



TOWN OF WILTON
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Director of Planning &
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Joshua Carlsson
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Mark Schachner
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**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

January 15, 2025

A meeting of the Wilton Planning Board (“the Board”) occurred on January 15, 2025, 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, Hal VanEarden, Dave Gabay, Chris Price, Tom Murphy, Jim Deloria, Dean Kolligian, Shawn Lescault, Alternate 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: None

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

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

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

III. APPLICATIONS:

A. Zappone Self Storage Warehousing: Zappone Property Management: Recommendation to ZBA for the Zappone Self Storage Warehousing by Zappone Property Management for area variance(s) for a self-storage warehouse facility with 134 units. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

- This project received the Zone change to RB-1 from the Town Board.
- Special Use Permit is required for the use in this Zone.
- Recommendation to the ZBA for Area Variances.
- The project involves a 134-unit self-storage facility on Route 9, with a 100-foot setback to account for potential future wetlands.
- Mr. Palumbo explains the additional landscape buffer and the minimal impact on neighbors due to the setbacks.
- The Board members discuss the project, including security measures and the need for a special use permit.
- There will be a Public Hearing for the Special Use Permit on February 19 conditioned upon the decision of the ZBA for the Area Variances.

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

THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for a Favorable Recommendation to the Zoning Board of Appeals for the Application for the Zappone Self Storage Warehousing by Zappone Property Management for area variance(s) for a self-storage warehouse facility with 134 units. Property located at/on 851 Route 9 on 5.37 acre(s), Tax Map No(s). 114.-2-74 & 114.-2-51.122; zoned RB-1.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day January 15, 2025.

B. Ballard Road BOCES: CIDC Wilton, LLC: Recommendation to ZBA for the Ballard Road BOCES by CIDC Wilton, LLC for area variance(s) for a proposed BOCES educational facility consisting of three (3) buildings totaling ±313,400 sq.ft., 526 parking spaces, and an equipment training area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.

Scott Lansing of Lansing Engineering is here to represent Ballard Road BOCES.

- The project includes three buildings totaling 300,000± square feet on 45.4 acres on Ballard Road.
- Mr. Lansing explains the details of the site plan, including parking, access, and pedestrian connectivity.
- The project includes a 35-foot maximum occupied height Area Variance for two of the buildings.
- The Board members discuss traffic concerns at the Ballard Road and North Road intersection.
- Mr. Deloria questions the parking capacity and the percentage of students who drive.
- The Board discusses the potential for future equipment training areas and the impact of wetland regulations.
- Mr. Lansing addresses security features, including secure entrances and camera surveillance.
- The Board discusses the importance of pedestrian connectivity and the need for additional crosswalks.

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

THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Recommendation to ZBA for the Ballard Road BOCES by CIDC Wilton, LLC for area variance(s) for a proposed BOCES educational facility consisting of three (3) buildings totaling ±313,400 sq.ft., 526 parking spaces, and an equipment training area. Property located at/on 230 Ballard Rd on 45.54 acre(s), Tax Map No(s). 115.-1-4.1; zoned C-3.

The motion is seconded by Mr. VanEarden and put to vote, all in favor, on this day January 15, 2025.

C. Proposed Retail Store: Bohler Engineering: Application for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

Caryn Mlodzianowski of Bohler Engineering and Landscape Architecture is here to represent the proposed retail store.

- Ms. Mlodzianowski from Bohler Engineering introduces the proposed retail store, Dollar General, by Primax Properties LLC.
- The property is located on Route 9, Zoned CR-1, and will be a 10,640 square foot retail store.
- Ms. Mlodzianowski discusses the parking requirements and the layout of the store, including the shared access with Warren Tire.
- The Board discusses the pros and cons of different parking and building facade options.

- The Board agrees on Option B, with parking in the front and the building facing Maple Avenue.
- The Board discusses the need for a fire lane, the placement of deliveries and storage areas.
- Mr. Kolligian suggests keeping the parking in the front and adjusting the rear parking to accommodate fire trucks.
- The Board agrees to wave the parking quantity and location requirements.
- The Board requests that no storage items be placed along the eastern side of the building.
- Note on site plan regarding sidewalks, street trees and lighting to be installed within one year of written request by the Town.

The Public Hearing is set for February 19, 2025.

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

THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Conceptual Site Plan for the Dollar General by Primax Properties, LLC for constructing a 10,640 sq. ft. retail store. Property located at/on 579 Maple Ave (Route 9) on 11.8 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day January 15, 2025.

D. Anthony Conservation Subdivision: Bethann Anthony: Pre-Application for the Anthony Conservation Subdivision by Bethann Anthony for a four (4) lot Conservation Subdivision. Property located at/on 62 King Rd on 18.29 acre(s), Tax Map No(s). 129.-1-27.11; zoned R-2.

Gavin Vuillaume, of EDP is here to represent the Anthony Conservation Subdivision.

- The applicant is proposing a four lot Conservation Subdivision on 16.29 acres on King Road.
- The existing home and barn on the property will be removed, and a 100-foot setback is planned around potential wetlands.
- The board discusses the project layout and the need for further wetland confirmation.
- Mr. Vuillaume discusses the sensitivity of traffic on King Road and presents a new layout for the combined driveway scenario.
- Chairman Rice mentions the tricky, King and Ruggles Road intersection and its history of accidents.
- Mr. Riper talks about the Conservation Subdivision regulations and the recommendation for a Standard Subdivision with 250 feet road frontage.

- Mr. Riper highlights the high accident rate at the King and Ruggles Road intersection and the need for a traffic engineer to assess sight distances, crash history, and speeds.
- Chairman Rice and Mr. Riper discuss the county's role in issuing a curb permit and the possibility of a four-way stop at King and Ruggles.
- It is suggested to conduct a traffic study before installing stop signs.
- The Board discuss the high speed of traffic on King Road and the presence of residences at the intersection.
- Mr. Gabay mentions that signage alone is not effective without enforcement, and that most speed violations are by residents.
- Mr. Deloria inquires about the potential wetlands on lot three and the impact on the driveway.
- Mr. Vuillaume reassures that there is plenty of room to work around the wetlands if needed.
- The Board discuss the benefits of a Conservation Subdivision, including preserving over six acres of land and simpler lot lines.
- The Board prefers a single driveway at crest on the road for better marketability and traffic management.
- Mr. Kolligian and others express concerns about the layout showing a driveway on Ruggles Road.
- Mr. Deloria suggests flipping the layout to avoid issues with house orientation.
- Mr. Gabay emphasizes the importance of line of sight for egress on the single driveway.
- Chairman Rice confirms that a single driveway would not require a variance and discusses the benefits of the conservation layout.
- Mr. Riper clarifies that the subdivision plan must state that lot four cannot create a separate driveway.
- Chairman Rice confirms that the board agrees with the single driveway plan and discusses the simplification of the subdivision process.
- The board agrees to proceed with the single driveway plan and addresses any remaining concerns about site distance and fire department access.

There will be no action on this application tonight.

IV. ADJOURNMENT:

Next Meeting Wednesday, January 15, 2025

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Gabay that the meeting of the Planning Board be adjourned at 7:56PM.

The motion is seconded by Mr. Murphy put to vote, all in favor, on this day January 15, 2025.

Date Approved February 19, 2024. Amy DiLeone, Executive Secretary