



**TOWN OF WILTON**  
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**PLANNING BOARD**  
**OCTOBER 18, 2017**

**PLANNING BOARD**

MICHAEL G. DOBIS,  
Chairman

HAROLD VAN EARDEN,  
Vice Chairman

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER

RICHARD FISH, Alternate

JEFFREY HURT, Alternate

A meeting of the Wilton Planning Board (“the Board”) occurred on October 18, 2017 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE**

**I. PUBLIC HEARINGS:**

**A. WILLIAM AND JUDY MORRIS 5-LOT SUBDIVISION:**

**The following Notice of Public Hearing was advertised in the Daily Gazette, The Post Star and the Saratogian Newspapers:**

**PLEASE TAKE NOTICE** that the Planning Board for the Town of Wilton will hold a PUBLIC HEARING to consider an application by application by William & Judy Morris to subdivide 3.49 acres into 5 lots on a parcel located on Traver Road. SBL 115.-1-24.1; zoned R-1 in the Town of Wilton.

**SAID HEARING** will be held on Wednesday October 18, 2017 at 6:30 p.m. 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.**

Chairman Michael Dobis instructs the audience members that if they wish to speak to give their name and address for the record.

William Morris, the Applicant, briefly describes the project, a 5-lot subdivision on Traver Road. The property begins at the “red barn” and ends near Sunshine Drive. The existing home will remain and 4 new lots will be created. Town water and sewer will be utilized. All zoning requirements have been met.

John McEachron, a member of the Town Board, inquires whether the existing home will be hooked into the Town utilities and Mr. Morris replies that it will. There being no further questions or comments, Chairman Dobis asks for a motion to close the public hearing. On a motion introduced by Ron Slone and seconded by Harold VanEarden, the board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, the Public Hearing is closed at 6:33 PM. Ayes: Dobis, Slone, VanEarden, Gabay, Kolligian, Fish and Hurt. Nays: none. Absent: Hebner and William Rice.

**B. CAHILL'S FOREST 15-LOT CONSERVATION SUBDIVISION: J. THOMAS ROOHAN**

**The following Notice of Public Hearing was advertised in the Daily Gazette, The Post Star and the Saratogian Newspapers:**

**PLEASE TAKE NOTICE** that the Planning Board for the Town of Wilton will hold a PUBLIC HEARING to consider an application by application by J. Thomas Roohan to subdivide 26± acres into 15 lots on a parcel adjacent to Harran Lane and Jones Road. SBL 140.-2-48.41; zoned R-2 in the Town of Wilton.

**SAID HEARING** will be held on Wednesday October 18, 2017 at 6:31 p.m. 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.**

Erinn Kolligian, Board Member recuses herself. Mr. Fish, an alternate takes her place.

Doug Heller of the LA Group, Applicant's Representative, describes the location of the proposed subdivision, which is on Harran Lane, adjacent to Wilton Emergency, Inc. Applicant Tom Roohan, went to the Town Board to request that Harran Lane be realigned so that a cul-de-sac could be built. As it stands, Harran Lane just dead-ends at the Northway. Open space will be dedicated to the Town. A variance for lot frontage was granted. All options for water and sewer have been shown. It is hoped that municipal water and sewer will be brought underneath the Northway to connect to the subdivision. If that doesn't occur, also shown are well and septic locations. Tests have shown there is adequate water at this location. Storm water management will be by road side ditches and two storm water infiltration basins.

At 6:35 pm., Chairman Dobis asks for questions/comments from the audience. Pat Tuz, 2 Amanda Court, Saratoga Springs: asks if the water line under the Northway were to be built, who would pay for it. Mr. Heller states that the Applicant is working with WWSA regarding how that would work and so far the agreement is that WWSA would build the water and sewer line and there would be connections fees for each lot that will go toward the cost.

Joanne Klepetar, Parkhurst Road, speaking as a resident, not a Town Board Member, asks when ground would be broken for the development. Mr. Heller states that an application has been made to DOH for realty subdivision; the plan is to develop next year.

Ms. Klepetar: You've done all the testing for wells? I know a couple of years ago a lot of the residents on Jones Road were without water and had to drill new wells. Mr. Heller responds, there were 3 wells dug and water was hit about 17 feet (deep) the drilling went down 50 feet and water was pumped out for several hours to make sure the water stabilized. It did stabilize at the 18-19 foot range at 15 gallons per minutes which is more than adequate. Chairman Dobis adds that the residents that were having problems were on shallow well points. The DOH requires wells be drilled a minimum of 50 feet. There being no further questions or comments, Chairman Dobis asks for a motion to close the public hearing. On a motion introduced by Ron Slone and seconded by David Gabay, the board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, the Public Hearing is closed at 6:40 PM. Ayes: Dobis, Slone, VanEarden, Gabay, Fish and Hurt. Nays: none. Absent: Hebner, Rice. Abstain: Kolligian.

**II. REGULAR MEETING**: Chairman Dobis calls the regular meeting to order at 6:41 PM. He requests a motion to address the September 20, 2017 Board minutes.

**MINUTES APPROVAL**: Harold VanEarden moves, seconded by Ron Slone, for the approval of the meeting minutes of September 20, 2017 as written. Ayes: Dobis, VanEarden, Gabay, Kolligian, Slone, Hurt, Alternate and Richard Fish, Alternate. Opposed: None. Absent: Hebner, Rice.

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

**IN ATTENDANCE**: Those present at the October 18, 2017 Board meeting are: Chairman Michael Dobis, Harold VanEarden, David Gabay, Erinn Kolligian, Ron Slone, Jeffrey Hurt, Alternate, and Richard Fish, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Attorney and Amy DiLeone, Principal Clerk-Engineering. Absent: Brett Hebner and William Rice. Also present are: William J. Morris, Doug Heller, Tom Roohan, Patricia Tuz, Joanne Klepetar, John McEachron, Dean Kolligian, Charles Wait, Jr. and Assistant Chief Bill Morgan of the Wilton Fire Department.

Erinn Kolligian, Board Member returns to the dais.

### **III. APPLICATIONS**:

**A. WILLIAM AND JUDY MORRIS 5-LOT SUBDIVISION**: This is a preliminary application for a 5-lot subdivision on Traver Road. SBL115.-1-24.1; zoned R-1. Chairman Dobis requests comments from the Town Engineer, Ryan Riper. Most of the requirements set forth in his letter dated 9/13/17 have been met with the exception of some administrative items. There being no questions or comments from the Board, the Chairman asks the Town Attorney, Mark Schachner, to assist in the SEQRA review. Mr. Schachner refers to the Long Form EAF Part I completed by Mr. Morris on 8/12/17. The Board should be looking at the questions in Part II. Mr. Schachner instructs the Board that the threshold questions are "yes" "no" questions. If the answer is no, we move on to the next question, if the answer is yes, we look at the lettered items underneath the threshold question. The Board, as Lead Agency, with the assistance of Mr. Schachner, reviews the EAF Part II, which is a list of 18 questions. The choice of answers is "no, or small impact may occur or, moderate to large impact may occur." The Board makes a determination of significance of "no or

small impact shall occur” for all Part II questions. The SEQRA review having been completed, Chairman Dobis asks for a motion for negative declaration on SEQRA. 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 the William J. Morris 5-lot Subdivision Application located at 39 Traver Road. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, 18th day of October, 2017.

Chairman Dobis asks for a motion for preliminary approval. 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 grants preliminary approval of the William J. Morris 5-lot Subdivision Application located at 39 Traver Road on 3.49 acres, TMP. 115.-1-24.1 zoned R-1. The motion is seconded by David Gabay and duly put to vote, all in favor, on this day, 18th day of October, 2017.

Chairman Dobis asks for a motion for final approval. On a motion introduced by David Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants final approval of the William J. Morris 5-lot Subdivision Application located at 39 Traver Road on 3.49 acres, TMP. 115.-1-24.1 zoned R-1 contingent upon the compliance with the Town Engineer, Ryan Riper’s review letter dated September 13, 2017. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 18th day of October, 2017.

Erinn Kolligian, Board Member recuses herself. Mr. Fish, as Board Alternate takes her place.

**B. CAHILL’S FOREST 15-LOT CONSERVATION SUBDIVISION:** This is a preliminary application by J. Thomas Roohan for Cahill’s Forest Conservation Subdivision consisting of 15 lots on a parcel adjacent to Harran Lane and Jones Road, on 26± acres, Tax Map No. 140.-2-48.41 zoned R-2. The Chairman asks the Town Attorney, Mark Schachner, to assist in the SEQRA review. Board Member Richard Fish asks why a Short Form EAF isn’t being used for this review. Mr. Heller responds that the Department of Health considers this a “realty subdivision” [any subdivision application for more than five lots of five acres or less is considered a Type I Action].

Mr. Schachner refers to the Long Form EAF Part I completed by Mr. Roohan on 9/1/17. The Board should be looking at the questions in Part II. Mr. Schachner instructs the Board that the threshold questions are “yes” “no” questions. If the answer is no, we move on to the next question, if the

answer is yes, we look at the lettered items underneath the threshold question. The Board, as Lead Agency, with the assistance of Mr. Schachner, reviews the EAF Part II, which is a list of 18 questions. The choice of answers is “no, or small impact may occur or, moderate to large impact may occur.” The Board makes a determination of significance of “no or small impact shall occur” for all Part II questions. The SEQRA review having been completed, Chairman Dobis asks for a motion for negative declaration on SEQRA. On a motion introduced by David Gabay, 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 the Cahill’s Forest 15-lot Conservation Subdivision Application located adjacent to Harran Lane and Jones Road on 26± acres. The motion is seconded by Ron Slone and duly put to vote, all in favor, on this day, 18th day of October, 2017.

Jeffrey Hurt, Board Alternate, asks about this development which is R-2, so that’s 80,000 SF lots, the plan says 26± acres. My map says you are going to need 27.6 acres for 15-lots. Mr. Heller: because of the ROW shift that we’re taking, if you look at the original parcel, there are actually 2 different parcels with that ROW going through it. A part of that ROW is going to be abandoned. That land is now a part of this subdivision and is added on for the calculation for a conservation subdivision. Mr. Riper adds that since it is a conservation subdivision a reduction in area is allowed.

Chairman Dobis asks Mr. Riper if he has any comments. Mr. Riper responds that any approval should be contingent on his review letter dated September 13, 2017. The Chairman asks for a motion for preliminary approval. On a motion introduced by Richard Fish, Alternate, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants preliminary approval of Cahill’s Forest 15-lot Conservation Subdivision Application by J. Thomas Roohan. The parcel is located adjacent to Harran Lane and Jones Road on 26± acres, Tax Map No. 140.-2-48.41, zoned R-2. The motion is seconded by Harold Van Earden and duly put to vote, all in favor, on this day, 18th day of October, 2017.

Chairman Dobis asks for a motion for final approval. On a motion introduced by David Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants final approval of the Cahill’s Forest 15-lot Conservation Subdivision Application by J. Thomas Roohan. The parcel is located adjacent to Harran Lane and Jones Road on 26± acres, Tax Map No. 140.-2-48.41, zoned R-2, contingent upon the compliance with the Town Engineer, Ryan Riper’s review letter dated September 13, 2017.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 18th day of October, 2017.

**C. SELF-STORAGE ROUTE 50 SITE PLAN: PRIME EDIE ROAD LLC:** This is a preliminary site plan application by Prime Edie Road LLC for the construction of a 2-story climate controlled self-storage building. Property located at 4297 NYS Rt. 50, on 3.41 acres, Tax Map No. 141.-2-14.112 zoned C-2. Ms. Harlow states that the Applicant, Prime Edie Road LLC, is not present, but is requesting that a public hearing be scheduled. Chairman Dobis asks Mr. Riper if he has any comments. Mr. Riper recaps the discussion of last month's meeting regarding the color of the proposed building. The Board has seen the Determination of the Zoning Code Officer, stating that the blue color meets the criteria for "neutral or earth tone". He adds that the Applicant has submitted the necessary storm water documents. The remaining items are administrative and the public hearing can be set if the Board so chooses. Chairman Dobis schedules the public hearing for November 15, 2017 at 6:30 PM.

Bill Morgan, Assistant Chief of the Wilton Fire Department, says he has reviewed the plans, there is no formal letter of review by the department, but he wants the Board to understand that this will be a non-sprinkled building, using the partitions to get the square footage, correct? Mr. Riper agrees that is his understanding. The WFD's request would be that a dry-sprinkler system is not used, it must be wet. He also requests that since WFD has not seen a floor plan. In a potential fire there is a 300 foot hose stretch, necessary that we have stand pipes on the second floor. Asst. Chief Morgan has talked to Mark and he is aware of what we would like on the plans. He hopes that helps with the planning by the Applicants. Mr. Riper interjects that detail would be more on the building plans rather than site plan. Asst. Chief Morgan points out that he wanted to have the Board made aware. Chairman Dobis wants confirmation that there will be correspondence in this regard. Mr. Riper confirms with Asst. Chief Morgan that he spoke with Mark Mykins. Asst. Chief Morgan stated that Chief Brackett had just recently seen the plans and they discussed the fire code requirements. Mr. Riper suggests he coordinate the requirements with the architects and the Applicant's Representative should update the plans before the next meeting.

Erinn Kolligian recuses herself.

Chairman Dobis states that the next three agenda items are related. Dean Kolligian, on behalf of the Applicant, Adirondack Trust Company, addresses the Board regarding the submitted applications. Two of the applications are for site plan amendment and one application is for a lot-line adjustment.

**D. JACQUELYN L. SAXTON SITE PLAN AMENDMENT:** Application for the amendment of the Site Plan of Jacquelyn L. Saxton. The current owner of the property is 648 Maple Avenue LLC. A portion of this parcel, 10,018 SF, is being purchased by the Adirondack Trust Company. The amendment is to facilitate the lot-line adjustment requested by the Adirondack Trust Company. Tax Map Parcel 140.13-1-6, zoned H-1.

The Adirondack Trust Company is representing the adjacent parcel owner, 648 Maple Avenue LLC. The site plan requiring amendment was originally approved for Jacquelyn Saxton. The plan requires amendment in order for the sale of .23 acres or just over 10,000 SF of acreage on the rear

portion of the lot that borders Davidson Drive and is adjacent to the Wilton Branch of the Adirondack Trust Bank.

Mr. Riper summarizes the previous plan (2017) by the Adirondack Trust Company and Stewart's Shoppes. The plan was to join the parcels and create one large building for both facilities. The plan fell through and the application was withdrawn from the Planning Board. The Adirondack Trust can build on the existing square footage (footprint), since the original structure burned down, without coming before the Board. There is nothing shown on the site plan for any improvements, so as it stands now, no improvements can be made.

Mr. Kolligian states the bank had entered into a verbal agreement with adjacent property owner to purchase this small parcel from the Saxton parcel for multiple reasons: 1) the owner of the parcel was looking to sell; 2) the bank wanted to purchase in order to do the joint venture with Stewart's and it wanted to insure that staff and bank customers would have some additional parking spaces. The bank knew going into that joint venture that it potentially would compromise the green space requirement of the Town, and with the purchase of the adjoining area the bank could add green space. As of this time, the bank has no plan to do anything with that small parcel.

Chairman Dobis asks for any questions from the Board. Mr. VanEarden asks if the purchase of this portion is of no advantage other than to add green space. Mr. Kolligian states currently there is no advantage. The bank wants to honor the verbal agreement and wants to continue with the building plans. It is the bank's intention to come before the Board with a new building design for the use of a branch office to the Adirondack Trust. There may be a change to the building footprint. Mr. Gabay confirms that the land purchased will be incorporated into the amended site plan for the bank.

The Chairman instructs that a separate motion will have to be made for each application. On a motion introduced by Ron Slone, the Board adopts the following:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants approval to the application to amend the Site Plan of Jacquelyn L. Saxton, a site currently owned by 648 Maple Avenue LLC, in order to facilitate a lot-line adjustment between adjoining parcels 140.13-1-5 and 140.13-1-6, zoned H-1. The approval is conditioned upon the Applicant producing mylars for the site showing the lot line adjustment. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 18th day of October, 2017.

**E. ADIRONDACK TRUST COMPANY SITE PLAN AMENDMENT:** Application for site plan amendment by Adirondack Trust Company, for parcel located at 650 Maple Avenue, in order to add a portion of the adjoining parcel to facilitate the lot-line adjustment requested by the Adirondack Trust Company. Tax Map Parcel 140.13-1-5 zoned H-1.

Chairman Dobis asks if Mr. Riper has comments. Mr. Riper has no additional comments. On a motion introduced by Ron Slone, the Board adopts the following:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants approval to the application to amend the Site Plan of the Adirondack Trust Company conditioned upon the Applicant producing mylars for the site showing the lot line adjustment. Property is located at 650 Maple Avenue, Tax Map Parcel 140.13-1-5 zoned H-1. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 18th day of October, 2017.

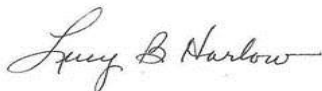
**F. ADIRONDACK TRUST COMPANY LOT-LINE ADJUSTMENT:** Application for a lot-line adjustment by the Adirondack Trust Company, represented by Dean Kolligian, in order to add a portion of the adjoining parcel, at 648 Maple Avenue to 650 Maple Avenue. The lot-line adjustment will provide access and parking during the reconstruction of the branch office of the Adirondack Trust Company. Chairman Dobis asks if Mr. Ripper has comments. Mr. Ripper has no additional comments. On a motion introduced by David Gabay, the Board adopts the following:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board for the Town of Wilton grants approval to the Application by the Adirondack Trust Company for a Lot-Line Adjustment between Tax Map Parcels 140.13-1-5 and 140.13-1-6 zoned H-1, conditioned upon the Applicant producing mylars for the site showing the lot line adjustment. There are no new or different environmental impacts requiring further SEQRA review. The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on this day, 18th day of October, 2017.

**IV. ADJOURNMENT:** Chairman Dobis asks for a motion to adjourn. On a motion introduced by Harold VanEarden, the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the meeting of the Planning Board be adjourned at 7:25 p.m. The motion is seconded by Ron Slone, and duly put to vote, all in favor on this day October 18, 2017.

Date Approved: November 15, 2017



Planning Board Secretary