



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

Mark Schachner
Planning Board Attorney

Amy Dileone
Executive Secretary

**TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127**

(515) 587-1939
FAX (515) 587-2837
Website:

PLANNING BOARD
March 20, 2019

PLANNING BOARD

Michael G. Dobis,
Chairman

Harold Van Earden,
Vice Chairman

William Rice

Erinn Kolligian

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt &
David Catalfamo,
Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on March 20, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE
CALL TO ORDER:

I. REGULAR MEETING: (6:34p.m.)

PRESENT: Chairman Michael Dobis, William Rice, Harold VanEarden, Erinn Kolligian, David Gabay and David Catalfamo Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: Ron Slone, William Rice, Brett Hebner and Jeffrey Hurt Alternate

MINUTES APPROVAL: Harold Van Earden moves, seconded by David Gabay, for the approval of the meeting minutes of February 20, 2019 as written. Ayes: Chairman Dobis, Harold VanEarden, Erinn Kolligian, David Gabay and David Catalfamo, Alternate

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

II. APPLICATIONS:

- A. Ridgeview Townhomes PUDD Zone 1: Ridgeview Commons:** Application for Preliminary approval by Ridgeview Commons for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,029 sq. ft. of commercial space and a detached 2,100 sq. ft. commercial building. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73, zoned; PUDD.

Jamie Easton with MJ Engineering was here to represent the applicant, Matt Gabryshak. The applicant has submitted preliminary plans to the Town that included:

- Water and Sewer Report, Stormwater Report, Landscaping Plan, Grading Plans and Erosion Control Plans.
- Architectural rendering in black and white because it is still being revised.
- Rendering of the main building from the architect.
- The renderings of the other two buildings will be available to the Planning Board for the next meeting.
- Building sample materials will also be available for next month's meeting.
- They are here to set a Public Hearing for the project.
- Review the topic of the two parallel sidewalks.
- Plans are designed showing the two sidewalks, one along the building front and one along the road frontage
- Planning Board needs to decide whether one sidewalk is called for, or two sidewalks are required.
- The distance between the sidewalks is 38 ft., with parking and drive aisles in between.

Mr. Easton: The only other change the applicant would like to do since Concept submission is; he would like to move the building a little closer to the road. By doing that it would be very similar to what is currently out there along their existing plaza where they have sidewalks relatively close to the building. That is, one change the applicant would like to make. Those are two decisions before the setting of the public hearing that I would like the Board to weigh in on. They are changes to the Conceptual Plans that were approved. Mr. Riper questioned Mr. Easton about moving the building closer.

- The building would be moved closer to the road, very similar to the other existing buildings.
- It would be done by removing most of the greenspace in front of the building.
- The applicant would like it to look similar to what is currently there, where sidewalks are adjacent to the buildings.
- Proposing to move the building about 6ft. closer to the road.
- Sidewalk stays where it is currently.
- About 80 % of the landscaping would be removed by moving the building forward.
Removed

Discussion of the sidewalk and the underlying zoning of the Hamlet.

- The PUDD was written with the intent of the Hamlet requirements.
- Pedestrians and the tenants use the sidewalk.
- The sidewalk adjacent to the building is more for the commercial entrance and people who park up front.
- There is an existing sidewalk on the west side that the sidewalk would connect to making the pedestrian connection.
- The Open Space Pathways Plan has a plan for a path connection from this parcel to the rear onto Wilton Gansevoort Road.
- A possible connection to the east, to Ballard Road School.
- Applicant explains why he only needs one sidewalk not two.

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Discussion of landscaping and lighting.

- The landscaping in front of the build as depicted on the rendering should stay.
- The landscaping softens the large building,
- The lighting needs to be consistent with the Hamlet.
- The street trees and lighting will be installed per the Hamlet code if the sidewalk is installed.
- Ms. Kolligian thinks the sidewalk is not negotiable.

Mr. Riper asked how the other detached building was going to look. Mr. Easton said they were working on the renderings and next time they would have that and the rear elevation buildings/garages, as well as samples of the materials for the Public Hearing. Chairman Dobis asked for a full-size rendering of the entire project, there wasn't one. Mr. Riper would like to request an isometric rendering showing what the entire project would look like from Ballard Road, with the landscaping included.

The Board agrees they would like to see a complete rendering of the project that includes the lighting and the landscaping. The Board would like to see both of the sidewalks and the greenspace in the front of the building must stay.

Mr. Riper asked if they could have a rendering for the April 2nd submission deadline. Mr. Easton said he would have to talk to the architect.

Chairman Dobis voiced concern over setting the Public Hearing and the applicant not being able to produce the renderings and building materials by the April 2nd submission deadline. Mr. Easton said he would know within 48 hours if this would be possible and he would let Mr. Riper know immediately. The Board was in agreement to set the Public Hearing for April 17, 2019 at 6:30p.m. with the above conditions.

B. Cole's Collision, John Cole: Application for a Special Use Permit by John Cole for Cole's Collision for a new 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.11; zoned; CR-1.

Joe Bianchine with ADB Engineers was here to represent the applicant, John Cole. Mr. Cole purchased 8.13 on acres on Route 9 just south of the firehouse. It was part of a three-lot subdivision that was approved by this Board last year. Mr. Cole currently rents a space for his business at 617 Route 9.

- The proposed building will be 14,000 sq. ft.
- Mr. Bianchine describes the property.
- The proposed entrance/exit will be on the north side of the property towards the firehouse.
- Customer parking will be along the front.
- Employee parking will be on the side.
- All of the vehicle staging areas will be in the back.
- They are anticipating fourteen or fifteen employees.
- There will be parking for 20 employees, 90 staged vehicles and 13 spaces for customers in the front.
- A D.O.T. permit will be required.
- The proposed business will be on septic and well.
- There will be landscaping along the front, sides and around the building.
- A photometric analysis has been done. There will be LED down type lighting.

Mr. Riper: Is it the intent to seek a variance or modify the drawings for the 15 ft. setback to the pavement. Mr. Bianchine: We would probably seek a variance because we would like to get that amount of parking. Mr. Riper explains the applicant would have to be granted the Area Variance by the Zoning Board of Appeals first and then come before the Planning Board for the Special Use Permit.

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No action can be taken on this application at this time. The applicant will need a recommendation from the Planning Board to the Zoning Board of Appeals to acquire an Area Variance.

The Board is asking for a clarification of the Zoning Officers Notice of Determination for the Special Use Permit.

Mr. Riper gives an up-date on the CDTC grant for the dual roundabouts on Route50.Originally Wilton was not on a tentative list of applications for the grant. Mr. Riper made it a point to get Wilton on the post Transportation Improvement Plan and move forward if funds come available.

III. ADJOURNMENT:

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

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 8:20p.m. The motion is seconded by Ms. Kolligian, and duly put to vote, all in favor on this day March 20, 2019.

Date Approved March 20, 2019

Amy DiLeone
Executive Secretary