/Wilton, LLC: Application for the Biss Parcel Subdivision by The Saratoga Group/Wilton, LLC for a thirty (30) lot residential subdivision. Property located at/on 4243 NYS Route 50 on 70.43 acre(s), Tax Map No(s). 141.-2-74.1; zoned R-2.

Jason Dell of Lansing Engineering is here representing The Biss Parcel Conservation Subdivision:

Mr. Riper explains all of the connectivity of trails and pathways, grants, and roundabouts happening in the Town.

Mr. Riper, the Town Engineer addressed his letter dated April 13, 2023, to the Board.

- Land hooked parcels at Route 50 to be shown on the plans.
- Willing to provide the ROW easement to the North Biss Parcel.
- Lot 22 move the septic.
- The overall trail layout for the Town was laid out and is displayed on the dias for the Board.
- These recent subdivisions have made significant trail connections between Edie Road, Grande Highlands, and Loudon Road Subdivisions.

- Biss family wants to retain an easement over the public lands on the southern side of the stream.
- Concern of an easement on Town land, what is the intent.

Town Counsel Brian Reichenbach reads the SEQRA Part II questions to the Board.

All questions were answered “No” with all subsequent questions answered “No” or “Small” with exceptions of the following questions:

1. Impact on Land (Yes); subsequent questions answered “No” or “Small”
7. Impact on Plants and animals (Yes); subsequent questions answered “No” or “Small”
8. Impact on Agricultural Resources (Yes) subsequent questions answered “No” or “Small”
14. Impact on Energy (Yes), subsequent questions answered “No” or “Small”

Discussion on #8- Impact on Agricultural Resources sub-question D. – The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agriculture District.

This is the first time the Board has looked at farmland that is turning into residential land. There are 70 acres total, and 38 acres are farmland.

Chairman Rice made a statement of support for sub-question #8 after discussion by the Board: It was recognized that the non-agricultural district farmland will be irreversibly converted into residential use and cannot be mitigated and with a high likelihood of project occurring, but given the parcel is in an area zoned for residential use, the impact upon further review was deemed not important in magnitude given the benefits of use and that the remaining lands of the parcel will continue to be farmed or converted to open space lands.

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board does hereby move for a negative declaration on SEQRA for the Application for the Biss Parcel Subdivision by The Saratoga Group/Wilton, LLC for a thirty (30) lot residential subdivision. Property located at/on 4243 NYS Route 50 on 70.43 acre(s), Tax Map No(s). 141.-2-74.1; zoned R-2.

The motion is seconded by Mr. Murphy and duly put to vote, all in favor, on April 19, 2023.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Preliminary Subdivision for the Biss Parcel Subdivision by The Saratoga Group/Wilton, LLC for a thirty (30) lot residential subdivision. Property located at/on 4243 NYS Route 50 on 70.43 acre(s), Tax Map No(s). 141.-2-74.1; zoned R-2.

The motion is seconded by Mr. Murphy and duly put to vote, all in favor, on April 19, 2023.

C. 293 Louden Road Residential Subdivision: Louden Road Properties, LLC: Application for the 293 Louden Road Residential Subdivision by Louden Road Properties, LLC for a fourteen (14) lot residential, conservation subdivision. Property located at/on 293 Louden Rd on 31.87 acre(s), Tax Map No(s). 154.-1-10.1; zoned R-2.

Jason Dell of Lansing Engineering is here to present the 293 Louden Road Residential Subdivision by Louden Road Properties, LLC.

Mr. Dell:

- The Planning Board issued a Preliminary approval for this project at the last meeting, and we are here this evening seeking final approval for Louden Road Residential Conservation Subdivision consisting of 14 Lots.
- We have gone through multiple rounds of reviews with Mr. Riper and have addressed the comments to date.
- We received a couple of minor cleanup comments last week and we will certainly get those addressed.
- We are here to seek and to request the Final approval.

Mr. Riper, the Town Engineer addressed his letter dated April 13, 2023, to the Board.

- Considerations for the neighbors across the street from the subdivision entrance. Planting trees on private property may become an issue.
- Applicant has not heard back from the postmaster.
- Army Corps of Engineers did take a look at this. They were non-jurisdictional areas of wetlands. I did contact the Army Corps of Engineers to reconfirm that.

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 Final Subdivision for the 293 Louden Road Residential Subdivision by Louden Road Properties, LLC for a fourteen (14) lot residential, conservation subdivision. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 13, 2023. Property located at/on 293 Louden Rd on 31.87 acre(s), Tax Map No(s). 154.-1-10.1; zoned R-2.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on April 19, 2023.

D. Mountain Ledge PUDD: Mountain Ledge Limited Partnership

Application for the Mountain Ledge PUDD by Mountain Ledge Limited Partnership for amending a Planned Unit Development District to subdivide a parcel within the PUDD for an indoor recreational facility and to define setbacks within the district. Property located at/on 696 Route 9 on 15 acre(s), Tax Map No(s). 140.-1-68.131; zoned PUDD.

Doug Heller of the L.A. Group is here to represent Mountain Ledge Limited Partnership.

Mr. Heller:

- The primary reason we are here tonight is for a recommendation back to the Town Board on the PUDD amendment.
- I thought while I was here, I wanted to show you the updated site plan for the first phase
- The applicant is looking to subdivide off the lot for the future D-BATS project. We will be back before the Board for that.
- We also decided to take this time to improve on the proposed PUDD legislation.
- There were some questions between Town staff on requirements. One of them was setbacks for parking or pavement to property lines.
- What we did is we clarified it that essentially even though we are subdividing it all setbacks for parking and building are as this is one parcel, so the exterior parcels and the interior property lines, there will not be setbacks for any sort of parking pavement or buildings. But there will still be setbacks along the exterior.
- I think what the town is looking for is setbacks to neighboring properties for that.
- If the Town Board approves it, then we are back in front of the Planning Board in a month for the site plan and subdivision for the D-BATS project itself.
- The D-BATS project has had a couple of changes to the building itself, the building got slightly bigger.
- One of the concerns that we came back from last time was that when we were in front of the board, we had proposed two entrances on to Mountain Ledge drive, we eliminated the easternmost one.
- So now, we will just have one additional entrance onto Mountain Ledge Drive.
- Before we had head-in parking along this section and just a smaller drop off. By eliminating the head-in parking right next to the facility itself, we have a much longer drop-off and pickup opportunity along the entrance.
- The applicant does not believe that they need as much parking as required. But wanting to show at least that there was an opportunity to construct that and then get it approved, will hopefully get it approved.

- If in the future, they do find that there is a need for additional parking. They could go ahead and construct that without having to come back in front of the Board.
- So, those were just the main couple of revisions since we were here last time.

The Planning Board liked the modifications made to the site plan.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to give a favorable recommendation without modification to the Wilton Town Board for the Application for the Mountain Ledge PUDD by Mountain Ledge Limited Partnership for amending a Planned Unit Development District to subdivide a parcel within the PUDD for an indoor recreational facility and to define setbacks within the district. Property located at/on 696 Route 9 on 15 acre(s), Tax Map No(s). 140.-1-68.131; zoned PUDD.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on April 19, 2023.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Gabay that the meeting of the Planning Board be adjourned at 8:22PM.

The motion is seconded by Mr. Murphy and duly put to vote, all in favor, on this day April 19, 2023.

Date Approved May 17, 2023.

Amy DiLeone,
Executive Secretary