



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

PLANNING BOARD

William Rice,
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Michael G. Dobis
David Catalfamo
David Gabay
Brett Hebner
Jeffrey Hurt
Alternate:
Christopher Price

Amy DiLeone
Executive Secretary

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

Mark Schachner
Planning Board Counsel

PLANNING BOARD

April 20, 2022

A meeting of the Wilton Planning Board ("the Board") occurred on April 20, 2022, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton NY 12831.

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER:

At 6:31P.M., Chairman Rice opens the Public Hearing.

II. PUBLIC HEARINGS:

A. Perry Crossing: FFBWOOD#2, LLC: Application for Perry Crossing by FFBWOOD#2, LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located at/on Route 50 and Perry Rd on 5.12 acre(s), Tax Map No(s). 153.-3-90.5; zoned C-1

The following Notice of Public Hearing was advertised in the Saratogian Newspaper:

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Perry Crossing by FFBWOOD#2 LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located on Route 50 and Perry Rd on 5.12 acres, Tax Map No. 153.-3-90.5; zoned C-1

SAID HEARING will be held on Wednesday, April 20, 2022, at 6:30PM at Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

BY RESOLUTION of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Luigi Palleschi from ABD Engineering is here to represent FFBWOOD#2 LLC.

Mr. Palleschi:

- Explanation of the site plan.
- Connectivity thru sidewalks within the site.
- Agreement with Pyramid Pines on the buffer.
- Landscaping is comparable to the landscaping on Route 50.
- Comments from DOT need to be finalized.
- Easement to the Town.
- Expansion of the watermain.
- Sewer main is to the rear of the property.
- Seeking preliminary approval for the subdivision and site plan.

Public Comment:

- None

III. REGULAR MEETING:

At 6:38 P.M., Chairman Rice opens the regular meeting.

PRESENT: Chairman William Rice, Hal VanEarden, Dave Catalfamo, Dave Gabay, and Chris Price, 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: Jeff Hurt, Michael Dobis, and Brett Hebner

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Price for the approval of the meeting minutes of March 16, 2022, as written. Ayes: Chairman Rice, Hal VanEarden, Dave Catalfamo, and Alternate Chris Price

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

IV. APPLICATIONS:

A. Perry Crossing: FFBWOOD#2 Application for Perry Crossing by FFBWOOD#2 LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located on Route 50 and Perry Rd on 5.12 acres, Tax Map No. 153.-3-90.5; zoned C-1.

Luigi Palleschi from ABD Engineering is here to represent FFBWOOD#2 LLC.

Mr. Palleschi: No further comments

Mr. Riper, Town Engineer addresses his review letter dated April 13, 2022, to the Board.

Mr. Riper:

- Full submission of plans is to include the subdivision plan.
- Provide details of tire storage enclosure. Dumpster shall be masonry, remove the additional fabric fencing details.
- Stormwater details, there shall be no impact on Route 50 or the Shoppes at Wilton.
- DOT curb cut permit process.
- Water and Sewer connection details will be reviewed, additional details will be required on plans before WWSA approves. Utility easement area will need to extend down Perry Road and be 25' in width.
- The landscaping has been enhanced along Route 50 and Perry Road.

Town Counsel Mark Schachner reads the SEQRA Part II questions for the Full EAF to the Board. The Board answered “Yes” to the following questions:

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. “No” or “Small”

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odor, or outdoor lighting. “No” or “Small”

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move for a negative declaration on SEQRA for the Application for Perry Crossing by FFBWOOD#2, LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located at/on Route 50 and Perry Rd on 5.12 acre(s), Tax Map No(s). 153.-3-90.5; zoned C-1.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on April 20, 2022.

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board approves the Application for Preliminary Subdivision and Site Plan for Perry Crossing by FFBWOOD#2, LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located at/on Route 50 and Perry Rd on 5.12 acre(s), Tax Map No(s). 153.-3-90.5; zoned C-1.

The motion is seconded by Mr. Price and duly put to vote, all in favor, on April 20, 2021.

B. 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 is here representing Pine Bluff Subdivision (Edie/Scout Rd.).

Mr. Yetto:

- Proposed 19 single family home lots located on a cul-de-sac.
- Modified the open space to be dedicated to the Town.
- Stormwater management is the same.

- There will be individual septic systems and wells.

Mr. Riper, Town Engineer addresses his review letter dated April 14, 2022, to the Board.

Mr. Riper:

- Town Board agreed on the intent to accept the open space lands indicated with the provision that the trail is constructed by developer and that the line parallel to I-87 is a minimum of 150' off property line. The trail should wrap around and connect to the Northern SMA access road. Update the drawings to show this. Provide proposed trail section details.
- Concern of high ground water.
- No wells have been drilled due to the land being too wet, and well drilling equipment can't access the site.
- There is standing water on the lot-2.
- Proof given to the Town that the lots will comply to the 3ft. separation in the basement.
- New road standards have been implemented and will apply to this subdivision.
- The Public Hearing cannot be set until the wells have been drilled.

The Highway Superintendent, Michael Monroe is concerned because there is no positive drainage away from the subdivision.

Discussion of the high ground water and the photo's taken of the ponding water on the property.

C. Stewart's Shop #246: Stewart's Shops Corp.: Application for Stewart's Shop #246 by Stewart's Shops Corp. for removing bank drive-thru and adding five (5) parking spaces. Property located at/on 225-227 Ballard Rd on 3.69 acre(s), Tax Map No(s). 115.14-1-23; zoned C-3.

Tyler Fronte is here presenting the Stewart's Shop #246 by Stewart's Shops Corp.

Mr. Fronte:

- Proposing to remove the bank drive-thru and create 5 additional parking spaces.
- Installing windows where the drive-thru is being removed.

Mr. Riper, Town Engineer had no comments for the Board.

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 Amended Site Plan for Stewart's Shop #246 by Stewart's Shops Corp. for removing bank drive-thru and adding five (5) parking spaces. Property located at/on 225-227 Ballard Rd on 3.69 acre(s), Tax Map No(s). 115.14-1-23; zoned C-3. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on April 20, 2022.

D. Golden Corral/Comfort Inn Subdivision: SDI MATTO DL Saratoga Springs, Inc. Pre-Application and Recommendation to ZBA for Golden Corral/Comfort Inn Subdivision by SDI MATTO DL Saratoga Springs, Inc. for an area variance to subdivide the property into two (2) commercial lots. Property located at/on 15 Old Gick Rd on 6.99 acre(s), Tax Map No(s). 153-3-55.2; zoned C-1.

Sophia Marruso of Plan and Site Consulting is here presenting Golden Corral/Comfort Inn Subdivision.

Ms. Marruso:

- The property was purchased in 2021.
- Proposed 2-lot commercial subdivision and site plan amendment.
- The property is one parcel with Comfort Inn and Suites, and Golden Corral located on it.
- Proposed subdivision would be a 2.1-acre lot and a 4.81-acre lot.
- An area variance will be needed for the proposed subdivision.

Mr. Riper, Town Engineer addresses his comments to the Board.

- This is a commercial subdivision and site plan modification.
- A shared parking agreement will be needed.

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 for a favorable recommendation to the Zoning Board of Appeals for the Application for Golden Corral/Comfort Inn Subdivision by SDI MATTO DL Saratoga Spring, Inc. for an area variance to subdivide the property into two (2) commercial lots. The recommended area variance shall be conditioned upon Planning Board approval of the subdivision plan. Property located at 15 Old Gick Rd on 6.99 acres, Tax Map No. 15.-3-55.2, zoned C-1.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on April 20, 2022.

Set the Public Hearing for May 18, 2022, at 6:30P.M. conditioned upon the Zoning Board of Appeals approval of the area variance.

E. Artisanal Brew Works: Quinn-Borchardt Brewing, LLC: Application for Artisanal Brew Works by Quinn-Borchardt Brewing, LLC for modifying the parking layout, re-locating fence and dumpster, and removing the access drive to the upper parking area. Property located at/on 617 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

Kurt Borchardt, owner is here to present Artisanal Brew Works.

- The dumpster has been relocated to accommodate for the heating and cooling unit.
- The access drive to the upper parking lot is not feasible. The area behind the building will only be used for employee parking.
- The main entrance will be the only entrance used for patrons.
- A pergola will replace the awning.
- The tent will only be used for special events.

Mr. Riper, Town Engineer addresses his review letter dated April 14, 2022, to the Board.

- Site design engineer shall provide protection of patrons at locations near any vehicle access.
- Dumpster enclosure is noted to be masonry but shown as fencing, show as masonry. Show concrete pad area on plan view.
- All fence types and extents to be clearly identified on the site plan. Include fence details for all fence types that will be installed on the detail sheet.
- Building permit for seasonal tent shall include timeframes when it will be installed and removed.

- Explain how patrons will have access to the building from the upper parking lot? No access is shown.

There will be no action on this application tonight. The Board is requesting that the plans be updated before any approvals are given.

F. Ballard Road – Parillo Trailer Storage: Frank J. Parillo: Application for Ballard Road Parillo Trailer Storage by Frank J. Parillo for a two (2) year extension of temporary use for trailer storage. Property located at/on 241 Ballard Rd on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16, 17; zoned C-3

Representative for the Applicant could not attend. No action was taken.

G. Dance Lab: Mary Beth Besler: Pre-Application for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Property located at/on 604 Maple Ave (Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

Luigi Palleschi from ABD Engineering and Tim and Peter Barber of JAG Construction are here to represent the Dance Lab by Mary Beth Besler.

Mr. Palleschi:

- The Dance Lab is an existing dance studio in Wilton and is looking to relocate to another property in Wilton.
- The property is 4.78 acres, located on Route 9 directly across from Cole’s Collision.
- It will require a full curb cut on Route 9.
- The proposed commercial, metal building with store front is 4,550 sq. ft. and will have 25 parking spaces.
- Water and sewer are available.

Mr. Riper, Town Engineer addresses his comments to the Board.

The determination of the Zoning Officer was not clear to the Board and the Town Attorney, Mark Schachner.

Discussion on the billboards, length of the lease, and termination at the end of the lease.

The Board was willing to consider letting the owner maintain the billboards for a set period of time. That period would conclude upon the expiration of any current/existing lease(s) and upon that expiration the owner would be required to remove the billboard(s).

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

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 8:15 P.M.

The motion is seconded by Mr. Price and duly put to vote, all in favor on this day April 20, 2022.

Date Approved May 18, 2022.

Amy DiLeone,
Executive Secretary