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**TOWN OF WILTON
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PLANNING BOARD
October 16, 2019

PLANNING BOARD

Michael G. Dobis,
Chairman

Harold Van Earden,
Vice Chairman

William Rice

Erinn Kolligian

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt &
David Catalfamo,
Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on October 16, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE
CALL TO ORDER:

At 6:33 p.m., Chairman Dobis opens the Public Hearing.

I. PUBLIC HEARING:

- A. Stanley Business Facility, John Stanley:** Application by John Stanley for Stanley Business Facility for a Special Use Permit for two proposed 10,000 sq. ft. single story self-storage facilities, Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

The 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 a Special Use Permit for two proposed 10,000 sq. ft. single story self-storage facilities, Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

SAID HEARING will be held on Wednesday, October 16, 2019 at 6:30 PM at the 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.

Lynn Sipperly, L. Sipperly & Associates, DPC on behalf of John Stanley:

General site statistics:

- John Stanley is moving the business (asphalt paving) to this location, 2 Blue Lupine Lane.
- The property borders Johnson's Auto Crushers to the west.
- There will be two business uses on the site, business facility (garage/office) and two, one story self-storage buildings.
- Self-storage is a special permitted use in the C-2 zone.
- Self-storage area will be fully fenced with a security gate.
- All storage will be inside the storage buildings.

Public Comment:

- Resident was unable to view the file due to Town Hall being closed on Monday, October 14th. Concern of project meeting the building setbacks.

Chairman Dobis asked if there were any other questions or comments. There were none.

Harold Van Earden made a motion to close the Public Hearing at 6:38 p.m. seconded by Erinn Kolligian. All Board members were in favor.

II. REGULAR MEETING: (6:38 p.m.)

PRESENT: Chairman Michael Dobis, Harold VanEarden, William Rice, Erinn Kolligian, Dave Gabay, Ron Slone, and David Catalfamo, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Brian Reichenbach, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: Jeffrey Hurt, Brett Hebner

MINUTES APPROVAL: Hal Van Earden moves, seconded by Ron Slone, for the approval of the meeting minutes of September 18, 2019 as written. Ayes: Ron Slone, William Rice, Chairman Dobis, David Gabay, and Erinn Kolligian.

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

III. APPLICATIONS:

A. Stanley Business Facility, John Stanley: Application by John Stanley for Stanley Business Facility for a proposed one story 4,000 sq. ft. garage to store vehicles and equipment with an attached 624 sq. ft. office. The applicant is also proposing to have two 10,000 sq. ft. single story self-storage facilities, this is a special permitted use in the C-2 zone. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2. Set the Public Hearing for the Special Use Permit.

Lynn Sipperly, L. Sipperly & Associates, DPC on behalf of John Stanley.

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

- Discussion on emergency vehicles and turning radius.
- Discussion on snow removal issues.
- The property is a corner lot, it has 2 fronts and 2 sides and meets all setback requirements.

Chairman Dobis begins the SEQRA process.

Town Counsel Brian Reichenbach 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 “
2. *Will the proposed action result in a change in the use or intensity of use of land?* “No “
3. *Will the proposed action impair the character or quality of the existing community?* “No “
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?* “No “
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 “
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 “
7. *Will the proposed action impact existing:*
8. *Public/ private water supplies?* “No “
9. *Public/private wastewater treatment utilities?* “No “
10. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources?* “No “
11. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?* “No “
12. *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?* “No “
12. *Will the proposed action create a hazard to environmental resources or human health?* “No”

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton adopts a negative declaration on SEQRA for subdivision approval by John Stanley for Stanley Business Facility for a Special Use Permit for two proposed 10,000 sq. ft. single story self-storage facilities, Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on October 16, 2019.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for a Special Use Permit by John Stanley for Stanley Business Facility for a Special Use Permit for two proposed 10,000 sq. ft. single story self-storage facilities, Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on October 16, 2019.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Site Plan approval by John Stanley for Stanley Business Facility for a Special Use Permit for two proposed 10,000 sq. ft. single story self-storage facilities, Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

The motion is seconded by Hal Van Earden and duly put to vote, all in favor, on October 16, 2019.

Ron Slone recuses himself for Warren Tire at 6:49 p.m. Dave Catalfamo replaces Ron Slone.

B. Warren Tire; Bob Kellogg: Application for a Preliminary Site Plan approval by Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of Route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1.

Brett Steenburgh, PE, PLLC is here on behalf of the applicant Bob Kellogg, who is in the audience. Mr. Steenburgh gives a brief overview of the project.

The Planning Board wants to see a more esthetically pleasing building:

- Up-date the façade.
- Add stone along the base.
- Two different shades of brick.
- Break the façade up and add more detail.
- Add some awnings.

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

The architects have updated the renderings with the Planning Boards suggestions.

Chairman Dobis asks for additional comments and questions.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Final Site Plan approval by Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated October 8, 2019 and that sidewalk, street trees, and lighting shall be installed in accordance with Town standards, within one year of written request by The Town. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Hal Van Earden and duly put to vote, all in favor, on October 16, 2019.

Ron Slone returns to the dais at 6:55 p.m.

C. Ridgeview Townhomes/Mixed-Use PUDD, Zone 1: Ridgeview Commons Townhomes, LLC Application for Preliminary approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned PUDD.

Jamie Easton with MJ Engineering is here on behalf of the applicants Matt Gabryshak and Dave Massaroni.

The Applicant has not submitted adequate building materials to the Building Department, therefore will not be heard tonight.

D. Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2: Ridgeview Commons Townhomes, LLC Application for Preliminary Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton/Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

Jamie Easton with MJ Engineering is here on behalf of the applicants Matt Gabryshak and Dave Massaroni.

Overview of the project.

- The 22-lot subdivision was approved by the Board many years ago and was never filed at the county.
- The plans have been updated to the current Town standards.
- The current stormwater has been provided to the Town Engineer.
- An easement has been provided across the front of the property for future utilities.
- Added the split rail fence with signage to indicate the location of the wetlands.
- Location of the mailbox kiosk discussed.

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

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

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

E. JAG Construction Warehouse: JAG 1, LLC: Application for Preliminary Site Plan by JAG 1, LLC, Tim Barber for a proposed two-phase development of JAG Construction Warehouse. Property located on Lot 8 on Blue Lupine Lane on 4.76 acres, Tax Map No. 128.-1-100; zoned C3.

Dave Kimmer of ABD Engineering and Tim Barber, owner of JAG Construction are present.

Overview of the project:

- The project is located on 8 Blue Lupine Lane.
- The project will be done in two phases.
- Mr. Barber has five locations and is going to consolidate three of them into this project.
- The future expansion may include the two other locations.
- The project is being phased because he is not sure of his future business plan.
- Phase one proposed 11,200± SF one-story warehouse and 6,000±SF storage shed.
- Phase two future 8,000± SF warehouse expansion of the office warehouse building.
- The project will be on well and septic.
- The parking lot will be gravel.
- The warehouse will be storage for heavy construction equipment and materials.
- Their main construction business consists of commercial construction of auto dealerships and warehouses.
- No variance for parking will be needed.

Set the Public Hearing for November 20, 2019 @ 6:30 p.m.

F. Mandy Spring: Todd & Leoni Smith: Application Conceptual site plan approval for Mandy Spring by Todd and Leoni Smith for a proposed business office for landscape design, a small retail area for landscape and garden items, and a garden café. There is an existing Special Use Permit for food service, the applicant is seeking an area variance for the number of parking spaces. Property located on 697 Route 9 on 2.378 acres, Tax Map No. 140.-3-6; zoned CR-2.

Todd Smith and Tom Center of Hutchens Engineering are present to represent Mandy Springs.

- Mandy Spring is a landscaping business.
- No variance for parking will be needed.
- They widened the connector road for delivery trucks.
- Changed the retaining wall and added a second entrance for office use.
- A proposed new building for a business office with retail space.
- It will be a showcase building that will have a mini flower shop.
- Described as a boutique style, not a large garden center.
- Fifty percent or more of the retail will be garden accessories.
- There will be no bulk bins of landscaping materials.
- The café will be a small part of the retail business.
- The café falls under the retail use on the site.
- The Board thought this was a wonderful project for the Town of Wilton.

Discussion on how many uses are on the property.

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves Application for Conceptual site plan approval by Todd and Leoni Smith for Mandy Spring for a proposed business office for landscape design, a small retail area for landscape and garden items, and a garden café. Property located on 697 Route 9 on 2.378 acres, Tax Map No. 140.-3-6; zoned CR-2

The motion is seconded by Ron Slone and duly put to vote, all in favor, on October 16, 2019.

Set the Public Hearing for November 20, 2019 @ 6:31 p.m.

G. Cecil Provost: Provost Group Inc. Offices Pre-Application by Cecil Provost for a proposed conversion of a single-family home into offices, office addition, two future garages, pole barn, and outdoor displays of mobile and modular homes. The applicant is seeking an area variance for the square footage of two combined uses on one piece of property; required is 160,00 sq. ft., applicant has 139,392 sq. ft., relief requested is 20,608 sq. ft. Property located on 250 Ballard Road on 3.03 acres, Tax Map Number 115.-1-1.1; zoned C-3.

Cecil Provost, owner of Provost Group Inc. is present.

- A 4-bedroom ranch with an addition will be turned into office space.
- Mr. Riper says the placement of the display homes is at the discretion of the Planning Board.
- Mr. Provost will be selling affordable housing not single or double wide manufactured homes.

- Modular homes will be priced around \$400,000.
- Display chalet home will be priced around \$500,000.
- The displays will be placed on permanent foundations with landscaping.
- The location is directly across from DA Collins.
- Mr. Provost will need an Area Variance for the two uses on the property.
- The Planning Board would like to see renderings.

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

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Wilton Planning Board gives a favorable recommendation for the area variance for the square footage of two combined uses on one piece of property; required is 160,00 sq. ft., applicant has 139,392 sq. ft., relief requested is 20,608 sq. ft. Property located on 250 Ballard Road on 3.03 acres, Tax Map Number 115.-1-1.1; zoned C-3.

WHEREAS, the Town of Wilton Planning Board deliberated and expressed concerns over the numerous structures, placement of structures, and structure sizes, given the location and size of the property.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on October 16, 2019.

H. Saratoga Hospital Pre-Application for Saratoga Hospital for a proposed 55,000 sq. ft. Primary Care medical office space and standard office space for a variety of programs. Property located at Wilton Mall (formerly Sears) 3065 Route 50 on 93.59 acres, Tax Map No. 153.-3-86.111; zoned C-1.

Craig Tripp of GPI and Jon Primeau from The Architectural Collaborative and Kevin Rodine of Saratoga Hospital are present to represent Saratoga Hospital.

- Saratoga Hospital will be leasing space from Wilton Mall (formerly Sears).
- There will be Primary Care medical office space for a variety of programs.
- There will be an extension of a canopy off the entrance of the west side of the building.
- They are proposing a new parking lot layout and new landscaping.
- They are reconfiguring parking for patient safety.
- Eliminate the 30 ft. roadway that comes directly in front of Sears.
- The hospital would like to add a drop off canopy for patient safety and practicality.
- Reconfigure the parking for safety.
- New podiatry clinic and wound care clinic with 3 hyperbaric chambers.
- Staff offices will include the IS Department, Health Information Services Department (HIS), and medical records, informatics and population health.
- There will be approximately 180 employees.
- Concern expressed by the Board over the oxygen tank and its placement.
- Discussion with the fire chief regarding emergency access for the firetrucks.
- Bonaccio is going to be the CMGC for the project and would like to be moving staff into the building sometime in January.
- Chairman Dobis begins a discussion regarding the connection of the loop road from the Wilton Mall to the Wilton Plaza, located on Route 50.
- Planning Board would like to see the loop road provided.

Set the Public Hearing for November 20, 2019 @ 6:32 p.m.

IV. ADJOURNMENT:

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Dave Gabay and seconded by William Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 9:21 p.m. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day October 16, 2019.

Date Approved November 20, 2019

Amy DiLeone
Executive Secretary

DRAFT