



TOWN OF WILTON
22 TRAVER ROAD
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(518) 587-1939 Ext. 201

**PLANNING
BOARD**

William Rice,
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David Gabay
Christopher Price
Thomas Murphy
Chad A. Jerome
James Deloria
Dean Kolligian,
Alternate
Shawn Lescault,
Alternate

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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
November 15, 2023

A meeting of the Wilton Planning Board (“the Board”) occurred on November 15, 2023, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER

II. REGULAR MEETING:

PRESENT: Chairman William Rice, Hal VanEarden, Chris Price, Tom Murphy, Jim Deloria, 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 Gabay, Chad Jerome, and Shawn Lescault, Alternate

MINUTES APPROVAL: Mr. Price made a motion, seconded by Mr. Deloria, for the approval of the meeting minutes of October 18, 2023, as written.

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

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

III. APPLICATIONS:

A. Teddy Bear Day Care Center Addition: Moniz Enterprises LLC: Recommendation to ZBA for the Teddy Bear Day Care Center Addition by Moniz Enterprises LLC for area variance(s) to construct a ±2,070 sq.ft. addition to the day care facility. Property located at/on 4 Mountain Ledge Dr on 0.47 acre(s), Tax Map No(s). 140.-1-68.112; zoned RB-1.

Joe Dannible of EDP is here with Annie Moniz, owner representing Teddy Bear Care.

Mr. Dannible:

- We are here tonight looking for recommendations on the variances that we are requesting for the addition of the building on this parcel.
- The variances we are looking for are related to the expansion of the building.
- Since the last meeting, we did add a small outdoor, we will call it a playground it is more of a naturalized area/outdoor natural area.
- We are not proposing to put any equipment in that area, it is essentially a fenced off area that would include the large diameter tree that is within the front yard.
- While it is not necessarily a requirement, it is a recommendation from the bodies governing daycare facilities to incorporate naturalized areas within your playgrounds.
- Given the limited availability of any additional land on this property, this seemed like the most appropriate spot and location for that use.
- A couple things that we are looking at are that the parking lot does not go right up to the area that we are going to fence into the naturalized area, there is actually a bolt out to help create the Loop Road.
- So, it does create some level of separation from the playground expansion to the parking lot.
- We would also be putting in steel bollards to protect any vehicles from traveling over curb into that playground areas.
- Teddy Bear is one of the only daycares in the town and they are successful. I believe there is a rather long waiting list to get into this facility.
- So, the expansion is going to greatly be needed not only by the company to expand but also by the residents of this town that want to keep their childcare within the town.

The Planning Board is in favor of this project and the fact that the security issues have been addressed with the addition of the steel bollards.

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 favorable recommendation to the Zoning Board of Appeals for the Application for the Teddy Bear Day Care Center Addition by Moniz Enterprises LLC for area variance(s) to construct a ±2,070 sq.ft. addition to the day care facility. Property located at/on 4 Mountain Ledge Dr on 0.47 acre(s), Tax Map No(s). 140.-1-68.112; zoned RB-1.

The motion is seconded by Mr. Murphy, and duly put to vote, all in favor, on November 15, 2023.

B. 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 116,000 sq.ft. (58,000 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.

Lenny Goldstock of Ortho NY and Scott Lansing of Lansing Engineering are here to represent 612 Maple Ave Medical Center.

Mr. Kolligian recused himself

Mr. Lansing:

- We are here this evening primarily to talk about traffic.
- At the last meeting for both of the projects we heard loud and clear that traffic was a concern for the project from the Board.
- We do have with us this evening Alanna Moran from VHB Engineering. They have been retained to perform the traffic study. They have done that study. We have submitted a copy to the to the town for review.
- That is the primary reason for the discussion this evening.
- Just quickly go through the background of the project just to refresh the Board's memory.
- 612 Maple Avenue this is a medical office building located on 13.66 acres. This is proposed as a two-story building with a 58,000 square foot footprint. So, with the two stories would be about 116,000 square feet.
- We are proposing an access on Route 9. As far as parking, we do meet the parking.
- We did receive technical comments from the town engineer and other technical comments from the Board.
- We have not incorporated those comments into the plan yet. So, this plan is the exact same plan that the Board saw at the last meeting and again primary concern by the Board was traffic.
- So, we are here to discuss traffic and not necessarily get into the plan itself.
- The other project which we would like to discuss concurrently because the traffic study does address both of the projects is 631 Maple Avenue.
- This is a 15.78-acre parcel, and it is zoned Hamlet. As far as the development plan for this is concerned, we do have a mixed-use building in the front right now it is showing two buildings that may be modified as we move forward.

- But overall, that includes 18,000 square feet of retail on the first floor, about 30 or 31 apartments on the second and third floor.
- In the back, right now, we are showing you ten 10-unit buildings for 100 units in the back portion of the project.
- This parcel is pretty much just north of the 612 parcels, just and on the west side, as opposed to the east side.

Chairman Rice: In the introduction there is not any mention of a pediatric office anymore.

Mr. Goldstock:

- Right now, right now it is, and I will give you some news, hot off the press, the Community Care Physicians, and I think that is why one of the Board members recused himself, they are probably not going to participate. They made some pretty heavy demands on the development team.
- So, all the specialists that we talked about Ortho NY, the Schenectady/Saratoga GI, Capital Cardiology, and Albany ENT would all be participating with all those services, including an Acute Cardiac Care Center.
- Ortho NY just voted tonight to approve a Surgery Center.
- So, we may develop this as a center of excellence for Shoulder Replacement Surgery and have it as a training center for Upstate New York.
- Then we are actively pursuing participation with Primary Care pediatrics, but not with Community Care. So, we will try to have both Internal Medicine and Pediatrics but those are the two components that we are missing right now, but I am working on it pretty full time.

Chairman Rice: Okay, because I noticed it was not included in the three-page summary. we have one member recusing himself because he is the landlord of Community Care.

Mr. Kolligian rejoins the Board members.

Ms. Moran of VHB explains the traffic study.

Ms. Moran:

- The traffic evaluation looked at three study area intersections, Maple Avenue with Northern Pines Road, Smith Bridge Road and Daniels Road and we had talked to Ryan prior to putting together the scope just to make sure we were looking at everything that he would be looking for.
- So, we looked at the existing conditions, so intersection turning moving counted those three locations.
- When school was in session, we did seven to nine in the morning and then two to six in the evening, just to make sure we were capturing Maple Avenue middle school with the typical commuter peaks.

- We also did a gap evaluation. That is one of the things that is starting to be done more frequently on Route 9 just because there is a lot of heavy travel. And we are not quite sure if there is enough gaps in traveling to serve turning movements into and out of a larger site like the medical office building.
- Then we looked at future traffic volumes in the study area, both with and without the proposed project, projecting trips based upon the Institute of Transportation Engineers trip generation manual, so all interesting standard practice.
- The analysis that we looked at was about intersection levels of service. And then, like I said, we looked at that gap evaluation, were there actually enough gaps in existing traffic to serve the proposed projects, and then looked at a signal warrant evaluation in case that was part of what might have been needed for mitigation.
- The trip generation estimate. So, it is one project but two separate sites. So, we looked at trip generation for the residential mixed-use building and then for the medical center itself. And if you look at the chart here, total new trips during the weekday A.M. peak hour for the mixed-use residential building is 92. During the A.M. peak hour 112. During the P.M. peak hour, and then the medical center is really the big driver of trips, with a total of 275 trips during the A.M. peak hour and 469 during the evening peak hour.
- That was kind of the driver of the analysis. So, conclusions and recommendations. Like I said, we are just diving right into this. So, questions become Maple Avenue and Northern Pines Road. So, all the intersection approaches and Lane groups maintain level of service C or better under future conditions. So, no mitigation is recommended at that location.
- The Maple Avenue and Smith Bridge Road currently operates with relatively poor levels of service level service E/F conditions, those are maintained with construction of the proposed project.
- We are recommending that the applicant contribute to modifications via the Town when GEIS fees and mitigation fees are assessed by the Town.
- Maple Ave and Daniels Road. Similarly, there's kind of some poor operations. So, we are recommending, again, that the applicant contribute to modifications via mitigation fees.
- Access to the medical center itself is a concern. So, the site analysis showed that under specifically the P.M. peak hour, the driveway approach operated at level service F with upwards of two minutes of delay. And in addition to that, when we did the gap analysis, the gaps in existing traffic were not enough to serve the movements that would be exiting during the peak hour.
- So, what we did then was a signal warrant evaluation based upon the volumes on the mainline and then the anticipated traffic from the medical center itself. And those future traffic volumes do meet the signal warrants. There is eight things that you can look at. Three of them are volume oriented, and all three of those volume thresholds are met for installation of a traffic signal.
- So, we are recommending installation of that signal opposite Hewitt's Southern driveway just so that we can have the best service and maximize the efficiency of that traffic signal. And also constructing a sidewalk between the medical office building and the apartments in order to accommodate and serve the pedestrian traffic between those two uses.

Discussion:

- Align the driveway with Hewitt's driveway.
- Started the process with DOT, informal conversations.
- Three traffic lights Daniels, Northern Pines and the new location, Hewitt's.
- Platooning of traffic from the different intersections.
- Room for a southbound right turning lane at Daniels.
- Lights will provide gaps making the Smith Bridge intersection better.
- Applying for grants is an option.
- Direct connection from Smith Bridge to Daniels.

The Planning Board thinks this project will be a benefit for the Town, but the traffic is an issue.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Conceptual Site Plan for the 612 Maple Ave Medical Center by Lenny Goldstock for a two-story medical center with a total floorspace of 116,000 sq.ft. (58,000 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. VanEarden and duly put to vote, all in favor, on November 15, 2023.

C. 631 Maple Ave Mixed Use: Lenny Goldstock: 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.

Lenny Goldstock of Ortho NY and Scott Lansing of Lansing Engineering are here to represent 631 Maple Ave Mixed Use.

The projects located at 612 & 631 Maple Ave were presented together.

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 Conceptual Site Plan 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.

The motion is seconded by Mr. Price and duly put to vote, all in favor, on November 15, 2023.

D. Forest Grove, Phase 2: Forest Grove, LLC: Application for the Forest Grove, Phase 2 by Forest Grove, LLC for Phase 2 to include one hundred sixteen (116) residential lots with modifications to unit types. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on 49.69 acre(s), Tax Map No(s). 141.-1-35; zoned R-2.

Joe Dannible of EDP and Peter Belmonte are here to represent Forest Grove, LLC for Phase 2.

Mr. Dannible:

- We were here in October, there were five elements of the site plan that we presented to the Board.
- We spoke for quite a bit of time with the Board.
- We agreed to all five of those elements, the Board asked us to go back, update the plans, make sure everything was memorialized in a document, we did resubmit those documents.
- I do want to go over the five areas that we discussed at the previous meeting.
- Phase 2 is the area of the blue, red and yellow lots in the top and the red, purple, and yellow lots on the bottom consisting of about 116 units.
- At the last meeting, we talked about lot depths. We agreed to extend all of the lots with the exception of the blue, 10 feet and then deed restrict the rear of all of those lots so that we could help the Town with some of the issues they have been having with trees on Town land falling onto private land and some of those concerns.
- Sidewalks along the internal streets, we agreed to provide sidewalks along all of the streets within the lot type one and type two, the blue and the purple lots, there will be a sidewalk on both sides of the street. Type 1, type 2, type 1 being the blue townhouses, type 2 in the red, sidewalks on both sides of the street. All remaining lot types 3, 4, 5 and 6 will have a sidewalk along one side of the street. Those details have been added to the plans.
- So, we will make sure there's notes added to the plan that specifically identify those within not only the cross sections, but on the plans themselves, to help out with that clarity.
- In addition, along Angeles Avenue, which is the Phase 1B lots, we are going to retrofit the construction, which is currently underway, and construct a sidewalk along the south side of the Angeles Avenue connecting the phase 2 lots into the main Daintree loop around the community center and clubhouse of the site.
- We talked about areas where there was a narrow, open space behind lots that did not have much value to the Town. We were asked to make sure that it was not dedicated to the Town because it had very little value. We are now going to dedicate those areas of land to the HOA.

- On that same note, at the intersections of the road, we have potentially preserved open space and green space areas. At the Daintree and Angeles intersection, as well as on Wistman and Branch Boulevard. Those small, clustered areas of green space at the intersections, we have now proposed to be retained by the homeowners association.
- Within those areas, we could possibly build some pocket parks, but they would be mowed. Some of them will be sprinkled, we would maintain them in a higher quality standard than what the Town would want to be responsible for. So, we are willing to take responsibility for that.
- Those were the five areas that we discussed at the last meeting.
- I did meet with Ryan on Monday; we went over the plans we went through every page of the 27-page set. We found some technical discrepancies that we are going to work with the town on. We have agreed to make the changes to the maps to clarify that before they're stamp and finalized.
- We believe we have responded to all the Board's comments and address their concerns. We are looking for final approval of the phase 2 plans tonight.

Sidewalks:

- The HOA maintained lots will have the HOA maintain the sidewalk in front of their lots.
- Many of the lots are privately owned, the private homeowners will be responsible for maintaining the sidewalk in front of their property.
- This is New York State Law and I believe that is also the Town of Wilton's law.
- Areas where there are sidewalks that are in front of Town property or HOA property will be maintained by the HOA if there is no private owner associated with them.
- The Town is not responsible for the maintenance of any of the sidewalks.

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 Amendment to the Subdivision for the Forest Grove, Phase 2 by Forest Grove, LLC for Phase 2 to include one hundred sixteen (116) residential lots with modifications to unit types. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on 49.69 acre(s), Tax Map No(s). 141.-1-35; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Kolligian and duly put to vote, all in favor, on November 15, 2023.

E. Dance Lab: Mary Beth Besler: Application for the Dance Lab by Mary Beth Besler for amending site plan to include on-site septic. Property located at/on 604 Maple Ave on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

Luigi Palleschi of ABD Engineering and Tim Barber of JAG Construction are here to represent Mary Beth Besler for the Dance Lab.

Mr. Palleschi: We are here tonight, because the applicant is requesting to install a septic system in lieu of a forced main that was previously approved by this Board. When we submitted for DOT, we had to install this force main closer to DOT's Road, DOT came back and said the forced main is too close to the road. So, when we looked back at the easements along Nemer, the only available easement is right around the manhole when that was extended for Artisanal Brewery so that again is what happened.

Discussion and upon conclusion the applicant shall hook into sewer with any future development or building permits.

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 Application for Amended Site Plan for the Dance Lab by Mary Beth Besler for amending site plan to include on-site septic. Conditioned upon the connection to sewer with any future development or permits. Property located at/on 604 Maple Ave on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on November 15, 2023.

F. Wilson's Bread: Wilson Lear Keenan: Application for Wilson's Bread by Wilson Lear Keenan for a special use permit to operate a retail bakery. Property located at/on 4284 NYS Route 50 on 4.48 acre(s), Tax Map No(s). 141.-2-12.2; zoned RB-1.

Wilson Keenan, the owner is here to represent Wilson's Bread.

Wilson's Bread started in 2019 in Andes, New York with a focus on sourdough breads and viennoiserie (crosissants).

Retail Offering: As we hire and train a team of bakers, we will be open 5 days a week 8am-2pm (more on our hours below) offering a daily selection of coffee, sweet and savory pastries, sourdough breads, and sandwiches. In addition, we will host a weekly pizza night. The retail setting offers a chance for customers to buy our bread in its peak form in a context that reinforces the connection to where it comes from – the mill grinding wheat berries into fresh flour, the sight and smell of bread and pastry coming right from the oven.

Indoor / Onsite Dining; We expect that over 90% of our business will be to-go, pick up only. However, we are reserving one corner of the space for galley counter seating along the left wall and 2-3high top tables (roughly 20 seats). Our concept does not rely on this location becoming a meeting place. It is highly likely that we do not open with indoor seating available, and that it may come later. Our focus in the early part of 2024 will be

to open our retail business and begin selling in farmers markets. There are a few tables currently underneath the overhang in the front of the building and we expect to make those available to customers during service hours in warmer months.

Saratoga Springs Farmers Markets: Our experience to date at farmers markets in our area has been extremely positive and we expect that the same will be true in Saratoga Springs. In addition to the Saratoga markets, the greater Albany region, namely Troy, holds further potential for weekly farmer's market sales.

Restaurant and Specialty Grocery: The primary reason for any distribution through restaurants is for community and brand building. We want to support local chefs and their restaurants whose food we respect. Because of the costs of delivery and wholesale discounts, this is a lower priority. Hours of operation: Retail and Operations when we first open our doors to the public I expect to do so Thursday-Sunday, 8am to 2pm. As we find our production rhythm and continue to hire, we will add Wednesday service. Our bakery operations schedule will begin at 5:30am and run till 2-3pm, Wednesday-Sunday.

Employees: 6 (2 Bakers, Full Time, 2 Front of House, Full-time, 1 Front of House, Part-time, 1 Porter/Dishwasher, Part-time)

Interior: We are keeping the existing floor plan largely as-is. The only room we will be adding is labeled pastry room below, which will be built off 2 existing walls (rear and center/right). It is likely that we will open our doors without.

Exterior: There will be no changes to the footprint of the building. We will use existing signposts and are not making any changes to the landscaping. The bakery will not require a dumpster.

The Public Hearing for the Special Use Permit is set for December 20th at 6:30PM

G. Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc.: Request for a 90-Day Extension for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating a 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.

Scott Lansing of Lansing Engineering is representing Bordeau Builders.

Mr. Lansing: We are seeking an extension for the project; we are continuing to work with the Saratoga County Sewer District and DEC on the public sewer connection. Hopefully, Ryan can back me up and attest to the fact that DEC has more stringent review quality requirements than they have in the past. They are requiring very intricate analyses of downstream networks way more than they have in the past. And it has just been taking us some time to get through that with them. We are working diligently on it. We will continue to work diligently on it, but we would like a little more time to get that squared away. So, we are seeking an extension.

The Board had no issues with granting the extension.

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 to approve request for a 90-Day Extension for the Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating a 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. VanEarden and duly put to vote, all in favor, on November 15, 2023.

IV. ADJOURNMENT

Next Meeting Wednesday December 20, 2023

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Kolligian that the meeting of the Planning Board be adjourned at 10:00PM.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on this day November 15, 2023.

Date Approved December 20, 2023.

Amy DiLeone, Executive Secretary