



**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  
David Catalfamo &  
Michael Coleman  
Alternates

Amy Dileone  
Executive Secretary  
Ryan K. Riper, P.E.  
Director of Planning &  
Engineering  
Mark Schachner  
Planning Board Counsel

**PLANNING BOARD**

**April 21, 2021**

A meeting of the Wilton Planning Board (“the Board”) occurred on April 21, 2021, via Zoom due to public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202.

**PLEDGE OF ALLEGIANCE**

**I. CALL TO ORDER:**

At 6:33p.m., Chairman Rice opens the Public Hearing.

**II. PUBLIC HEARING:**

**A. Quinn-Borchardt Brewing LLC: Artisanal Brew Works:** Application for Artisanal Brew Works by Quinn-Borchardt Brewing LLC for proposed sit-down restaurant and brewery. Property located at/on 615 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

**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 Quinn-Borchardt Brewing LLC for Artisanal Brew Works for a proposed sit-down restaurant and brewery. Property located at/on 615 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

**SAID HEARING** will be held on Wednesday, April 21, 2021 at 6:30PM via Zoom due to the public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202. At that time, all persons will be given a chance to be heard. Please visit <https://townofwilton.com/> for more information and instructions on attending the Zoom meeting.

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

Kurt Borchardt, Applicant and owner, Nick Zelgen of Environmental Design Partnership are present to represent Artisanal Brew Works.

General Site Statistics:

Nick Zeglen:

- This project has been in front of the board for a couple of months now, the applicant is proposing to renovate the existing 10,400 square foot building located at 617 Maple Ave to a restaurant and brewery with some outdoor seating options, a seasonal outdoor tent area with picnic tables and yard games.
- We will be revamping some of the parking area with new striping and directional arrows.
- We also added a connector drive from the main parking area up to that Western parking area that was a discussion at the last meeting.
- Part of the site improvements will be municipal water and sewer connections along Maple Avenue to the existing system located at 628 Maple Ave.

There are no comments from the public.

Ron Slone moves, seconded by Dave Gabay to close the Public Hearing.

**B. Kodiak Construction: Mulberry Estates, Phase II:** Application for Mulberry Estates, Phase II by Kodiak Construction for an Amended Subdivision for an approved twenty-four (24) lot conservation subdivision. Property located on Cerulean Blvd. and Dandelion Dr. on 17.65 acre(s), Tax Map No(s). 127.-3-28.12; zoned R-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 an Amendment to the Subdivision by Kodiak Construction for Mulberry Estates, Phase II. Property located at/on Cerulean Boulevard and Dandelion Drive, near entrance to Mulberry Estates on 17.65 acre(s), Tax Map No(s). 127.-3-28.12; zoned R-1.

**SAID HEARING** will be held on Wednesday, April 21, 2021 at 6:31PM via Zoom due to the public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202. At that time, all persons will be given a chance to be heard. Please visit <https://townofwilton.com/> for more information and instructions on attending the Zoom meeting.

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

Doug Heller from LA Group and Jessie Boucher from Kodiak are present to represent Mulberry Estates Phase II.

General Site Statistics

- A month ago, we met with the Saratoga County Water Authority.
- They have a 30-foot-wide easement to this project.
- When we met with Saratoga County Water Authority about the project, they requested we shift the road, so that the long stretch of the new road would not be over the water line.
- The applicant complied and shifted the road approximately 19 feet to the west.
- Mr. Heller explains that the dash and the red is where the existing road is, and the darker gray line is where the new proposed road is. The shift pulls the pavement off overtop of the waterline and provides an additional buffer to the properties to the east.
- These are the only proposed changes for this amendment.

There are no comments from the public.

Dave Gabay moves, seconded by Jeff Hurt to close the Public Hearing.

**III. REGULAR MEETING:**

**PRESENT:** Chairman William Rice, Michael Dobis, Ron Slone, David Gabay, Jeff Hurt, and Dave Catalfamo 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:** Harold VanEarden, Brett Hebner and Michael Coleman

**MINUTES APPROVAL:** Mr. Gabay, seconded by Mr. Dobis for the approval of the meeting minutes of March 17, 2021 as written. Ayes: Chairman Rice, Mr. Dobis, Mr. Slone, Mr. Gabay, Mr. Hurt and Mr. Catalfamo, Alternate

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

**IV. APPLICATIONS:**

**A. Quinn-Borchardt Brewing LLC: Artisanal Brew Works:** Application for Artisanal Brew Works by Quinn-Borchardt Brewing LLC for proposed sit-down restaurant and brewery. Property located on 615 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

Kurt Borchardt, Applicant and owner, Nick Zelgen of Environmental Design Partnership are present to represent Artisanal Brew Works.

Town Counsel Mark Schachner reads the SEQRA Part II questions to the Board.

Part II questions are:

1. *Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? “No or Small “*
2. *Will the proposed action result in a change in the use or intensity of use of land? “No or Small “*
3. *Will the proposed action impair the character or quality of the existing community? “No or Small“*

4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? “No or Small “*
5. *Will the proposed action result in an advanced change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? “No or Small “*
6. *Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? “No or Small “*
7. *Will the proposed action impact existing:*
  - a. *Public/ private water supplies? “No or Small “Public/ private water supplies? “No or Small*
  - b. *“Public/private wastewater treatment utilities? “No or Small “*
8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? “No or Small “*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)? “No or Small “*
10. *Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? “No or Small “*
11. *Will the proposed action create a hazard to environmental resources or human health? “No or Small”*

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board for the Town of Wilton adopts a negative declaration on SEQRA for Artisanal Brew Works by Quinn-Borchardt Brewing LLC for proposed sit-down restaurant and brewery. Property located on 615 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

Mr. Riper, Town Engineer addresses the items in his review letter to the Board.

- Phasing of the project, mostly the interior of the building, and the uses of the building.
- The timeline may change, put approximate timelines on the plans.
- Saratoga County Planning Board referral review letter had a couple items of concerns which also are in my review letter.
  1. The traffic flow and circulation on the site.
  2. The County Planning Board states that the Local Board may want to review the need for both means of providing safety for pedestrians and for vehicles.
  3. This building is behind the parking areas for the overall site. We commented last time on deterring traffic flow from out in front of the plaza that is between this building and Maple Ave. Additional striping, signage, arrows, and maybe a stop sign on the north west corner of the plaza building to deter vehicles from traveling along the front of the plaza. The concern is the existing uses of the plaza building.
- The color and placement of the dumpster and the dumpster enclosure are discussed. The color of the dumpster enclosure should blend with the beige of the building.
- This project will not exist unless they can connect to water and sewer. They are looking at grants and other possibilities.

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby grant the Application for Preliminary Site Plan for Artisanal Brew Works by Quinn-Borchardt Brewing

LLC for proposed sit-down restaurant and brewery. Property located on 615 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

The motion is seconded by Mr. Hurt and duly put to vote, all in favor, on April 21, 2021.

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Wilton Planning Board has approved the Final Site Plan for Artisanal Brew Works for proposed sit-down restaurant and brewery. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated April 15, 2021, to his satisfaction. Further conditioned upon providing a striping plan for the drive aisles and the parking area. Property located at/on 615 Maple Ave (Rte. 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on April 21, 2021.

**B. Kodiak Construction: Mulberry Estates, Phase II:** Application for Mulberry Estates, Phase II by Kodiak Construction for an Amended Subdivision for an approved twenty-four (24) lot conservation subdivision. Property located on Cerulean Blvd. and Dandelion Dr. on 17.65 acre(s), Tax Map No(s). 127.-3-28.12; zoned R-1.

Doug Heller from LA Group and Jessie Boucher from Kodiak are present to represent Mulberry Estates Phase II.

There are no further comments from the Applicant.

Mr. Riper: We want to condition the approval upon submission of the Saratoga County Water Authority's approval of this project within the water line easement.

There are no comments from the Board.

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Wilton Planning Board has approved the Amended Subdivision by Kodiak Construction for Mulberry Estates, Phase II for a twenty-four (24) lot conservation subdivision to move Indigo Way westerly. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated February 11, 2021 and submission of Saratoga County Water Authority approval of this project within the waterline easement. Property located on Cerulean Blvd. and Dandelion Dr. on 17.65 acre(s), Tax Map No(s). 127.-3-28.12; zoned R-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Slone and duly put to vote, all in favor, on April 21, 2021.

**C. Stephanie and Brent Pollak: Northway Corridor Waiver:** Discussion regarding a waiver to the Northway Corridor Overlay to construct a 36' x 22' inground pool and fencing. Property located on 34 Glenburnie Drive, Tax Map No. 128.17-1-3; zoned R-1.

Brent and Stephanie Pollak are present to discuss their project.

General Site Statistics:

- Property located on 34 Glenburnie Drive in the Northway Corridor Overlay District.
- The applicants have submitted the new detailed Site Plan per the Boards request.
- The neighbors are aware of the Pollak’s plan for a pool and a berm.
- The Board is satisfied with the new Site Plan.

Mr. Ripper, Town Engineer addresses the items in his review letter to the Board.

- The change in grading, adding additional fill in your backyard, and obviously protecting your neighbors by not letting any material leave your property and enter your neighbor's property.
- You have an eight-inch culvert pipe through this berm, have the landscaper make sure that there is no direct discharge of this culvert pipe. It looks like it would just be for taking any overflow. Most of the rainwater in your backyard is going to infiltrate through the sand, this is just a secondary measure, just in case.
- The Applicants are requesting to go 75 ft. into the buffer. It is a 100-foot-long buffer, they are not touching 25 ft. of the buffer in the rear.

Chairman Rice asks if there are any questions from the Board.

Mr. Dobis: The Board always wants to work with the residents, but I do want to make sure that the minutes show the fact that both waivers, if the board grants this one, will have natural berms to block the noise from the Northway into the existing development. I think that is an important point, because if somebody in the future comes in for a waiver and there is nothing like a natural berm or a natural existing hill. I think that is something the board needs to take a hard look at.

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 grants the Applicants 75-feet of relief from the 100-foot no-cut buffer required in the NC-1 Zone, and to be conditioned upon compliance with the Planning Board approved Site Plan. The property is located at 34 Glenburnie Drive, Tax Map No. 128.17-1-3; zoned R-1.

The motion is seconded by Mr. Dobis and duly put to vote, all in favor, on April 21, 2021.

**D. New York Development Group: 148 Edie Road Conservation Subdivision:** Application by New York Development Group for Conceptual Subdivision for 148 Edie Road Conservation Subdivision for a thirty-eight (38) lot conservation subdivision. Property located at/on 148 Edie Road on 87.04 acre(s), Tax Map No(s). 141.-2-80; zoned R-2.

Scott Lansing with Lansing Engineering is here to present the 148 Edie Road Conservation Subdivision project, representing New York Development Group of Saratoga.

Mr. Lansing is presenting.

General Site Statistics:

- We have been before the board a couple times before, so I am not going to go through all the intricate details and background of the project unless the board has any questions.

- Our ultimate goal for this evening is to hopefully obtain conceptual approval from the Board and advance to Preliminary.
- The overall parcel is approximately 86.89 acres.
- We are proposing the preservation of the homestead on Edie Road, and then we are proposing 38 additional lots on top of that, 39 lots total with the homestead lot, we are proposing approximately 3,830 linear feet of roadway.
- Primary changes since the last time we were in front of the Board, you may recall the Board was concerned about having us advanced to Preliminary because of the access on Edie Road. This plan shows where the prior access was, at the northern end of the parcel. Traffic engineers looked at the area with the connection to Edie Road, and it did have some constraints, where it required mitigation with an intersection warning sign, that was something that the Highway Superintendent was not in favor of.
- We have modified the plan. It shows the, the connection point southerly of where it was before.
- This change make a huge difference in the sight distance at the peak of the vertical alignments of Edie Road. The intersection far exceeds the requirements at this location. We feel that we have addressed the comments, and relative to that, we have submitted a revised traffic study. It is my understanding that Mr. Ripper has had a chance to look at this as well, and I believe he is, in acceptance of the findings of the traffic study.
- The second item was the Board wanted us to meet with the Town Board and discuss the intent of dedicating land to the Town. We did have a meeting with the Town Board, the green area shown on this plan is the area that we proposed to the Town Board for potential dedication. I think it was received well by the Town Board they are going to continue to investigate it and make a decision at the May 6<sup>th</sup> Town Board meeting.

Mr. Ripper, Town Engineer addresses the items in his review letter to the Board.

The Highway Superintendent was in acceptance of the new layout of the road since the site distances were more than adequate.

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 does hereby grant the Application by New York Development Group for Conceptual Subdivision for 148 Edie Road Conservation Subdivision for a thirty-eight (38) lot conservation subdivision. Property located at/on 148 Edie Rd on 87.04 acre(s), Tax Map No(s). 141.-2-80; zoned R-2.

The motion is seconded by Mr. Hurt and duly put to vote, all in favor, on April 21, 2021.

**E. William and Judy Morris, Morr-Is-Stored Self Storage** Application by William and Judy Morris to set a Public Hearing for Minor Amended Site Plan, lot line adjustment, and Amended Special Use Permit, for Morr-Is-Stored Self Storage for a lot line adjustment, to combine three (3) lots, expanding the existing self-storage and proposing boat and RV storage buildings. Property located at/on Old Gick Rd and Perry Rd on 12.39 acre(s), Tax Map No(s). 153.-3-100, 153.-3-113 and 153.-3-101.2; zoned C-2.

Doug Heller with LA Group and William Morris, owner are here representing Morr-Is-Stored.

General Site Statistics:

Doug Heller is presenting

- The project is located adjacent to the intersection of Old Gick Road and Perry Road.
- There are three parcels that we are looking at; one parcel is the existing storage, Morr-Is-Stored, it has access from Old Gick Road, heading up to the north, this is an existing warehouse, and to the west there is vacant land. We would be combining all three.
- Along the northern section that comes down to the west, there is an existing hedgerow. That hedgerow then turns into a berm along this western side. The existing hedgerow that I previously mentioned, on the southwest corner now starts to make a turn. This is looking towards the Paddocks and the berm that I mentioned.

Mr. Morris met with owners of the Paddocks and discussed the buffering and the berm.

The Board is setting one Public Hearing for both the Amendment to the Special Use Permit and the Minor Amended Site Plan.

Mr. Slone makes a motion to set a Public Hearing on May 19, 2021 at 6:30p.m. for both the Amendment to the Special Use Permit and the Minor Amended Site Plan.

**F. The Mast Group: The Car Shoppe** Pre-Application by The Mast Group for The Car Shoppe for constructing a 10,075 sq.ft. 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 Mastantuono, owner are here representing The Car Shoppe.

General Site Statistics:

Chris Mastantuono:

- We are looking to propose a used car dealership with service facility.
- The building proposed will be plus or minus 10,000 square feet.
- Building setback is roughly 200 feet with a display area for approximately 100 cars.
- The building will not be physically split, but about 40% will be for sales and administrative and about 60% for lifts and automotive service work.

Mr. Riper: I did not do a review letter on this yet. The only action for tonight is the Board, setting a Public Hearing for a special use permit for two uses: the auto sales and service facility. With the special permitted uses, there are some requirements and Mr. Flansburg did add the requirements textually under Section 129-176 I, for the service bays and Section 129-176 S, for auto sales, but not pictorially on the plans. With the requirements, there are buffers, setbacks, placement of the used vehicles needs to be designated on the site plan. There are a lot of items that need to be addressed and submitted to the Town by the next submission date for the Planning Board meeting. If those requirements are not on the plans at that time, we will not schedule a Public Hearing.

Discussion of what is needed to be on the Site Plans in order to schedule a Public Hearing.

Mr. Gabay makes a motion to set a Public Hearing on May 19, 2021 at 6:30p.m. for the Special Use Permits conditioned on the requirements as set forth in the previous conversation with setbacks approval by Mark Mykins and review.

The motion is seconded by Mr. Dobis and duly put to vote, all in favor, on April 21, 2021.

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 7:55p.m. The motion is seconded by Mr. Dobis and duly put to vote, all in favor on this day April 21, 2021.

Date Approved May 19, 2021

Amy DiLeone  
Executive Secretary