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PLANNING BOARD
February 19, 2020

PLANNING BOARD

Michael G. Dobis,
Chairman

Harold VanEarden,
Vice Chairman

William Rice

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt

David Catalfamo &
Michael Coleman
Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on February 19, 2020 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE
CALL TO ORDER:

I. REGULAR MEETING:

PRESENT: Chairman Michael Dobis, Harold VanEarden, Ron Slone, William Rice, Jeffrey Hurt, Dave Catalfamo, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Brian Reichenbach, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: Brett Hebner and Michael Coleman, Alternate

MINUTES APPROVAL: Ron Slone moves, seconded by Hal VanEarden for the approval of the meeting minutes of December 18, 2019 as written. Ayes: Chairman Dobis, Harold VanEarden, William Rice, Ron Slone, Jeffrey Hurt and Dave Catalfamo, Alternate

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

II. APPLICATIONS:

- A. William Mevec: Commercial Building:** Application for a Special Use Permit by William Mevec for a 6,000 SF Commercial Building. The one-story commercial building will be leased as multiple retail spaces which is a special permitted use in the RB-1 zone. Property located on 39 Northern Pines Road on 3.39 acres, Tax Map Number 114.8-1-16: zoned RB-1. Site Plan approval process to commence after Special Use Permit is granted.

Joe Dannible of Environmental Design Partnership here on behalf of William Mevec.

- Property located on 39 Northern Pines Road with frontage also on Ballard Road.
- Application for a Special Use Permit for retail.
- They are going to renovate the existing one-story 6,000 SF commercial building and it will be leased as multiple retail spaces.
- The parking lot will be updated.
- They are working with Saratoga County to update the curb cut.
- There will be no action on this application tonight.
- The Public Hearing is going to be set for 6:30 p.m. on March 18, 2020.
- Zoning Officer is in the process of reviewing the project.

The Public Hearing is set for March 18, 2020 @ 6:30 p.m.

- B. Forest Grove, LLC: Forest Grove Conservation Subdivision:** Application for Amended Subdivision Plan for Phase One revisions, by Forest Grove, LLC for Forest Grove Conservation Subdivision with a total of 321-lots on 565 acres. Property located north of Jones Road and near Putnam Lane, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-2.

Joe Dannible, EDP is here on behalf of Forest Grove, LLC. Peter Belmonte is also present the owner of Forest Grove, LLC.

- Changes in Phase I of the project are the revised alignment of the 2,000± ft. of road, removal of the proposed lake, and adjusted phase limits.
- Mr. Belmonte shows a video of groundwater to demonstrate why the lake is not feasible.
- The liability and long term HOA maintenance costs of the lake is not practical.
- Phase II will include the clubhouse, dog park, and the new features to replace the lake.
- They are looking at features like the ones in Central Park that will include a smaller lake with water features.
- The project will still be considered a premiere subdivision community in Saratoga County.
- The ridge will be used as fill for the townhouses.
- There will be no trail on the ridge.
- The trail will be constructed per the original plan.
- The Kirkpatrick's will need to be notified by the applicant that the trail is going to be constructed per the original plan.

- The roundabout will be completed after school has finished for the summer.
- The Planning Board is confident the changes will be completed as discussed and this will be conditioned upon the amenities being consistent with the intent of the original approved subdivision plan.

On a motion introduced by Bill Rice, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant amended approval of the Forest Grove Subdivision Application to the Applicant. Property located north of Jones Road and near Putnam Lane, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2, and 140.16-3-1 thru 6 and 140.12-3-1 thru 11 and 99; zoned R-2. Conditioned upon project amenities being consistent with the intent of the original approved subdivision plan that is to be associated with Phase II of the project. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on February 19, 2020.

- C. Louis P. Faraone: Seasoned Gourmet Firewood-Exit 15N:** Application for a Special Use Permit by Louis P. Faraone for Seasoned Gourmet Firewood–Exit 15N for a pre-existing non-conforming commercial retail use. Property located on 4226 Route 50 on 13.33± acres, Tax Map Numbers 141.-2-66, 141.-1-6, 141.-2-54, 141.-1-33 and a portion of 141.-1-31; zoned RB-1. Subdivision and Site Plan approval process to commence after Special Use Permit is granted.

Justin Grassi of Saratoga Law is here on behalf of Louis P. Faraone for Gourmet Seasoned Firewood.

- The Site Plan consists of two parcels owned by the applicant, two parcels owned by entities which he is a managing member, and one parcel intended to be subdivided from the Donald Tooker Living Trust. The sale of the parcel is contingent on subdivision approval currently before this Board.
- The applicant will need a Special Use Permit for retail, Site Plan review, and Subdivision review.
- The existing pre-existing, non-conforming use has expanded beyond the 2007 approval and needs to come into compliance.
- The parcels are being explained by Attorney Grassi.
- The parcels cannot be merged at this time for purpose of finances.
- Attorney Grassi explains the history of the parcels.
- Storage of firewood related materials on parcels 141.-1-33, 141.-1-6.
- The signage was never approved.
- The lighting was never approved.
- There are structures that are over the lot line.
- There are multiple area variances on the property from 2008.
- No Site Plan approval can happen until the structures are removed from the right of way.
- The Board would like to see the entire site cleaned up.
- There is no storage allowed in the front of the property.
- Discussion of how to clean up the property according to code.
- There are seven criteria to be met for the Special Use Permit.
- The fire department has made comments about burning on the property.

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- The totem pole was questioned as to its function or use.
- The Board can set a time frame for the Special Use Permit.
- Attorney Grassi said they would prefer to rely on very detailed conditions and approvals.
- The Public Hearing is set for 6:31 p.m. on March 18, 2020.

IV. ADJOURNMENT:

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 8:20 p.m. The motion is seconded by Dave Catalfamo, and duly put to vote, all in favor on this day February 19, 2020

Date Approved March 18, 2020

Amy DiLeone
Executive Secretary