



TOWN OF WILTON
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PLANNING BOARD

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PLANNING BOARD

July 19, 2023

A meeting of the Wilton Planning Board (“the Board”) occurred on July 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. Rustic Pizza: Brian Brumley: Application for Rustic Pizza by Brian Brumley for a building use change from wine store to sit-down pizzeria. Property located at/on 556 Maple Ave on 2.4 acre(s), Tax Map No(s). 153.5-2-5; zoned CR-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 Rustic Pizza by Brian Brumley for a building use change from a wine store to sit-down pizzeria. Property located at/on 556 Maple Ave on 2.4 acre(s), Tax Map No(s). 153.5-2-5; zoned CR-1.

SAID HEARING will be held on Wednesday, July 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.

Paul Male is here representing Brian Brumley for Rustic Pizza.

Mr. Male:

- The building was built in 1946.
- It was used as a restaurant and closed in 2009.
- The restaurant was replaced by a wine store.
- The owner now wants to go back and convert this into a pizza restaurant with mainly takeout.
- The property also contains a miniature golf course in the back. This is just a summer operation.
- We have since modified the parking and increased it to 39 spaces with 2 handicap for a total of 41 spaces.
- Water is from an existing well on site that serves existing property.
- The proposed sewer is going to be the existing septic for two buildings that will remain in place. We added a note saying that if the existing septic should fail, we shall connect to the public sewer.
- The restaurant will be connected to public sewer.

Public comment:

- Ryan Pezzulo, I am an attorney and I represent Mr. Gailor. He is the property immediately to the south. I submitted a written letter to the board, so I will not regurgitate what we have already submitted. But there are a couple of items that my client would like me to highlight. The first being we are concerned about the increase of traffic for this project. In addition to the increased traffic, we are concerned about the increase in parking and the drainage, the current map does not depict topography. And, you know, we do not believe that that adequately reflects how the drainage is going to be managed on the site. We are also very concerned about the location of the dumpster and its effect on my clients neighboring property. And lastly, I think one of the main issues is the cannabis use on the property, we understand that it is legal and there is really nothing that we can do about that. But my client has DOT permitting for his trucks, he has his business, and they are required to undergo drug testing. And it significantly affects his office, his trucks smell like cannabis after there are cannabis events on that property. And he is very concerned that a driver would get pulled over and that would cause significant issues to him, his business, his licensing, and his employees. So, for those reasons, we would you know, state our opposition to this project. Thank you.
- My name is Carol Moore. We have been a member in the community for, moved up here from downstate, about 22 years ago. We have enjoyed the community tremendously. Lots of growth, lots of business, what is still lacking and most of the

reasons why I am here. It is good family fun. I and my family, we enjoy this mini golf.

- I am representing the Kirbach family. We live on 29 Sawmill Court and our daughter Maria works at the course she has been working there for two years. And honestly, her car has never smelled of marijuana. We do not have a concern of her leaving there and getting pulled over. She does work the nights that he does puff and put. And she works on weekends. We have no issue with this business. And we support it just as she does. Thank you.
- My name is Sarah Hills. I lived in Wilton for 20 years; I have three children and I would like to second the comment about an additional family friendly establishment. That is a one stop shopping kind of place. My three kids love playing miniature golf, they would as they are now teenagers, and they can drive themselves, they would love to have a meal there as well. And it would be great value added too Wilton to have another family friendly food option that is at a lower price point than say, like the Wishing Well, or you know another higher end facility. My daughter's first job was working there as well when it first opened, it is a great place. Brian's a great boss, he takes care of his people. He takes care of his business.
- Cole Gailor: I understand the efforts to have a friendly place in Wilton that is perfectly acceptable. The concerns that I have regarding the dumpster right next to my back patio, and my house is a valid concern. When the sushi restaurant was there. All it smelled like was rotting fish. I do not want rotting food smells next to my patio when I am trying to sit there and grill my dinner, after I have been working all day. Just does not seem fair. Monday night, this week, I am sitting in the office at 7:30pm trying to get things done and wrapped up and ready for the next day. And sure enough, on cue, what smells in there, it smells like marijuana. So, I understand your arguments and what I have heard. But I know what I experience every Monday and Tuesday night. I live there. You guys do not have to. I have to deal with this every single week. And there are obvious concerns for someone who is one of the only last residents on that section of the street on that side. There are people in that region. Other concerns that I have as well because right off the corner of my house point well it has been there for years it is still grandfathered in. If there is anything that goes wrong with the sewer on that neighboring property, is it within a correct set distance away from my point well that it will not impact my water quality.

Mr. Price made a motion to close the Public Hearing and Mr. Kolligian seconded the motion.

III. REGULAR MEETING:

PRESENT: Chairman William Rice, Chris Price, Chad Jerome, 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, Hal VanEarden, and Tom Murphy

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. DeLoria for the approval of the meeting minutes of June 21, 2023, as written.

Ayes: Chairman Rice, Chris Price, Dave Gabay, Chad Jerome, Dean Kolligian, Alternate and Jim DeLoria, Alternate.

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

IV. APPLICATIONS:

A. Rustic Pizza: Brian Brumley: Application for Rustic Pizza by Brian Brumley for a building use change from a wine store to sit-down pizzeria. Property located at/on 556 Maple Ave on 2.4 acre(s), Tax Map No(s). 153.5-2-5; zoned CR-1.

Mr. Gabay recuses himself from this application.

Paul Male is here representing Brian Brumley for Rustic Pizza.

Mr. Male addresses the Public Comments:

- I just want to go through the operations of the mini golf course because obviously that affects the marijuana use for the mini golf course.
- The mini golf course is open to public pre summer hours, which are Tuesday and Fridays from five to 9pm, Saturdays from noon to 9pm and Sundays from noon to 6pm. Once schools get out of the summer, the miniature golf course is open seven days a week. When school is back in session it reverts back to the pre-summer schedule. So, it is not open year-round. It is just open during the summer season.
- The golf course serves ice cream and drinks.
- The pizza shop is proposed to be open Tuesday through Saturday from 11am to 8pm. and Sundays from noon to 6pm.
- Like I mentioned before, it is mostly takeout, about 25% sit down 75% takeout.
- As far as traffic, this place operated before with a restaurant. I do not think traffic is going to change significantly from what was before.
- As far as the drainage goes, I think we have added about 200 square feet of additional paving with the new spaces we are proposing.
- The dumpster has always been in this general location. So, it is not a new location for the dumpster. Brian indicated he would not have any seafood at all. So, there should not be any smell from fish in there. It is mostly pizza related stuff, sandwiches and so on.
- As far as the well goes, the septic system will be on this location. And I believe that well is over in this location. So, it is clearly way more than 100 feet away.

Mr. Riper, Town Engineer addressed his letter dated July 10, 2023, to the Board.

- All details from previous layout needs to be put on one plan.
- Would be prudent to leave the dumpster where it is with an enclosure.
- Wilton Water sewer application and fees.
- DOT highway work permit.
- Utility easement along the entire frontage.

- Waive the street trees and sidewalks.

Discussion of the dumpster location. The dumpster should be put in an enclosure, covered, and left where it is behind the building. Mr. Brumley will maintain the dumpster to prevent odors.

The Board agrees that the smell of cannabis is not relevant to this application for a change of use from a wine store to a pizzeria.

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 Minor Amended Site Plan for Rustic Pizza by Brian Brumley for a building use change from a wine store to sit-down pizzeria. Conditioned upon The Town Engineer, Ryan Riper's review letter dated July 10, 2023. Property located at/on 556 Maple Ave on 2.4 acre(s), Tax Map No(s). 153.5-2-5; zoned CR-1. There are no new or different environmental impacts requiring further SEQRA review.

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

B. Mandy's Spring: Todd Smith: Application for Mandy Springs by Todd Smith for a 640 sq.ft. expansion of the building footprint. Property located at/on 697 & 701 Route 9 on 2.378 acre(s), Tax Map No(s). 140.-3-5 & -6; zoned RB-1.

The Board had no issues with the addition of the 640 sq. ft.

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 Amended Site Plan for Mandy Springs by Todd Smith for a 640 sq.ft. expansion of the building footprint. Property located at/on 697 & 701 Route 9 on 2.378 acre(s), Tax Map No(s). 140.-3-5 & -6; zoned RB-1. There are no new or different environmental impacts requiring further SEQRA review.

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

C. 612 Maple Ave Medical Center: Lenny Goldstock: Pre-Application for the 612 Maple Ave Medical Center by Lenny Goldstock for a two-story, 58,000 sq.ft. footprint medical center. The two-story medical center will have a total floorspace of 116,000 sq.ft. and 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.

Scott Lansing of Lansing Engineering and Lenny Goldstock, the applicant, are here representing 612 Maple Ave Medical Center.

Dr. Goldstock:

- I want to thank you for giving us the opportunity to present this very exciting project. I am a partner with Paulson Development. We have a great team here tonight to show the intensity of this project.
- I have also been a partner with Ortho in New York for 27 years and I am really sick of medicine. I feel like it is Christmas day. I have been waiting for this day for months, years actually. I did not sleep well last night. I was so nervous about presenting this project. I do think it is an absolutely great opportunity for your community.
- Healthcare is in a crisis. If any of you have been in an emergency room lately, we were 83 in the queue at St. Peter's hospital two nights ago. We do not have nurses. We do not have physicians. And it is really a crisis involved with finance and staffing. All the hospitals are feeling it.
- So, without belaboring the point about three years ago, we met with John Bennett from CDPHP, and we started what is called the Independent Physician Network.
- There are only about eight independent medical practices left in the Capitol District, most of them consumed by the hospitals or going out of business.
- Try getting a rheumatology appointment. If you cannot get it, try finding a primary care physicians. They just do not exist. We are failing.
- John Bennett was a tremendous asset here and he got all these groups together and said, let us try to help keep you afloat, let you survive.
- We got together a number of physician groups, and we build in that building with Rich Paulson of Paulson Development on 1785 Route 9, the CDPHP building.
- So, this is what we are offering you tonight, that project but really on anabolic steroids. Rich and I and his two sons approached a number of medical groups and have Letters of Intent for 120,000 square feet.
- We have chosen your community because we think it fits. With the building costs, the land costs, and the interest rate so high; we had to look around and we think this site is perfect for a medical destination.
- This is not a build at risk. We have committed groups that will take this space. Those committed groups include Ortho New York, and we would have 20,000 square feet of medical office. We would close our Saratoga and Malta office and bring all of our clinical work here.
- We are the only Orthopedic Group in Glens Falls. Glens Falls lost them all. There were two doctors left.
- So, your site works well for us because it is between Saratoga and Glens Falls.
- Ortho New York will have a 20,000 square foot medical office clinical office and we also anticipate building an ambulatory surgery center.
- I hope you realize that we want to deliver both efficient and high-quality health care.
- I started a long time ago, if you had your hip replaced, you would be in the hospital two nights before and 10 days after. Today we are doing them as an outpatient.

- This would be a center of excellence in Wilton where we would do shoulder replace which is what I do, hip and knee replacements and other orthopedic procedures.
- We have a commitment from Albany ENT, ears, nose, and throat. Where they would be doing office-based treatment and clinic space.
- Schenectady Saratoga Gastroenterology is also committed where they would do in office colonoscopy and endoscopy and have clinical space.
- Capital cardiology, this is really exciting. These guys are very innovative. They are going to recreate what they have in Albany in Wilton, which is urgent care cardiology. So, instead of going to the emergency room and waiting eight hours to see if you are having a heart attack, you would go to their office. It is really state of the art, it is unbelievable.
- If you ask anyone that has gone to receive health care at 1785 that CDPHP building, they will tell you it is the most fascinating doctor's office in the Capitol District. It has even got like cafe for coffee and such.
- The big group that we just signed is Community Care Physicians run by Dr. Pareek. He is a really smart guy, he has put this whole organization together, they have merged with CDPHP. It will be a presence with both CDPHP and Community Care.
- Community Care is going to harvest all of their medical team that is spread out around Saratoga and Glens Falls and consolidate that care in Wilton. They are going to provide services that include pediatrics, primary care, vascular surgery, general surgery, and have an entire radiology suite.
- If you look at what we have put together, and we LOI's for all of this, there is nothing at risk. We have 120,000 square feet of committed space.
- Community Care with all of these groups, you can bring a child there with a cold, you can have your hip replaced, you can get checked for tinnitus, you can have a colonoscopy, and make sure you are not having a heart attack.
- We are going to try to collaborate among one another, to keep our care local. So that is the medical suite. The interesting part about this is we are not going to lose anybody because what Rich and I have developed over the last 25 years working together and we work on a handshake, the best developer in the Capital District here, we work on a handshake.
- These groups that have committed are owners of the space, they are going to own 90% of their space, we are not the developer that leases and then sells to a REIT, these companies are all owning 90%. Now we own 10% Because we have been working on this for years, but they owe 90%.
- This is a medical destination. I listen to the public comments, and I understand people are angry these days. To sell to your community, a destination center where they can get their care with high quality and high efficiency in their own community... I think is a great opportunity for your community.
- The reason that we can attract these groups is to give them ancillary revenue, right? The revenue that you generate seeing patients is not great. It was great 20 years ago. So, to help groups stay solvent, what we offer them is an opportunity for the generation of revenue outside of medicine.

- To go hand in hand, and I would like you to try to look at these two projects together jointly. Because we have an option on the property across the street on Maple Avenue. We have, I believe, 15 and a half acres, and we are very cognizant of density in your community.
- We would like to offer a multi-use project as well across the street with commercial and residential. We kind of rushed that a little bit because we wanted to give this date because my medical groups have to be in at a certain time. So, we have to keep this moving.
- We would also like you to evaluate critically this project we have across the street with a mixed use multifamily. We have done a number of these projects and we have been highly successful look at Paulson Development. Look at the reviews, they are all four and five star.
- These physician groups that we are bringing to your community, we will be the investors of the multifamily side. We will take the plan; I am sure Scott will explain this and spread it out somewhat. We want this multifamily space to be unique and beautiful. I drove down that road, it is right next to those little white cottages that look a little rundown.
- We want to make this, so they are like single family homes, spread them out on the site with plenty of amenities; hiking trails, dog parks, pickle ball or whatever people play now.
- The doctor groups that are here will also be the investors.
- We have been cognizant of the density; we did not maximize the density.
- We will try to fill the commercial space. We worked really hard to get all this commercial space. Maybe we would ask for some leniency on the amount of commercial space. We do not want to have signs up front that are open for rent.
- We want this thing fully committed and charged. To show you our commitment we have Rich here with his two sons and we have a representative from BBL here. And we have two of our partners Scott and Ross that we have done projects before with on a handshake. So that's kind of the strategic plan. We are really proud to present this to you. We can answer, I can answer any other questions on the medical and Rich might be better on the multifamily and then Scott will tell you all the nuts and bolts about it.
- I think we have got a great project for your community, and we look forward to working with you on it. Thank you for your time.

Mr. Lansing:

- We are here tonight just to present the concept we would like to obtain feedback from the Board and then we will go away and work on the preliminary/final engineering. We do have one area variance, I will go through a little bit, that we will need to pursue for the project.
- The parcel is currently vacant right now with the exception of a couple of billboards in the front portion of the parcel. There are no Army Corps or DEC wetlands.
- First off, removal of the existing billboards on the front of the parcel.

- We are proposing a medical office building. This would be a two-story building; the footprint would be approximately 58,000 square feet so approximately 116,000 square feet overall.
- As far as access, we are proposing private access so all the driveways, roadways parking areas, would be privately owned, operated, and maintained.
- Access would be on the south side. We are proposing a boulevard that kind of winds through free space on each side and the views of the of the main building going back to the main parking area. There will also be circulation around the building again connecting back out to that main access way.
- As far as parking, the town code outlines one space for 225 square feet. So, for this parcel, approximately 516 spaces would be required. The applicants are proposing 544. So, we meet and slightly exceed the parking requirement and that is something that is desired by the applicants for the type of use that they have.
- The back area would be the main entrance to the building and the front would be potential for surgery pickup in the front area. There is also access points on the sides of the building so many different access points for the building to provide different opportunities for the providers within the structure.
- As far as amenities, we are proposing street trees not only along Maple Ave, along the main access Lane coming in and then around the building and even the parking areas as well.
- Also there are sidewalks connecting the parking areas to the building. With that there is also a sidewalk that extends towards the back of the building. We are proposing a trail and an area where a gazebo could be a place for people that work in the building and an opportunity to walk on their breaks.
- Open Space Preservation is the back portion of the parcel is proposed as an open spot, Open Space Preservation with that trail going through that parcel.
- As far as green space, the zoning in the CR-1 does require 35% green space and this is where the variance comes into play that we would be proposing. As proposed right now on the front parcel, we are approximately 25.7%. So, we are below the 35% requirement. Again, the applicants instead of developing the back portion of the land into a residential development, which it does permit residential development approximately nine lots, instead of doing nine less than back in this area they are proposing to preserve that area. If we incorporate that backlot into the overall percentage, we are approximately 54.7%. green space. So, we feel that the green space variance is justified to do this and is something that we would pursue with the Zoning Board of Appeals.
- As far as utilities, stormwater would be managed on site, we are over an acre of disturbance. We would need to prepare a full Stormwater Pollution Prevention Plan.
- Water and Sewer would be through Wilton Water and Sewer Authority. There is water available right on Maple Avenue in front of the project, and sanitary sewer, we believe there is an easement to the north of this project that we can go around and connect to the infrastructure just east of this project.
- As far as the site itself is concerned, as far as rendering the building, this is a rendering that is prepared by HCP architects working in conjunction with BBL

construction services. This is the view from the Route 9 area, in my opinion, a very attractive building shows the drop off area, the front of the parking, and this is a conceptual rendering. There might be some changes to this as we move forward. But this is what the applicants and the architects have produced their vision for the parcel, again we are here tonight for our first meeting with the Board. We are looking for feedback from the Board.

Discussion:

- Interior connections and sidewalk connections.
- Access points for both projects.
- Traffic study and gap analysis for Route 9.
- Traffic will have a huge impact on Route 9.
- Connection to water and sewer on Davidson Drive.
- Ambulance access for the cardiac unit and the surgery center.
- Is the back parcel one or two parcels.
- No need for a green space variance if it is one parcel.
- The application says it is two separate parcels. Would need an easement from National Grid.
- The concept and need would be a benefit to Wilton.
- School traffic and hours of operation.
- Mr. Kolligian disclosed that he is the current landlord of Community Care Physician Pediatric Group and they have been with him for about 30 years.
- DOT would not pay for a traffic light at Maple Ave Middle School. The school district would have to pay for the traffic light.
- The traffic was the main concern for this project.

C. 631 Maple Ave Mixed Use: Lenny Goldstock: Pre-Application for the 631 Maple Ave Mixed Use by Lenny Goldstock for a mixed-use development consisting of two (2) three-story mixed-use buildings and ten (10) two-story apartment buildings. Total mixed-use development will include 18,000 sq.ft. of commercial/retail space and 130 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 the applicant, are here representing 631 Maple Ave Mixed Use.

Mr. Lansing:

- These two projects have the same design and development team.
- The parcel is zoned H-1 Hamlet, there are actually four parcels. There will be some lot line adjustments and lot consolidations that will need to take place in order to comprise the land.
- The area of land that is under contract by the applicants is approximately 15.7 acres.

- The parcel is currently vacant, like the last parcel, there are not any DEC wetlands on this parcel. But along the one backside of the parcel, there is a channel of an Army Corps of Engineer wetland, we are not proposing any impacts to that area.
- As far as the proposal as I did mention, there will be some lot-line adjustments/consolidations to make up the overall parcel.
- What we are proposing is a mixed-use development. Everything that we are proposing we feel is in accordance with the H-1 use and area requirements.
- The first thing we are proposing are mixed-use buildings at the front of the parcel. There are two buildings, each one of those buildings would be three stories in height, that would be below the requirement of 35 feet of occupied space 50 feet overall, each one of those buildings footprint is 9,000 square feet, so 27,000 square feet for each one of those buildings.
- The first floor is proposed as commercial retail on both of those buildings. So approximately 18,000 square feet of commercial retail between the two buildings, and the second and third floor in each one of those buildings are proposed as multifamily apartments and each one of those buildings will have 15 apartment units. Overall, on those two front buildings would be a mix of one and two bedrooms, on those particular units.
- The back portion of the parcel is proposed as individual 10-unit buildings. Those are two stories each. The footprint for those buildings is approximately 8,300 square feet, but the overall is approximately 11,000 square feet. The reason for that, and we will get into that a little bit later when we go through the renderings and the layout of the building.
- The first floor is larger than the second floor and the first floor also includes garages. Each one of the buildings, each one of the units, we have a garage, so there are 10 garage spaces per building.
- Those will also have a mix of one, two bedrooms, 10 buildings 10 units per building. We have 100 units in the back area and 30 units upfront for a total of 130 units overall.
- As far as access, we are proposing access through the center of the buildings, to try to provide corner spaces allowing four corner spaces versus two corner spaces. We felt that that would provide extra visibility for those tenants.
- We also wanted to have a driveway that came up through and then terminated with an open space area in the back of the parcel.
- Similar to the last application. These would all be privately owned, operated maintained roadways, driveways parking areas, nothing would be dedicated to the Town. Also, similar to the last application we will have to work with the DOT and coordinate the curb cuts and traffic as well.
- As far as parking, the Town Code does outline six spaces per 1,000 square feet for the retail commercial, approximately 108 spaces.
- Then for the apartments that is 2.5 spaces per unit or 325 spaces. A total of 433 spaces will be required. We are proposing 435. So, we do meet and exceed those parking requirements.
- As far as the apartments up front and the commercial, we have sizes such that the parking area directly behind those buildings does meet the needs of those buildings immediately adjacent. And then as far as the parking in the back between the garage stalls. We have auxiliary parking and parking in front of the garage stalls. We meet the parking on these particular buildings in the back.
- As far as amenities, street trees along Maple Ave, Route 9, we are proposing street trees and sidewalks for the H-1 requirements as well as coming back through the parcel in the parking areas and around through the project as well.

- Sidewalks; interconnected sidewalks connecting all the residents to the open space areas as well as commercial spaces up front.
- We are currently proposing two dog parks, one in this vicinity and one back in this area for the convenience of the residents.
- Pickleball courts are shown in this area.
- From the sidewalk system there is a nature trail that traverses around the parcel comes back in on itself so there is not only the sidewalk system to make use of, there is nature trail.
- Open Space Preservation: we try to create a project with the units with open space in between them as well as preserving open space in the back portion of the parcel.
- Amenities and gathering areas for the tenants; we have three primary areas there is one in this central area with sidewalks around it and open space areas around that for active passive recreation, there is also a fire pit for gathering area located in this vicinity.
- Last but not least, there is a pavilion that is to have barbecues to hang out and barbecue outside of the weather.
- All those are connected with sidewalk systems to the units and to the commercial.
- As far as building setbacks, parking density buffers, we feel everything on the plan does meet the code for the H-1 zone, green space 35% required in our proposal 54% and utilities similar to the last project.
- Wilton Water and Sewer Authority for water and sewer and stormwater we have indicated on site, we do not have a conceptual location for our stormwater basin in this location and there will also most likely be some sort of underground stormwater mitigation as well.
- As far as building renderings, this is a rendering that was prepared by HCP and BBL for the mixed-use buildings in the front.
- This would be the commercial space on the first floor, the apartments on the second and third floor and then try to have a shorter building with corners for more visibility for the tenants on the end.
- The exact tenants have not been obtained yet for those buildings, but it is something that would be conducive for a variety of different uses on the first floor. So that is the mixed use building on the front.
- As far as the apartment buildings in the back, this is conceptually what is being proposed are different variations in the colors. There will be something that will complement the building in the front but as I mentioned the first floor is smaller than that, there is a smaller footprint on the first floor with the garages. The second floor is smaller but there are 10 units on these particular buildings, six two-unit apartments and four one unit.
- That is essentially it again. We are here for our first meeting on this, and we are looking for questions and comments and feedback.

Discussion:

- One hundred and thirty living units in total.
- Show a cross access connection.
- The north parking lot could be a challenge for snow removal.
- Dr. Goldstock: The other point with this is we want to try to make this price point where people that work for us can live.
- Parking: garage space cannot be counted.
- The density calculations.

- Concern of buildable area and the slopes.
- Sidewalk connection for the employees that would be working across the street. Called a midstream crossing or mid-block.
- Traffic is going to be a huge concern of the Town.

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

Request for a Final 90-Day Extension for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the request for a Final 90-Day Extension for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

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

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian 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 July 19, 2023.

Date Approved September 20, 2023.

Amy DiLeone,
Executive Secretary