



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

PLANNING BOARD

William Rice,
Chairman
Harold VanEarden,
Vice Chairman
Michael G. Dobis
Ron Slone
David Gabay
Brett Hebner
Jeffrey Hurt
Alternates:
David Catalfamo &
Christopher Price

Amy DiLeone
Executive Secretary

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

Mark Schachner
Planning Board Counsel

PLANNING BOARD

February 16, 2022

A meeting of the Wilton Planning Board (“the Board”) occurred on February 16, 2022, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton NY 12831.

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER:

At 6:30P.M., Chairman Rice opens the regular meeting.

II. REGULAR MEETING:

PRESENT: Chairman William Rice, Hal VanEarden, Jeff Hurt, Michael Dobis, and Chris Price, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel (virtual via Zoom), Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary

ABSENT: Dave Gabay, Brett Hebner, and Dave Catalfamo, alternate

MINUTES APPROVAL: Mr. VanEarden made a motion, seconded by Mr. Dobis for the approval of the meeting minutes of January 19, as written. Ayes: Chairman Rice, Mr. Dobis, Hal VanEarden, and Chris Price, Alternate

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

III. APPLICATIONS:

A. Commercial Development on Traver Rd: Katherine E. King: Application for Commercial Development on Traver Rd by Katherine E. King for the construction of two (2) commercial buildings. Property located at/on Traver Rd on 1.93 acre(s), Tax Map No(s). 115.14-1-5, 16, 17 & 21; zoned C-3.

Brett Strom of the LA Group is here to represent the application by Kathy King for commercial development on Traver Road.

Mr. Strom:

- This is our third meeting.
- The latest revisions to the plans from the last meeting are landscaping and coordination with the county for the revised right out only onto Ballard Road.
- Previously we had a right in and a right out and that was not accepted by the county
- In the landscaping along the road, we have added street trees per the Board's request.
- Since we added the street trees, we have changed the sign to a monument sign. We have added landscaping around monument sign to match what Stewarts has the other side. They have their sign surrounded with a nice planting area.

Mr. Riper, Town Engineer addresses his review letter dated February 10, 2022, to the Board.

- There was some additional landscaping in there for the buffering. There is some existing dense vegetation along the east property line. There should be a note added for when that is being clear to keep any quality vegetation as a buffer, rather than just taking down all the vegetation.
- Additional lighting should be added near the island, the sidewalk, and the accessible parking area, on the lighting plan, this was a low-lit area especially around the handicapped accessible area. You will probably want to add something on a pole on the southern peninsula.
- The Planning Board approved the vinyl fencing around the dumpster enclosure, but the location of the dumpster should be moved (discussion).

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Final Site Plan for Commercial Development on Traver Rd by Katherine E. King for the construction of two (2) commercial buildings. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated February 10, 2022. Property located on Traver Rd on 1.93 acres, Tax Map No's. 115.14-1-5, 16, 17 & 21; zoned C-3. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Dobis and duly put to vote, all in favor, on February 16, 2022.

B. The Car Shoppe: The Mast Group: Application for The Car Shoppe by The Mast Group for a used auto sales and service facility. Property located at/on Maple Ave (Rte. 9) on 11.83 acre(s), Tax Map No(s). 153.-1-15.113; zoned CR-1.

Bob Flansburg, Dreamscapes Unlimited, and Chris Masantuono, the applicant, are here to represent The Car Shoppe.

Mr. Flansburg:

- We have updated the site statistics for the two uses on this site.
- Moved the dumpster location again to the middle of the property.
- Added a note regarding the shared access driveway with Warren Tire.
- I spoke to Wendy Holsberger today. She is going to do the traffic impact study and the gap analysis for us.
- We need to submit the stormwater and the DOT analysis.

Mr. Riper, Town Engineer addresses his review letter dated February 10, 2022, to the Board.

- Stormwater, DOT and traffic analysis need to be addressed.

The renderings are being shown:

- Mr. Flansberg explains that Mr. Masantuono is committed to the bright yellow in the signage because it is used in the signage at the other two locations.
- The front of the building is office space, and the back is where the service bays are located.
- The Board discussed the colors and suggested more earth tones.
- Mr. Dobis says he does not think the yellow is going to fly.
- The comments of texture and color were also discussed when Cole’s Collision and Warren Tire came in for approval.
- Mr. Masantuono argues his point as to why he should be able to use the color yellow.
- The Board would like to see a rendering of exactly what the sign is going to look like.

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 the Application for Conceptual Site Plan for The Car Shoppe by The Mast Group for a used auto sales and service facility. Property located on Maple Ave (Rte. 9) on 11.83 acres, Tax Map No. 153.-1-15.113; zoned CR-1.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on February 16, 2022.

C. Pine Bluff Subdivision (Edie/Scout Rd): B&D Properties, LLC: Application for Pine Bluff Subdivision (Edie/Scout Rd) by B&D Properties, LLC for creating nineteen (19) single family lots. Property located at/on Edie Rd/Scout Rd on 44.07 acre(s), Tax Map No(s). 128.-1-2; zoned R-2.

Peter Yetto with Ingalls and Associates is here to represent Edie Rd./Scout Rd. Conservation Subdivision.

Mr. Yetto:

- The cul-de-sac was approved by the Highway Superintendent, Mike Monroe.
- Land dedication of 7 acres will be offered to the Town at the March 3, 2022, Town Board Meeting.
- If the Town accepts the intent to dedicate the land, the subdivision will go from 18 lots to 19 lots.

Mr. Riper, Town Engineer addresses his review letter dated February 11, 2022, to the Board.

- Extend the stormwater lot line to the proposed dedicated Town land for better trail access.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Conceptual Subdivision for Pine Bluff Subdivision (Edie/Scout Rd) by B&D Properties, LLC for creating nineteen (19) single family lots. Property located at/on Edie Rd/Scout Rd on 44.07 acre(s), Tax Map No(s). 128.-1-2; zoned R-2.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on February 16, 2022.

Discussion:

Forest Grove letter of donation for traffic improvements from the applicant to the Town. The letter committing the developer to a donation for traffic improvements shall be provided to the Town before the Town stamping of the final plans.

The minutes from November 20, 2018, mention a donation of \$500,000 to \$600,000 for future improvements of Jones Road, Ingersoll Road, and Route 50.

Planning Board discussion: Planning Board discussed the offering of funds (noted below) to mitigate traffic impacts on the Jones Road and Rt. 50 area. The chairman stated he is not signing the mylars until this number is 'nailed down' and the payment schedule is all set. The history of the number calculation was discussed by the Board members. The Board agreed that the payment schedule commencing at Phase 2 and in thirds was acceptable. The final total amount that the Board agreed to was not to be less than \$500,000 based on the impacts. These funds could be used for seed money for future grants or other roadway improvements along Jones Road to alleviate the traffic impacts of 321 homes.

Applicant sent a proposal in an email on 2/2/22, as follows:

A total traffic mitigation and traffic donation of \$1,250,000 that is comprised of 3 parts.

- \$168,525 traffic mitigation fee for the 321 units at \$525 (\$524) each shall be paid proportional to each phase approval.*
- Actual cost of roundabout construction. Estimated at \$650,000. The final estimated construction cost is still pending.*
- The construction of the roundabout is to be completed as part of Phase IA.*
- Donation to the Town for improvements at Jones Road and NYS Route 50 was calculated by subtracting the sum of items 1 and 2 (\$818,525) from \$1,250,000 for a total of approximately \$431,475+/- . This amount shall be paid in thirds at the commencement of Phase 2, Phase 3, and Phase 4.*

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

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 8:42 P.M.

The motion is seconded by Mr. Price and duly put to vote, all in favor on this day February 16, 2022.

Date Approved March 16, 2022

Amy DiLeone
Executive Secretary