



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

PLANNING BOARD

William Rice,
Chairman
Harold VanEarden,
Vice Chairman
David Catalfamo
David Gabay
Brett Hebner
Jeffrey Hurt
Christopher Price
Alternate:
Thomas Murphy

Amy DiLeone
Executive Secretary

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

Mark Schachner
Planning Board Counsel

PLANNING BOARD

May 18, 2022

A meeting of the Wilton Planning Board (“the Board”) occurred on May 18, 2022, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton NY 12831.

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER:

At 6:35P.M., Chairman Rice opens the Public Hearing.

II. PUBLIC HEARINGS:

A. Golden Corral/Comfort Inn: SDI MATTO DL Saratoga Springs, Inc: Application for Golden Corral/Comfort Inn by SDI MATTO DL Saratoga Springs, Inc. for subdividing the property into two (2) commercial lots and amending the site plan. Property located at/on 15 Old Gick Rd on 6.99 acre(s), Tax Map No(s). 153.-3-55.2; zoned C-1.

The following Notice of Public Hearing was advertised in the Saratogian Newspaper:

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Golden Corral/Comfort Inn by SDI MATTO DL Saratoga Springs, Inc. for subdivision and amendment to the site plan. Property located on 15 Old Gick Rd on 6.99 acres, Tax Map No. 153.3-55.2: zoned C-1.

SAID HEARING will be held on Wednesday, May 18, 2022, 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.

Sophia Marruso of Plan and Site Consulting is here presenting Golden Corral/Comfort Inn Subdivision.

Ms. Marruso:

- The property was purchased in 2021.
- Proposed 2-lot commercial subdivision and site plan amendment.
- The property is one parcel with Comfort Inn and Suites, and Golden Corral located on it.
- Proposed subdivision would be a 2.1-acre lot and a 4.81-acre lot.
- Area variances were granted by the ZBA for 15 ft. north side pavement setback relief for proposed Lot 1, and for 15 ft. south side pavement setback relief for proposed Lot 2.
- Cross access agreement, shared parking agreement, and maintenance agreement.

Mr. Riper, Town Engineer addresses his review letter dated May 11, 2022, to the Board.

Public Comment:

- None

III. REGULAR MEETING:

Chairman Rice opens the regular meeting.

PRESENT: Chairman William Rice, Dave Catalfamo, Dave Gabay, Chris Price, and Thomas Murphy, 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: Harold VanEarden, Brett Hebner, and Jeff Hurt

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Catalfamo for the approval of the meeting minutes of April 20, 2022, as written. Ayes: Chairman Rice, Dave Catalfamo, Chris Price, and Thomas Murphy, Alternate

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

Chairman Rice acknowledges the resignation of Michael Dobis and his 37 years of service on the Wilton Planning Board. He introduces the Town Board appointed alternate, Thomas Murphy and welcomes Chris Price from the alternate position to Board member.

IV. APPLICATIONS:

A. Golden Corral/Comfort Inn: SDI MATTO DL Saratoga Springs, Inc: Application for Golden Corral/Comfort Inn by SDI MATTO DL Saratoga Springs, Inc. for subdividing the property into two (2) commercial lots and amending the site plan. Property located at/on 15 Old Gick Rd on 6.99 acre(s), Tax Map No(s). 153.-3-55.2; zoned C-1.

Sophia Marruso of Plan and Site Consulting is here presenting Golden Corral/Comfort Inn Subdivision.

Sophia Marruso: We are here for final approval on the subdivision and the amended site plan.

Mr. Riper, Town Engineer had no further comment on his review letter presented earlier.

Town Counsel Mark Schachner reads the SEQRA Part II questions to the Board.

Part II questions are:

1. *Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? “No or Small “*
2. *Will the proposed action result in a change in the use or intensity of use of land? “No or Small “*
3. *Will the proposed action impair the character or quality of the existing community? “No or Small “*
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? “No or Small “*
5. *Will the proposed action result in an advanced change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? “No or Small “*
6. *Will the proposed action cause an increase in the use of energy, and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? “No or Small “*
7. *Will the proposed action impact existing:*
 - a. *Public/ private water supplies? “No or Small”*
 - b. *“Public/private wastewater treatment utilities? “No or Small “*
8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? “No or Small “*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna? “No or Small “*
10. *Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? “No or Small “*
11. *Will the proposed action create a hazard to environmental resources or human health? “No or Small”*

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 for a negative declaration on SEQRA for the Application for Golden Corral/Comfort Inn by SDI MATTO DL Saratoga Springs, Inc. for subdividing the property into two (2) commercial lots and amending the site plan. Property located at/on 15 Old Gick Rd on 6.99 acre(s), Tax Map No(s). 153.-3-55.2; zoned C-1.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on May 18, 2022.

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 approves the Application for Preliminary and Final Subdivision for Golden Corral/Comfort Inn by SDI MATTO DL Saratoga Springs, Inc. for subdividing the property into two (2) commercial lots. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated May 11,

2022, and approval of the easement language. Property located at/on 15 Old Gick Rd on 6.99 acre(s), Tax Map No(s). 153.-3-55.2; zoned C-1.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on May 18, 2022.

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 approves the Application for Minor Amended Site Plan for Golden Corral/Comfort Inn by SDI MATTO DL Saratoga Springs, Inc. for subdividing the property into two (2) commercial lots. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated May 11, 2022. Property located at/on 15 Old Gick Rd on 6.99 acre(s), Tax Map No(s). 153.-3-55.2; zoned C-1.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on May 18, 2022.

B. Perry Crossing: FFBWOOD#2, LLC: Application for Perry Crossing by FFBWOOD#2, LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located at/on Route 50 and Perry Rd on 5.12 acre(s), Tax Map No(s). 153.-3-90.5; zoned C-1.

Luigi Palleschi from ABD Engineering representing Perry Crossing.

Mr. Palleschi:

- We are here tonight for final approval on both site plan and subdivision approval for Perry Crossing.
- We were here last month discussing the site plan and subdivision.
- There have been no major changes to the site or subdivision plans.
- We have addressed many of the Town Engineer, Ryan Riper comments from his review letter dated May 11, 2022.
- There have been discussions with DOT., and we have gotten approval from DOT. Stage one and stage two are now approved for the curb cut on Route 50.
- The last step is really for the contractor to submit all the bonding and the insurance certificates.
- The easements have been drafted.

Mr. Riper, Town Engineer addresses his review letter dated May 11, 2022, to the Board.

Mr. Riper:

- The Wilton Water and Sewer review will be done, and there will be some additional changes to the utilities.
- There are some errors in the easement language that need to be corrected.

Discussion of making lot-1 secure and safe until there is a committed tenant. Lot- 1 shall has means of access across the parcel.

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 approves the Application for Final Subdivision and Final Site Plan for Perry Crossing by FFBWOOD#2, LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Conditioned upon compliance with the Town Engineer, Ryan

Riper's review letter dated May 11, 2022. Property located at/on Route 50 and Perry Rd on 5.12 acre(s), Tax Map No(s). 153.-3-90.5; zoned C-1.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on May 18, 2021.

C. Ballard Road - Parillo Trailer Storage: Frank J. Parillo: Application for Ballard Road Parillo Trailer Storage by Frank J. Parillo for a two (2) year extension of trailer storage. Property located at/on 241 Ballard Rd on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16, 17; zoned C-3.

Attorney Jon Lapper is here representing Mr. Parillo for the trailer storage.

Attorney Lapper: We are seeking another two years of the exact same use for Ace, for their truck trailer storage near their distribution center. They need this for their operations.

Mr. Riper, Town Engineer addresses his comments to the Board.

Mr. Riper: I spoke with Mr. Reed who lives directly to the east of this parcel. He has the mechanic shop there. I let him know that you were requesting an extension of 2 years. He was fine with the extension for 2 years.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Amended Site Plan for Ballard Road - Parillo Trailer Storage by Frank J. Parillo for a two (2) year extension of trailer storage. Property located at/on 241 Ballard Rd on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16, 17; zoned C-3. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on May 18, 2022.

D. Dance Lab: Mary Beth Besler: Application for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Property located at/on 604 Maple Ave (Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

Luigi Palleschi from ABD Engineering and Tim and Peter Barber of JAG Construction are here to represent the Dance Lab by Mary Beth Besler.

Mr. Palleschi:

- We are here to night for conceptual approval.
- The Dance Lab is an existing dance studio in Wilton and is looking to relocate to another property in Wilton.
- The property is 4.78 acres, located on Route 9 directly across from Cole's Collision.
- It will require a full curb cut on Route 9.
- The proposed commercial, metal building with store front is 4,550 sq. ft. and will have 25 parking spaces.
- Water and sewer are available.
- The applicant would like to keep the billboards for a 5-year period.

Attorney Schachner suggests the Board ask for a letter from the applicant stating that she consents to, as a condition, limiting the billboards to five years.

The Board also suggested asking for a bond or a letter of credit to ensure the five-year period was implemented.

Mr. Riper, Town Engineer addresses his letter dated May 13, 2022, to the Board.

Mr. Riper:

- A designated drop off area be incorporated into the site plan.
- A professional survey of the property so the site can be cleaned up.
- A sign variance will be needed, start the process.
- A traffic analysis will be needed.
- Wilton Water and Sewer review fees need to be paid.

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 Site Plan for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Property located at/on 604 Maple Ave (Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on May 18, 2022.

E. Lupine - Peterson Warehouse: Peterson Geotech: Pre-Application for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2.

Doug Heller of the LA Group is here to present the Peterson Warehouse.

Mr. Heller:

- This is a specialty drilling company.
- A proposed 7,000 sq.ft. building to store their equipment.
- Small office for 1 or 2 people.
- Proposing 3 parking spaces.
- One outside fuel tank.
- They make specialty foundation pilings for high rise buildings in New York City.

The Board thought this was a straightforward commercial project and granted conceptual approval.

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 Conceptual Site Plan for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on May 18, 2022.

F. Accessory Building Shed: Superior Plus Energy: Application for Accessory Building Shed by Superior Plus Energy for a 336 sq.ft. accessory building shed. Property located at/on 21 Traver Rd on 2.43 acre(s), Tax Map No(s). 115.-1-21 & 22; zoned C-3.

Mike Petteys of Superior Plus Energy is here to represent Superior Plus Energy.

Mr. Petteys:

- Proposed 336 sq.ft. shed to replace a noncompliant existing structure.
- The shed will be used for the storage of fittings, pipes, and a lawnmower.

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 Amended Site Plan for Accessory Building Shed by Superior Plus Energy for a 336 sq.ft. accessory building shed. Property located at/on 21 Traver Rd on 2.43 acre(s), Tax Map No(s). 115.-1-21 & 22; zoned C-3. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on May 18, 2022.

G. Grande Highlands, Phase II: New York Development Group/Saratoga LLC: Pre-Application and Conceptual Subdivision for Grande Highlands, Phase II by New York Development Group/Saratoga LLC for an 11-lot residential, conservation subdivision. Property located at/on 148 Edie Rd on 48.44 acre(s), Tax Map No(s). 141.- 2-80; zoned R-2.

Paul Lubera of Lansing Engineering is here representing Grande Highlands, Phase II:

- The project proposes an extension of the Grande Highlands Residential Subdivision that includes an addition of 11 new single-family residential lots.
- The proposed project includes the addition of approximately 27.78 acres of the land.
- A lot line adjustment is also proposed between the parcel to the south identified as 154.-1-10 to provide a total of 48.44 acres for development.
- All new lots shall be subdivided in accordance with the Town of Wilton Conservation Subdivision regulations.
- The regulation calculations outline a maximum of 11 lots with a minimum required open space of 9.72 acres.
- The single-family dwellings are anticipated to be two-story structures with two-car garages.
- The Development Group has applied to the Town Board for land dedication approval.

Mr. Riper, Town Engineer addresses his comments to the Board.

The Board is willing to grant conceptual approval tonight.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board approves the Application for Conceptual Subdivision for Grande Highlands, Phase II by New York Development Group/Saratoga LLC for an 11-lot residential, conservation subdivision. Property located at/on 148 Edie Rd on 48.44 acre(s), Tax Map No(s). 141.- 2-80; zoned R-2.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on May 18, 2022.

Pine Bluff Subdivision: Discussion and concerns of the seasonal high ground water in the Pine Bluff Subdivision. Photos of the site were reviewed and discussed by the Board.

On a motion introduced by Mr. Gabay 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. Catalfamo and duly put to vote, all in favor on this day May 18, 2022.

Date Approved June 15, 2022.

Amy DiLeone,
Executive Secretary