



**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**

**June 16, 2021**

A meeting of the Wilton Planning Board (“the Board”) occurred on June 16, 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**

**II. REGULAR MEETING:**

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

**MINUTES APPROVAL:** Mr. Dobis makes a motion, seconded by Mr. Gabay for the approval of the meeting minutes of May 19, 2021, as written. Ayes: Chairman Rice, Mr. Catalfamo, and Michael Coleman, Alternates

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

**III. APPLICATIONS:**

**A. Bordeau Builders, Inc.: Ingersoll Road Conservation Subdivision:** Pre-Application by Bordeau Builders, Inc. for Ingersoll Road Conservation Residential Subdivision for a proposed residential conservation subdivision consisting of 35 single family lots. Property located on Ingersoll Rd at Route 50 on 78.37 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

Scott Lansing with Lansing Engineering is here representing Ingersoll Road Conservation Subdivision

General Site Statistics:

- We are here this evening to review this sketch plan with the Board, obtain feedback from the Board, and then proceed with a Concept submission and preliminary engineering on existing conditions for this parcel.
- This is one parcel split by Ingersoll Road so there are areas of the parcel on both sides of the roadway.
- The parcel is 78.37 acres, zoning of the front portion of the parcel by Route 50 is zoned RB-1, and the back portion is zoned R-2. The surrounding uses include vacant land immediately adjacent to the parcel, and the parcel itself it is vacant.
- We have the wetland survey information, and it does show that there are DEC wetlands on the parcel.
- We are proposing a Residential Conservation Subdivision. We have done calculations for both of the zones. On the left-hand side of the street, we have the RB-1 acreage, that is about 26.71 acres, if you subtract out the DEC wetlands, the Army Corps wetlands, and slopes greater with 15%, we net about 9.73 acres of constrained lands. This leaves unconstrained lands of about 17 acres, minus 15% of the buildable lands, and then, that equates to about 21 Lots based on the 30,000 square feet per lot that is permitted in that zone. The 10% density increase could bring the lot number up to 23. I will get to that a little bit, but essentially, we're permitted 21 lots in the RB-1 zone. If we switch over to the R-2 zone, doing the same exact calculations, we end up with a total number of permitted lots of 14 lots in the R-2 zone and 21 lots in the RB-1 zone. The total for each zone is 35 lots, and that is what we are proposing on the parcel.
- I am going to talk with the applicant, about a potential application to the Town Board or request to the Town for the 10% density increase. The Bog Meadow Brook goes through the parcel and could potentially annex on to a future trail along the Bog Meadow Brook. Similar to what is being proposed to the Town with the Eddie Road Subdivision. This could be another link in that chain of a potential trail.
- The 35 Lots will be 30,000 sq. ft. with 125 ft. of frontage, 25 ft. front yard setback, 20 ft. side yard setback, and 25 ft. rear yard setback. We are proposing Town roadways to serve the lots.
- There is public water available on Ingersoll Road that would be extended to serve all of the lots. Sanitary sewer would be proposed to be served by individual wastewater treatment systems. We have done test pits out on the parcel, and we do have excellent deep sandy soils that would be great for septic systems.
- Stormwater would be managed on site. We would put stormwater basins in various locations to mitigate the stormwater. As far as the wetlands, right now we are not proposing any direct wetland impacts. We do have some impacts proposed within the New York State DEC buffer which unfortunately are unavoidable.
- The roadway would have to impact the buffer. We would have to get a permit for that buffer impact, we do not foresee any issues with DEC granting a permit.

- The open space requirement is 35% of the unconstrained land, which is 16.42 acres minimum, we are proposing 43.77 acres. At this time, we are showing the open space as being incorporated into the individual lots, it would be deed restricted on each one of the individual lots. At this time, we are not proposing any land to be dedicated to the Town or an open space organization, it would be private ownership with deed restrictions.
- We are here tonight for questions, comments, feedback from the Board, whatever we can gather from you to incorporate into the plan and move forward to a formal Concept submission.

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

- That was a very detailed presentation. This is good information.
- There is a historic landmark noted, curious where that would be. It was noted on the SEQRA document, and it was checked off, on our application as well.
- The topography of the land will need to be shown. We are going to want to know, what we are looking at for the steep slopes and ravines next to some of these dwellings.
- The stormwater will have to be shown, and how that is going to be managed on the sites, given the wetlands and the steep slope topography.
- Another concern is Ingersoll Road, there is a slight vertical curve in the road as you are traveling southbound it dips down fairly close to the first new intersection on the right. We will need to see the sight distance evaluation on Ingersoll Road.
- Most of Ingersoll Road is in the R-2 zone, the setbacks for all the homes in the R-2 zone are usually 50 ft. front yard setback. There can be an allowance made to reduce that, but having these homes, placed with 25 ft front yard setbacks, puts them close to the road. I do not think it would be a hindrance to move these homes back to the 50 ft. front yard setback required.
- The Board should consider the setback requirement on Ingersoll Road. Within the subdivision it could be different, but on Ingersoll Road itself, they are going to be close to the road.
- Sewer connections should be investigated.
- There is no density increase request for the 10% density bonus for offering, and acceptance of land to the Town. The Town may have an interest in some portions of the land, and that is something we can investigate further as this project moves along.

Chairman Rice: Would the applicant like to address some of the issues raised by Mr. Riper, Town Engineer.

Mr. Lansing: I think that the primary one I wanted to address, was relative to the sewer connection. We did take a look at that, I think the closest sewer we found to the site was about 3,500 feet from the parcel, which is a pretty good distance for a project of this size. There are not a tremendous number of lots and that is a pretty significant sewer extension, but I'll continue to talk to the applicant, about that, and we'll see what can be done. As far as the remainder the comments I thought, they were good comments and comments that we can address as we as we move forward. I do not really have answers for all those right now other than the 50 ft. setback on Ingersoll Road. I apologize, I did not realize that was a special setback. Looking at the plan I think that is something that we could definitely adhere to on

Ingersoll Road. I agree that would look better if those homes were set back a little bit on an Ingersoll Road, we can definitely do that.

There will be no action taken on this project tonight.

**B. Cellco Partnership d/b/a Verizon Wireless: Verizon Wireless "McGregor Golf" Telecommunications Facility:** Pre-Application by Cellco Partnership d/b/a Verizon Wireless for Verizon Wireless "McGregor Golf" Telecommunications Facility for a proposed telecommunications facility to include a 120' tall (124' w/ lighting rod) monopole and related telecommunication equipment within a fenced compound. Property located at/on 240 Northern Pines Rd on 22.8 acre(s), Tax Map No(s). 127.-2-38.112; zoned R-1.

Allyson Phillips of Young/Sommer LLC and Rick Andras, RF Engineer for Verizon are here representing Verizon Wireless "McGregor Golf" Telecommunications Facility.

General Site Statistics:

- My name is Allyson Phillips. I am an attorney with the law firm Young/Sommer. I am here on behalf of Verizon Wireless this evening.
- If the Board would allow, I would like to just give a brief overview of the application, an application for a new telecommunication's wireless facility.
- It would be a monopole structure, that would include nine panel antennas, it will be at a height of 120 feet, 124 feet with the lightning rod, and located at 34 Northern Pines Road, on a 22-acre parcel, owned by the Wilton Sewer and Water Authority.
- As part of our application, we have presented a site selection analysis which demonstrates a need for the facility at this location. The objectives of the facility are to provide coverage and fill gaps in coverage and capacity relief to serve portions of the central area of the Town of Wilton that currently have no reliable wireless coverage.
- We have identified in the application, the need for a use variance due to the location of this facility in the R-1 residential district, and an area variance for the side yard setback for the telecommunications tower. Telecommunications Law requires a one-and-a-half-times the tower setback for side yard.
- A proposed facility at 124 feet maximum height with the lightning rod, would require 186 ft. setback. We are proposing a 160 ft. setback. So, we are requesting relief of 26 ft. less than what is required under the code.
- We did receive a determination of the Town's Code Enforcement Officer, which does confirm the need for the variances. It does note that we did not provide any information demonstrating the need for the facility at this location, but I would direct the Board to the information that we have attached at tab six of the application, which is our RF justification for the proposed location and facility. We do have some propagation maps attached to that tab, which kind of show in visual form how this facility is intended to cover an existing gap in coverage.

Chairman Rice and Mr. Riper, Town Engineer are questioning the proposed area of the Verizon Cell Tower.

Ms. Phillips: There's a lot of study that goes into looking at the existing network, where we have identified gaps in coverage through our propagation studies. I know that the studies that are done on this kind of dropped call study are done by literally driving around and collecting data as to

where the calls get dropped. I do not know if that was done at this location or if it is something that we can provide. But the propagation mapping is a very common and reliable method for identifying the gaps in coverage that need to be addressed.

Mr. Andras: I have selected this location. We do have a second project that is in addition to this one. We are looking at the area specified, near the fire department, Hewitt's, and in that general area where Dunkin Donuts is along Route 9. That is a second project that will be coming along. It is just not quite as far along as this particular project, where we were able to find property. With the push for super high data speeds and now with 5G coming along, that is all at significantly higher frequencies. If we were to turn off the 708.50 MHz from the Saratoga site, there would be literally no coverage throughout the entire Wilton area west of 87 over to Route 9, including McGregor Golf Course and all the neighborhoods. The intent of these fill-in sites, McGregor Golf, the one that we are talking about tonight as well as the one further south on Route 9 would be to start filling in at the higher frequency bands. When 5G does come out, these sites will be able to provide 5G services to the homes, communities, businesses, and throughout this entire area.

There is a question about future co-location of the cell tower.

Mr. Andras: The Verizon towers, are always built to accommodate three total carriers, Verizon plus two others.

The process and procedure of this project is discussed. This project will require two variance applications to the Zoning Board of Appeals. One for a Use Variance and one for an Area Variance.

Chairman Rice asks if there are any more questions or concerns. There are none.

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 7:35p.m. The motion is seconded by Mr. Dobis and duly put to vote, all in favor on this day June 16, 2021.

Date Approved July 21, 2021.

Amy DiLeone  
Executive Secretary