



**TOWN OF WILTON**  
**22 TRAVER ROAD**  
**WILTON, NY 12831-9127**  
**(518) 587-1939 Ext. 201**

Amy DiLeone  
Executive Secretary  
Planning & Engineering

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

Joshua Carlsson  
Land Use Administrator

Mark Schachner  
Planning Board Counsel

**PLANNING  
BOARD**

William Rice,  
Chairman  
Harold VanEarden,  
Vice Chairman  
David Gabay  
Christopher Price  
Thomas Murphy  
James Deloria  
Dean Kolligian  
Shawn Lescault,  
Alternate  
Amanda Pelfrey,  
Alternate

**PLANNING BOARD**

**October 16, 2024**

A meeting of the Wilton Planning Board (“the Board”) occurred on October 16, 2024, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

**I. CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**II. REGULAR MEETING:**

**PRESENT:** Chairman William Rice, Chris Price, Tom Murphy, Jim Deloria, Dean Kolligian, and Amanda Pelfrey 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:** Hal VanEarden, Dave Gabay, and Shawn Lescault, Alternate

**MINUTES APPROVAL:** Mr. Kolligian made a motion, seconded by Mr. Murphy, for the approval of the meeting minutes of September 18, 2024, as written.

Ayes: Chairman William Rice, Chris Price, Tom Murphy, Jim Deloria, Dean Kolligian, and Amanda Pelfrey, Alternate.

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

**III. APPLICATIONS:**

**A. Marro-Ruggles Subdivision: Anthony Marro:** Application for the Marro-Ruggles Subdivision by Anthony Marro for a twelve (12) lot residential Subdivision. Property located at/on Ruggles Rd on 97.72 acre(s), Tax Map No(s). 154.-2-14 & -16; zoned R-2.

Brett Strom of the LA Group is here to represent the Marro Subdivision

- Mr. Strom describes the 12-lot subdivision with private water and sewer located on Ruggles Road.
- The need for erosion and sediment control is discussed.
- The need for access through Lot 11 is discussed. Which would provide the most straightforward access, lot line adjustment, access easement, or relocate the driveway.
- Mr. Riper suggests moving the lot line to avoid complications at the existing driveway and ensure proper frontage.
- Mr. Riper emphasizes the importance of proper driveway culverts and coordination with the highway department.

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

**THEREFORE, BE IT RESOLVED,** that the Planning Board does hereby move to approve the Application for Conceptual Subdivision for the Marro-Ruggles Subdivision by Anthony Marro for a twelve (12) lot residential subdivision. Property located at/on Ruggles Rd on 97.72 acre(s), Tax Map No(s). 154.-2-14 & -16; zoned R-2.

The motion is seconded by Ms. Pelfrey, and duly put to vote, all in favor, on October 16, 2024.

**B. Dance Lab: Mary Beth Besler:** Application for the Dance Lab by Mary Beth Besler for expanding the parking facilities. Property located at/on 604 Maple Ave on 4.76 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

Tim Barber of JAG is here to represent the Dance Lab.

Mr. Barber:

- Presents the Dance Lab's request to expand parking facilities due to increased class sizes and safety concerns.

- The current parking lot is undersized, leading to congestion and unsafe drop-off areas.
- The proposed expansion includes adding 90 parking spaces and reconfiguring the drop-off area.
- Explains the need for proper flow control and signage to manage traffic and prevent stacking.

Discussion of sewer connection:

- Mr. Barber and Mr. Riper discuss the challenges of connecting to the sewer system due to DOT requirements and easement issues.
- The Board members express concerns about the current septic system's capacity and the need for a timeline for sewer connection.
- Mr. Barber suggests waiting for the sewer line to be extended to the property before connecting.
- The Board members propose a timeline for sewer connection and conditions for future development or applications.
- Mr. Barber agrees to the proposed conditions and discusses the potential costs and timelines for the sewer connection.

Traffic flow and safety measures:

- The Board members discuss the need for proper traffic flow and safety measures for the parking lot.
- Suggestion to extend the sidewalk and eliminate the cut-through lane to improve safety.
- Mr. Barber proposes adding a stop bar and double arrow signage to manage traffic flow.
- Discussion of the importance of proper signage to include a signage plan and education for parents and students.
- Mr. Barber agrees to the proposed changes and discusses the potential costs and implementation timeline.

The Board would like to see the following changes to the site plan:

- Provide a detailed signage plan for the Dance Lab parking lot.
- Revise the Dance Lab parking lot layout to include diagonal parking and extended sidewalks.
- Provide a detailed lighting plan for the Dance Lab parking lot. Photometric plan.
- Submit a revised application for the Dance Lab parking lot expansion by November 5th at noon for the next Board meeting.
- Address any outstanding landscaping issues at the Dance Lab site frontage.
- The Board agreed to postpone sewer line connection until future development or sewer line extension with a timeline of 90 days after the line's installation or septic system failure.

- Safety improvements, including extended sidewalks and better traffic flow, were recommended.
- The Board also emphasized the need for proper signage and traffic management to ensure safety and efficiency.
- NYSDOT Traffic study must be submitted.
- Stormwater design to be reviewed.

**IV. ADJOURNMENT:**

Next Meeting Wednesday, November 20, 2024

**NOW, THEREFORE, BE IT RESOLVED** On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 8:38PM.

The motion is seconded by Mr. Murphy put to vote, all in favor, on this day October 16, 2024.

Date Approved November 20, 2024.

Amy DiLeone, Executive Secretary