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**TOWN OF WILTON
22 TRAVER ROAD
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PLANNING BOARD
June 19, 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 June 19, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE
CALL TO ORDER:**

At 6:33 PM, Chairman Dobis opens the Public Hearing.

I. PUBLIC HEARING:

- A. RG Lakeside Retail Motorcycle Shop: JAG 1, LLC** Application for a Special Use Permit by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-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** Application for a Special Use Permit by JAG 1, LLC for RG Lakeside by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

SAID HEARING will be held on Wednesday June 19, 2019 at 6:30 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Edward Esposito, Monarch Design, Tim Barber, JAG Construction and Roger Goldsmith, owners of RG Lakeside are present.

General site statistics:

- The applicant is proposing two different site plans.
- First plan, the original owner preferred plan, with the gravel in the rear.
- Second plan lawn in the back.
- DOT wants the driveway to be 28 ft. wide with 33 ft. wide sweeps.
- Close the existing driveway.
- Have a shared driveway with an access agreement.
- Exit in back for emergency vehicles only.
- Trip generation study was done. Peak our there were four on Mr. Gerber's Site and seven on the applicant's site. Eleven cars were not considered to be a large impact.

Public Comment:

- Concern of the use of the property. It looks more like a warehouse than a retail shop.
- Prosed plan leaves 2,000 sq. ft. vacant.
- Forty percent of the building will be used for repair.
- Resident sees this as a motorcycle repair shop not a retail shop.
- Auto repair is not permitted in this zone.
- Obligation by the Board to say "no" take your motorcycle repair shop somewhere else, it is not allowed on this property.
- Concern of what will go into the vacant retail space.

Chairman Dobis asked if there were any other questions or comments. There were none.

Ron Slone made a motion to close the Public Hearing at 6:49 p.m. seconded by William Rice. All Board members were in favor.

- B. Cole's Collision: John Cole** Application for a Special Use Permit by John Cole for Cole's Collision for a proposed 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-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** by John Cole for Cole's Collision for a proposed 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1.

SAID HEARING will be held on Wednesday June 19, 2019 at 6:31 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

Joe Bianchine with ADB Engineers is here to represent the applicant, John Cole for Cole's Collision. He explains they received an area variance for side yard setbacks from the ZBA.

General site statistics:

- There will be a 6 ft. vinyl fence along the side of the property with rows of evergreen trees required by the area variance.
- Changed the amount of parking on the front and the side is a third of the what the total parking is, and the rest of the parking is in the back of the building.
- They meet the criteria for the Special Use Permit.
- Submitted to NYS DOT minor comments have been taken care of.
- Submitted firetruck layout to the Town Engineer.
- Entire sight except for the front area will be fenced in.
- They will be on septic and well.

Public Comment:

- Concern of first determination of the Zoning Officer, stating one of the uses being an auto wrecking yard.
- Concern of what is happening along Route 9 there are two more automotive repair type facilities happening along Route 9.
- We have to accept the determination of the Zoning Officer; this is an automotive repair service station under 129-176 (I) to make sure they meet the requirements for the operation of this automotive repair station. As part of operating a service auto repair station, all vehicle parts shall be stored within a building.
- Property owner has stated to store partially dismantled or dismantled vehicles outside of the building. There for does not qualify for the Special Use Permit.
- The Board must say “no” to this Special Use Permit.
- Number four of Mr. Riper’s review letter states that all vehicle parts, dismantled vehicles, and similar articles shall be stored within building.

Chairman Dobis asked if there were any other questions or comments. There were none.

Ron Slone made a motion to close the Public Hearing at 6:59 p.m. seconded by Erinn Kolligian. All Board members were in favor.

II. REGULAR MEETING: (7:00 p.m.)

PRESENT: Chairman Michael Dobis, William Rice, Brett Hebner, Ron Slone, Erinn Kolligian, Harold VanEarden, Dave Gabay and David Catalfamo Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Brian Reichenback, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: Jeffrey Hurt Alternate

MINUTES APPROVAL: William Rice moves, seconded by Ron Slone, for the approval of the meeting minutes of May 15, 2019 as written. Ayes: Ron Slone, William Rice, Chairman Dobis, David Gabay, Brett Hebner,

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

III. APPLICATIONS:

- A. RG Lakeside Retail Motorcycle Shop: JAG 1, LLC** Application for a Special Use Permit and conceptual approval by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

Edward Esposito, Monarch Design, Tim Barber, JAG Construction and Roger Goldsmith, owners of RG Lakeside are present.

- A twenty-eight-foot easement to be filed with the county
- The sidewalks, lights, and street trees are to be waived.
- It is an independent retail shop.
- Mr. Goldsmith: Intent on the property is to a 5,000 sq. ft. building for retail sales of motorcycle parts, accessories, and apparel. The 3,000 sq. ft. that is dedicated towards a motorcycle shop, the service area is larger than the retail area and that is because when you work on them they take up more space than the parts you put on them. We plan on being able to install what we sell and that is why there is a service area. The 2,000 sq. ft. is a leasable space to help offset some of the cost of the start-up of the business and will eventually become part of the motorcycle shop.
- The building will be a 50 ft. x 100 ft. steel building, 10 ft.–14 ft. in height. It will have double 3ft. doors, two overhead doors, and a 10 ft. overhang for retail display.
- The façade dose not face Route 50 it faces the State Farm building
- The rear of the building faces residential properties.
- Sell retail parts and install the retail parts.
- They will perform motorcycle inspections.
- Special Permit for retail to sell motorcycle parts and accessories.
- It will be like a NAPA for motorcycles.
- The possibility of selling used motorcycles.
- Specialty Items for motorcycles with be sold such as: Chrome, windshields, tires, wheels, saddlebags, seats, etc.
- The business is geared to accessories for motorcycles that we will install.
- Mr. Goldberg: Retail/Repair is a grey area.
- Mr. Hebner: This is a grey area and I appreciate your honesty. I am on the fence about whether or not this is even an allowed use.
- Mr. Riper reads the determination of the Zoning Officer, Mark Mykins.
- Discussion on retail or repair.
- Mr. Goldsmith: We are selling stuff and offering to install it there. You also may purchase the parts and install them yourself.
- Board in agreement with Zoning Officers determination.

Chairman Dobis begins the SEQRA process.

Town Counsel Brian Reichenbach 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”*
2. *Will the proposed action result in a change in the use or intensity of use of land? “No”*
3. *Will the proposed action impair the character or quality of the existing community? “No”*
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? “No”*
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”*
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”*
7. *Will the proposed action impact existing:*
 - a. *Public/private water supplies? “No”*
 - b. *Public/private wastewater treatment utilities? “No”*
8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? “No”*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?” No”*
10. *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? “No”*
11. *Will the proposed action create a hazard to environmental resources or human health? “No”*

Mr. Rice and Mr. Slone think this is a very grey area, repair vs retail it is not incidental.

Clarification as to #2 being small or moderate. It was small.

On a motion introduced by Erinn Kolligian, 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 by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on June 19, 2019.

Chairman Dobis asks for a motion to be made on the Special Use Permit, there was none. Discussion of the Board to determine if the use meets the criteria. If the use meets the criteria in the code the special use shall be granted.

On a motion introduced by Brett Hebner, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for a Special Use Permit by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1. The motion is seconded by Erinn Kolligian and duly put to vote, on June 19, 2019.

AYES: Chairman Michael Dobis, Brett Hebner, David Gabay, Harold VanEarden and Erinn Kolligian

NAYS: Ron Slone and William Rice

Mr. Riper explains the difference between the two site plans to the Board.

Mr. Riper's Letter dated June 11, 2019.

- Place note on the site plan "no repair work shall be performed outdoors no storage of parts outdoors".
- NYSDOT curb cut permit needs to be submitted, issue with traffic flow.
- Traffic impact evaluation needs to be verified by an engineer.
- Verify the disturbances.
- Per Town Code section 129-174 C4; show a future rear yard interconnection on site plan.
- Make sure Emergency Squad and Fire Department review he plans
- The 28 ft. is offered, and the sidewalks, lights and street trees should be waived.

Mr. Gerber speaks about the access easement and his liability. He has no issues with the site plan.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Approval by JAG 1, LLC for RG Lakeside for a proposed 6,000 sq. ft. retail motorcycle shop. Property located on Route 50 on 4.48 acres, Tax Map No. 141.-2-12.2; zoned RB-1. The motion is seconded by Erinn Kolligian and duly put to vote, on June 19, 2019.

- B. Cole's Collision: John Cole** Application for a Special Use Permit by John Cole for Cole's Collision for a proposed 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1.

Chairman Dobis begins the SEQRA process.

Town Counsel Brian Reichenbach 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"*
2. *Will the proposed action result in a change in the use or intensity of use of land? "No"*
3. *Will the proposed action impair the character or quality of the existing community? "No"*
4. *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? "No"*
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"*
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"*
7. *Will the proposed action impact existing:*
 - c. *Public/private water supplies? "No"*
 - d. *Public/private wastewater treatment utilities? "No"*

8. *Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? "No"*
9. *Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?" No"*
10. *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? "No"*
11. *Will the proposed action create a hazard to environmental resources or human health? "No"*

On a motion introduced by Ron 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 John Cole for Cole's Collision for a proposed 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1.

The motion is seconded by Dave Gabay and duly put to vote, all in favor, on June 19, 2019.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for a Special Use Permit by John Cole for Cole's Collision for a proposed 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1.

The motion is seconded by Harold VanEarden and duly put to vote, all in favor, on June 19, 2019.

Interruption of motion by a resident concerning the storage of dismantled vehicles outside.

Mr. Riper: The rear of the yard is a fenced area and is not visible from the roadway. The rear area of this project is going to be used for vehicle staging. When a car gets into an accident it is damaged a tow truck tows it in and will drop it off in the rear of the property, that is what this area is for. They are not working on vehicles outside dismantled. They will be bringing in damaged cars to the rear of the property for staging, insurance companies come out and take a look at vehicle and evaluate it.

Discussion of vehicle storage and non-compliance with the Code. Argument between applicant and resident regarding totally dismantling vehicles and storing them outside. Applicant states that wrecked and dismantled are two different things, they are fixing wrecked vehicles, not dismantling them.

Mr. Riper reads section 129-176 (I) Service Station:

1. Building containing at least one service bay shall be at least one hundred feet from the street line or right of way.
2. A masonry wall or fence and screen plantings shall be required where abutting residential districts.
3. No repair work shall be performed outdoors.
4. Pumps and lubrication or other devices including canopies shall be located at least one hundred feet from any street lines or highway right of way.
5. All vehicle parts, dismantled parts, dismantled vehicles, and similar articles shall be stored within a building.

6. Vehicle repair service shops may be incorporated in the same building with other uses provided that other uses provided that all state, local, and other applicable building fire, and safety codes are met.
 - Chairman Dobis asked Mr. Riper to read # 5 again.
 - Dismantled vehicles, vehicles that have been taken apart, not a wrecked vehicle.
 - Dismantled and wrecked are different.
 - Resident continues to argue with the Board.

Attorney Reichenbach interjects and explains the Board dose not have to create a definition for every possible scenario that could occur after the business is in place. It is up to the Zoning Enforcement Officer to determine if there is a violation.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Approval by John Cole for Cole’s Collision for a proposed 14,000 ± sq. ft. body shop. Property located on Route 9 on 8.13 acres, Tax Map No. 153.-1-15.111; zoned; CR-1.

The motion is seconded by Erinn Kolligian and duly put to vote, all in favor, on June 19, 2019.

Discussion of waiving the 28 ft. easement and the sidewalks, street trees, and lights. The Board is in favor of keeping the 28 ft. easement and wants more time to discuss waiving the sidewalks, street trees, and lights.

The Greenfield fire chief voiced concern of Cole’s Collision, Warren Tire, and Valvoline Instant Oil Change being high fire load establishments. He would like to see municipal water brought to this area form 628 Maple Ave and have a hydrant placed in front of these buildings. Mr. Riper explains the process and the cost.

C. Forest Grove Conservation Subdivision: Forest Grove, LLC Update by Forest Grove, LLC for Forest Grove Conservation Subdivision consisting of 304 lots 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 totaling 537± acres, zoned R-2.

Joe Dannible, EDP is here on behalf of Forest Grove, LLC, and our application for the Forest Grove a 304-lot subdivision. Peter Belmonte is also present, the owner of Forest Grove, LLC. We are here for a brief up-date and bring an idea to the Board related to adjacent properties associated this project having already received approvals for other subdivisions.

- Forest Grove roughly 550 acres with substantial areas of open space, developing roundabouts, boulevards, different types of housing lots, different types of communities, connections out to Bullard Lane and over to Edie.
- Cahill’s Forest subdivision immediately adjacent to the west and south of Forest Grove.
- Cahill’s Forest was approved by this Board within the past several months.
- We are looking at potentially purchasing that land, taking the subdivision and consolidating all the land, redeveloping our site with new density computations, and pulling those lots into our existing road network. Then taking that land that was to be subdivided adjacent to the

Northway, with new roads and turning that over to the Town to increase the open space dedication to the Town by roughly 30 acres of land.

- We intend to consolidate the approved subdivision and incorporate it into Forest Grove. Redistribute the lots that we transfer into the subdivision without changing anything in the road design within the community, that has preliminary approval by this Board.
- The final subdivision will have 321 lots, 360 acres of open space, and with the inclusion of existing Town park land and the HOA land there will be roughly 425 acres of open space that will be part of this community.
- Received comments back from DOH, DEC, and also from the sewer district.
- All comments are minor. We will be coming back in July and August looking for final subdivision approval.
- New plan has more townhomes, keep Cahill's Forest forested and wooded extend the trail system down through that area proposing a trail head access on Harran Lane with parking for twelve cars. That will be the trail connection and our network that ties it into the six or seven miles of paved and improved trails and natural trails that are going to exist within the community.
- We are eliminating 1,200 linear feet of road that was going to be built and dedicated to the Town. This will provide a stronger buffer between the residential units and the Northway.
- Able to vary lots for better street scape.
- Phasing of the trail system was discussed and dedicating the trails to the Town for public use.
- Trail alternatives in front of the Kirkpatrick's house were discussed. All trails would be located in the right of way.
- Advantage of eliminating the trail in front of the Kirkpatrick's house.
- Rate of speed coming off of the roundabout in relation to the proximity of where the sidewalk would be. The speed would be 25mph-35mph the same as a neighborhood with no sidewalks.
- Access from Harran Lane would be used to access the trails.
- Future connections discussed for Jones Road trail. Could be part of phase IV or further out.
- The Board agrees it does not have to be done now but provisions should be made for future connections.

The Board agrees that all aspects of making this modification of this project are positive for the overall plan.

Public Hearing to be scheduled at the July 17th meeting for a re-approval for preliminary and final approval for the overall project.

D. Ridgeview Townhomes/Mixed-Use PUDD, Zone 1: Ridgeview Commons

Townhomes, LLC Application for Conceptual Site Plan approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 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 here to represent the applicants Matt Gabryshak and Dave Massaroni.

- The additional sidewalk has been placed back on the plan.
- The isometric view of the building has been provided.

- They have provided the view from Ballard Road.
- Mr. Easton shows all the new renderings to the Board.
- The Board likes the building.
- Direction of internal traffic travel discussed.
- Garages in the back are considered cover parking. The Board wanted garages.
- Interconnection and pathways to be looked at.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 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.

The motion is seconded by Ron Slone and duly put to vote, all in favor, on June 19, 2019.

E. Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2:

Ridgeview Commons Townhomes, LLC Application for Conceptual Subdivision approval by Ridgeview Commons Townhomes, LLC for Ridgeview Commons 22-Residential Lot Subdivision, PUDD, Zone 2. Property located on Wilton Gansevoort Road on 6.03 acres, Tax Map No. 114.-2-15.2; zoned PUDD.

Jamie Easton with MJ Engineering here to represent the applicants Matt Gabryshak and Dave Massaroni.

- Two major issues for road design. One was curb or non-curb, we actually found in the PUDD legislation it requires that the project have a two-foot asphalt tip up wing curb. That is the code that applies to this project.
- The sidewalk was recommended but the location was not clear.
- There was a question about streetlights, if they were required to be Sternberg streetlights because it's in the Hamlet district. The PUDD legislation says that is not required but every house has to have an exterior lamp post outside.
- Concern of the length of the driveways was discussed.
- It would be a Town road, Town right of way, however the stormwater management area would be privately owned and maintained.
- The Sternberg light will be on the pathway.
- There is a sidewalk on the main road.
- The wing curb is part of the PUDD legislation, however if there is a sidewalk placed you have a concrete curb.
- The Board would like grass in-between the road and the sidewalk.
- No wing with an open ditch would be the preference of the Highway Superintendent.
- Previously approved plans showed the sidewalk in the horseshoe.
- The street is Cottage Lane, the idea was small quaint houses.
- They do not need to make a decision about the sidewalk tonight.
- The Mill at Smith Bridge is similar and does not have sidewalks.
- Separating the stormwater management area is a large concern.

On a motion introduced by Harold VanEarden, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Approval by Ridgeview Commons Townhomes, LLC for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 residential units with 7,509 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.

The motion is seconded by William Rice and duly put to vote, all in favor, on June 19, 2019.

F. Warren Tire: Bob Kellogg Pre-Application by Bob Kellogg for Warren Tire to construct a 6,300 sq. ft. building for a Warren Tire Service Center. Property located on the west side of route 9 near Smith Bridge Road on 5.87 acres, Tax Map No. 153.-1-15.112; zoned CR-1.

Brett Steinberg, the engineer and Bob Kellogg, the applicant are present.

- The building will be a 6,300 sq. ft. tire center.
- Location is on Route 9 adjacent to Cole's Collision.
- No vehicle storage outside.
- Four garage bays that are drive-thru.
- Small waiting room.
- The dumpster will be in the rear.
- It will be on well and septic.
- There will be a fenced in outdoor storage area for storing used tires before they go out for disposal.
- A Special Use Permit is required.
- Mr. Ripper reads the determination of the Zoning Officer.
- Shared driveway, curb cut.
- Stormwater shall be in the rear of the parcel.
- Proposed well is fairly close to the Cole's Collision septic.
- Rear access connections for the future.
- The traffic impact studies need to be done. Try and coordinate all three applicants for the cumulative affect.
- Concern of fire chief and bringing water to the site.

Set the Public Hearing for July 17th at 6:30p.m.

G. Valvoline Instant Oil Change: Galena Associates, LLC Pre-Application by Galena Associates, LLC for Valvoline Instant Oil Change to construct a 3,776 sq. ft. building for a Valvoline Instant Oil Change. Property located on 573 Route 9 on 2.45 acres, Tax Map No. 153.-1-4.1; zoned CR-1.

Steve Wilson, Bohler Engineering is representing the applicant Galena Associates, LLC.

- Applicant has been in the Valvoline business for twenty-five years. They have more that 100 stores around the east coast.
- The applicant is proposing to construct their standard three bay, 2,100 sq. ft. service building.

- Cross connection with Cumberland Farms.
- Twenty-eight-foot easement required.
- Eleven parking spaces and a total of three employees.
- Dumpster in the back.
- Three car stacking in each bay.
- The well is in the front, stormwater in the rear.
- The building and materials are explained.
- Not many accidents at the Cumberland Farms site. Noted by the fire department.
- Utilizing their access to Daniels road in the future. National Grid may be an issue.
- Special Permitted use in this zone.
- Applicant will need a parking waiver by the Board, 33 spaces required and only 11 provided.
- Provide rendering options.
- Connector path to Cumberland Farms.

Set the Public Hearing for July 17th at 6:31p.m.

IV. ADJOURNMENT:

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

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 10:10p.m. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day June 19, 2019.

Date Approved July 17, 2019

Amy DiLeone
Executive Secretary