



TOWN OF WILTON
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**PLANNING
BOARD**

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Shawn Lescault,
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Planning & Engineering

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

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD
June 19, 2024

A meeting of the Wilton Planning Board (“the Board”) occurred on June 19, 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:

Mr. Kolligian recuses himself and Mr. Lescault replaces him.

Opened on the 20th day of March 2024.

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 125,000 sq.ft. (62,500 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.

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 27,800 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 is here to represent 612 and 631 Maple Avenue projects.

- Mr. Lansing provides an overview of 612 and 631 Maple Ave projects, including building footprint, parking, and greenspace.
- Traffic transportation analysis has been completed, with recommendations for improvements to the corridor.
- Recommendations for improvements to the corridor include the southbound right turn lane at Daniels Road. The installation of a traffic signal at Smith Bridge Road and then specific to this site would be the installation of a traffic signal at the medical center.

Public Comment:

- A resident voices his concerns regarding the traffic issues on Route 9. He has submitted a letter to the Board outlining his concerns.
- Alana Moran asked to clarify what DOT's Comment was: The New York State DOT provided comments on the entire traffic evaluation and identified that recommendations for mitigation at Daniels Road were good. Mitigation at Smith Bridge Road was good and they agreed with traffic signal at the site driveway. What they did note is that construction of a two way left turn lane along the project frontage near the retail residential section of the site is a good improvement and that they do support the Town and the Town's long-term goal of the installation and construction of the two way left turn lane in the future. So, they were not requiring mitigation at that location. They were supporting the future mitigation at that location as part of a Town plan.

Motions were made to close the Public Hearings.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Hal VanEarden, Dave Gabay, Chris Price, Tom Murphy, Jim Deloria, Dean Kolligian, Shawn Lescault Alternate, and Amanda Pelfrey Alternate; Ryan K. Ripper, P.E., Director of Planning and Engineering, Mark Schachner,

Planning Board Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary

ABSENT: None

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Price for the approval of the meeting minutes of May 15, 2024, as written.

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

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

A. & B. 612 Maple Ave Medical Center & 631 Maple Ave Mixed Use Development: Application for the 612 Maple Ave Medical Center & 631 Maple Ave Mixed Use Development by Lenny Goldstock for a medical center and mixed-use development. Property located at/on 612 & 631 Maple Ave on 29.44 acre(s), Tax Map No(s). 140.17-1- 9, 140.18-1-13, 140.-3-20, -21, -24.1 & -32.11; zoned CR-1, R-1 & H-1.

- Mr. Lansing: I wanted to add that the applicants have worked with the project architect as requested by the Board to provide materials and colors for the buildings.
- Chairman Rice and Mr. Riper address the traffic issues on Route 9 in terms of the long-term plan for a center turn lane.
- The Board agrees that the traffic mitigation for this project is satisfactory, and this project should not be held liable for existing traffic issues in the Route 9 corridor.

Attorney Schachner: We suggested, and it was required by the Board, that the environmental assessment forms be consolidated into one environmental assessment that is consistent with one of the mandates of the State Environmental Quality Review Act. So that was done. So, the part one Environmental Assessment Coordinator should be considered is the one being equal.

Attorney Schachner reads Part II of SEQRA to the Planning Board for 612 Maple Ave. Medical Center & 631 Maple Ave Mixed Use.

SEQRA Part III was discussed for numbers #1. Impact on Land, #13. Impact on Transportation, and #14. Impact on Land.

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

THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move for a negative declaration on SEQRA for the Application for the 612 Maple Ave Medical Center & 631 Maple Ave Mixed Use Development by Lenny Goldstock for a medical center and mixed-use development. Property located at/on 612 & 631 Maple Ave on 29.44 acre(s), Tax Map No(s). 140.17-1-9, 140.18-1-13, 140.-3-20, -21, 24.1 & -32.11; zoned CR-1, R-1 & H-1.

The motion is seconded by Mr. Price, and duly put to vote, all in favor, on June 19, 2024.

Mr. Riper highlights points in his letter.

The Board and applicants agree that this is a wonderful project for the community, and they are excited to begin.

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 612 Maple Ave Medical Center by Lenny Goldstock for a two-story medical center with a total floorspace of 125,000 sq.ft. (62,500 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.

The motion is seconded by Mr. Lescault, and duly put to vote, all in favor, on June 19, 2024.

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 to approve the Application for Preliminary and Final Subdivision 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. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on June 19, 2024.

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 Site Plan for the 631 Maple Ave Mixed Use Development by Lenny Goldstock for a mixed-use development that will include 27,800 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 motion is seconded by Mr. Deloria, and duly put to vote, all in favor, on June 19, 2024.

Mr. Kolligian returns and Mr. Lescault steps down.

C. The Preserve at Northridge: Adirondack Property Ventures, LLC:
Application for The Preserve at Northridge 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 Preserve at Northridge.

- Proposed subdivision for 9 single-family residential lots on 18 acres of land.
- Connection to the Biss and Ingersol Subdivisions.
- Project meets density requirements and infrastructure needs, including open space and a connection to existing project.
- The proposed subdivision will have public water and individual sanitary sewer systems, stormwater management area, and connection to Ingersoll Road project.
- Provisions for a T turnaround if the Ingersol subdivision cul-de-sac is not completed in time.
- The layout of the open space was changed on the southern side so that it is not behind the lots.
- The trail system was explained.
- Open space behind the lots will remain in private ownership instead of being dedicated to the Town.
- The modification to the Ingersol Road project must happen.

Mr. Riper said the applicant has addressed most of his comments in his review letter.

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 Final Subdivision for The Preserve at Northridge by Adirondack Property Ventures, LLC for a nine (9) lot residential subdivision. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated June 12, 2024. 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. Murphy, and duly put to vote, all in favor, on June 19, 2024.

D. 293 Louden Road Residential Subdivision: McPadden Builders:
Application for the 293 Louden Road Residential Subdivision by McPadden Builders for amendments to a fourteen (14) lot residential subdivision to revise grading and establish deed restrictions. Property located at/on 293 Louden Rd on 31.87 acre(s), Tax Map No(s). 154.-1-10.11; zoned R-2.

Scott Lansing of Lansing Engineering is here to represent 293 Louden Road Subdivision amendment.

Mr. Lansing:

- While they were under construction, there was a concern with drainage in the backs of lots 11, 12 and 13.

- In that drainage comes down towards those lots. It currently is held on the surface and infiltrates into the ground.
- When we came up with an idea for improving that situation where we would consolidate the storage of that storm water still allowed to infiltrate and also provide a proper full overflow pipe that emulates the existing conditions on the parcel.
- This is the plan as proposed and approved by the board. And then this is the change of configuration.
- The back of these lots where the water just kind of laid in the back of those lots on a larger flatter area we have done is condensed that put that into a little bit of a smaller area that is supporting a larger backyard for these lots in consolidating that they are holding and infiltrating the stormwater.
- There is a swale that goes up towards the roadway and then the pipe that goes underneath roadway.
- The only thing that we are really asking the Board for this evening is approval of deed restriction drainage easement that goes over this area so there will be a deed restricted drainage easements and those property owners cannot fill in or modify that area.
- There are no changes to the layout, configuration, number of lots, roadways, area requirements or anything that would change the physical characteristics of the subdivision.

On a motion introduced by Mr. Kolligian, 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 293 Loudon Road Residential Subdivision by McPadden Builders for amendments to a fourteen (14) lot residential subdivision to revise grading and establish deed restrictions. Property located at/on 293 Loudon Rd on 31.87 acre(s), Tax Map No(s). 154.-1-10.11; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on June 19, 2024.

- E. 4289 Route 50 - Change of Use: Asset Packaging Co., LLC**: Application for the 4289 Route 50 - Change of Use by Asset Packaging Co., LLC for a site plan amendment to change the use from office/warehouse to marijuana processing, packaging, warehousing, and distribution. Property located at/on 4289 NYS Route 50 on 5.59 acre(s), Tax Map No(s). 141.-2-14.12; zoned C-2.

Scott Lansing of Lansing Engineering is here to represent 4289 Route 50 Change of Use.

- This involves the extraction of cannabinoids, refining, packaging, and shipping of that product off-site.
- Estimating 20 to 30 full time employees. This would be a Monday through Friday operation from 8am to 6pm.

- We are anticipating smaller trucks, UPS trucks or a smaller box truck nothing like tractor trailers or anything of that nature.
- The number of parking spaces that the applicant is anticipating for the employees is 25 parking spaces.
- We are not proposing any modifications to the original approved site plan.

Set Public Hearing for July 17, 2024.

F. Verizon Wireless "Barnes Corners" Telecommunications Facility: Cellco Partnership d/b/a Verizonwireless: Recommendation to ZBA for the Verizon Wireless "Barnes Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizonwireless for use and area variances for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced compound. Property located at/on 4330 NYS Route 50 on 18.06 acre(s), Tax Map No(s). 128.-1-83.21; zoned R-2.

Dave Brennan of Young/Sommer is here to represent Verizon Wireless "Barnes Corners."

Mr. Brennan:

- The proposed location is 4330 Route 50 which is the Church of God on the east end of Route 50.
- We need a Use Variance and an Area Variance from the ZBA.
- The utilities would come from the exiting pole on Route 50.
- This is a monopole, a single pole on a lattice tower.
- At the base is our equipment platform.
- Proposing a diesel generator.
- There will be a Verizon antenna at the top. It will be built structurally sufficient to hold three or four additional carriers.
- We are seeking a recommendation from the Planning Board to the Zoning Board.

Attorney Schachner reads Part II of SEQRA to the Planning Board for Verizon Wireless "Barnes Corners" Telecommunications Facility.

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 for a negative declaration on SEQRA for the Application for the Verizon Wireless "Barnes Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizonwireless for use and area variances for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced compound. Property located at/on 4330 NYS Route 50 on 18.06 acre(s), Tax Map No(s). 128.-1-83.21; zoned R-2.

The motion is seconded by Mr. Gabay, and duly put to vote, all in favor, on June 19, 2024.

Discussion of lighting on the tower, notification of local pilots with planes, the balloon flight, and timeline of the project.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the favorable recommendation for the Application for the Verizon Wireless "Barnes Corners" Telecommunications Facility by Cellco Partnership d/b/a Verizonwireless for use and area variances for a proposed telecommunications facility to include a 150' tall (154' w/ lightning rod) tower and related equipment within a fenced compound. Property located at/on 4330 NYS Route 50 on 18.06 acre(s), Tax Map No(s). 128.-1-83.21; zoned R-2.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on June 19, 2024.

A Public Hearing is set for July 17, 2024, at 6:30PM.

G. Coldbrook RV Park Expansion: Coldbrook at Saratoga, LLC: Pre-Application for the Coldbrook RV Park Expansion by Coldbrook at Saratoga, LLC for expanding the current facility to include an additional 249 RV sites increasing the total number of sites to 526. Property located at/on 385 Gurn Springs Rd on 97.52 acre(s), Tax Map No(s). 115.-2-97; zoned C-3.

Greg Beswick of Creighton Manning is here representing Coldbrook RV Expansion.

Mr. Beswick:

- The project is located at 385 Gurn Springs Road on 97.52 acres Zoned C-3 commercial, light industrial district.
- Environmental wetland delineation was conducted by North Country Ecological Services.
- Army Corp jurisdictional wetlands and state jurisdictional wetlands are located on site.
- For the Corp jurisdiction of wetlands, we are proposing to maintain a 10-foot buffer.
- For the DEC jurisdictional wetlands, we are proposing to maintain the required 100-foot buffer for the existing operations.
- The existing operations are seasonal. They begin in May and the end of October.
- There are 277 RV sites existing. Site amenities include a swimming pool, pavilion, entertainment stage, sporting facilities, scenic spring fed pond and a dog park.
- Utilities: each site has a connection for water sanitary and electrical hookups.
- Water is provided by a groundwater wells with onsite treatment.
- Treatment is monitored and submitted to the Health Department.
- Sanitary consists of 31 septic systems regular maintenance and pumping of the septic tanks.

- If there are any septic problems property maintenance will immediately remedy the problem in the leach fields and contact the proper authorities, there are no dump stations.
- Project will be done in phases.
- Saratoga County Department of Health will be overseeing this facility.

Discussion of existing campground verses new sites being in compliance with zoning, traffic, well separation, and Department of Health approvals.

H. The Brill Manor:683 Saratoga Road, LLC: Application for The Brill Manor by 683 Saratoga Road, LLC for allowing the use of a single-family dwelling as a tourist home (AirBnB). Property located at/on 683 Saratoga Rd on 31 acre(s), Tax Map No(s). 140.-3-9; zoned RB-1.

Michael Blaauber the owner is here to represent The Brill Manor.

- Location 683 Saratoga Road the old Pepper Farm.
- I want to make sure that I am compliant with the Airbnb rules.
- I am here to obtain a Special Use Permit to have an AirBnB.
- I am diligent in enforcing my rules for the tenants.

A Public Hearing is set for July 17, 2024, at 6:30PM.

IV. ADJOURNMENT

Next Meeting Wednesday July 17, 2024

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 9:13PM.

The motion is seconded by Mr. Murphy put to vote, all in favor, on this day June 19, 2024.

Date Approved July 17, 2024.

Amy DiLeone, Executive Secretary