



## Town of Wilton Code Revision Committee

To: Bob Barrett, Code Revision Chairperson  
From: Amy DiLeone  
CC: Ryan Riper, Lucy Harlow, Mark Mykins, Mark Schachner and The code Revision Committee  
Date: 4/8/17  
Re: 4/5/17– Meeting Synopsis  
Present: R. Barrett, A. DiLeone, C. Ramsdill, M. Mykins, J. Klepetar, D. Gabay, R. Riper, M. Dobis and S. Streicher  
**Next Meeting: May 2, 2017 at 4:55 PM.**

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### Solar Energy Regulation:

- Provide proposed fees for solar to the committee by email.
- Final draft approved by the committee.
- Send final draft, with proposed fees to The Town Board for final approval.

### Discussion:

- Reviewed minor changes to final draft
- Committee approved final draft
- Use of Greenfield's fee schedule for square footage
- Sliding scale for commercial fees based on square footage or kilowatt
- Solar Permit Application-use unified permit application provided by the State of New York
- On site consumption of 25%, pertaining to solar fees

### H-1 Hamlet One District Code Revisions:

#### Discussion:

- Zoning, 129 Attachment 13, Schedule G H-1 Hamlet One District; minimum yard dimension for frontage ~~15 ft. to 25 ft.~~ 25 ft. to 35 ft. and ~~total~~ side 15 ft.
- Change # 4. Nonresidential uses abutting residential uses shall have a ~~combined~~ side setback of 20 feet; 60 ft. if rear setback
- §129-49.6 Additional requirements.
  - A. Building location and setbacks.
    - (1) All buildings shall have a build-to line of between ~~15 ft.~~ 25 ft. and ~~25 ft.~~ 35 ft. as measured from the right-of-way.
    - (2) The ~~sum of the~~ side setback shall be a minimum of 15 ft.  
Figure 1 – Cross Section with Parking in the Rear; SETBACK LINE ~~15' 25' 35'~~
  - B. Site design.
    - (3) Stormwater basins ~~shall~~ should be at the rear or side of the parcel unless proven otherwise impractical.
    - (5) Storage, loading and docking areas, dumpsters, utility boxes and other uses should be to the rear *or sides toward the rear* of the building and screened from the road and



adjacent neighboring parcels.

Figure 3 – Building Site Design with Rear Parking

SETBACK LINE ~~15' 25'~~ 25' 35'

*On-street diagonal parking*

Figure 4 – Building Site Design with Side and Rear Parking

~~15' 25'~~ 25' 35' SETBACK LINE

(7) *H-1 Better representation of picture*

C. Architectural design standards and amenities. *Color elevation renderings shall be required.*

(1) Façade treatment and fenestration. Fenestration refers to the fluctuations of the depth (such as doorway) and openings (windows) on a façade. *Architectural design requirements are at the discretion of the Planning Board.*

(3) adjacent properties utilizing walls, fencing, roof elements, *underground utilities* or landscaping.

(5) *Add Picture*

(b) Strongly discouraged materials, *not at front or 35 ft. from frontage:*

[3] Florescent *and primary* colors shall not be permitted.

D. Parking and vehicle access.

(1) Parking shall be in the side or rear yards of the building only, *on-street diagonal.*

(4) For the purpose of assuring safe and continuous movement of vehicles, interconnections between the rear yards of adjoining parcels shall be required *by the Planning Board.*

E. Pedestrian and bicycle access.

(1) Sidewalks shall be placed to safely separate pedestrians from vehicular traffic as Indicated in *§107-4-5*. ~~See illustration Figure 2 – Greenbelt Plan View for the Hamlet One (H-1) District.~~

F. Public Spaces.

(1) *Better definition of public space.*

G. Outdoor dining. *Need to discuss frontage setback of 25 ft.*

- Discussion of whether sidewalks should be placed in the right of way or in from the property line on private property.

**NEXT MEETING:** May 2, 2017 at 4:55 PM

**ITEMS TO BE DISCUSSED:**

- Trail system/water and gas line
- Sidewalks
- Possible development of an H-2 for northern end of Route 9