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**TOWN OF WILTON
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PLANNING BOARD
December 18, 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 December 18, 2019 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE
CALL TO ORDER:**

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

I. PUBLIC HEARING:

A. Stanley Business Facility: John Stanley: Application by John Stanley for Stanley Business Facility for a proposed site plan for a one story 4,000 sq. ft. garage with an attached 624 sq. ft. office and two 10,000 sq. ft. single story self-storage facilities. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

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 a proposed site plan for a one story 4,000 sq. ft. garage with an attached 624 sq. ft. office and two 10,000 sq. ft. single story self-storage facilities. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

SAID HEARING will be held on Wednesday, December 18, 2019 at 6:30 PM at the 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.

Lynn Sipperly, L. Sipperly & Associates, DPC on behalf of John Stanley:

General site statistics:

- John Stanley is moving the business (asphalt paving) to this location, 2 Blue Lupine Lane.
- The property borders Johnson's Auto Crushers to the west.
- There will be two business uses on the site, business facility (garage/office) and two, one story self-storage buildings.
- Self-storage is a special permitted use in the C-2 zone and was approved by the Planning Board
- Self-storage area will be fully fenced with a security gate.
- All storage will be inside the storage buildings.
- The site will be developed in phases. Phase one will be the office and garage, phase two one of the self-storage units and, phase three the second self-storage unit.
- The phasing would occur in a period of three to four years.
- The business site would have a garage to store equipment, some outside materials in the back, and the office component would be for business facility and the self-storage units.
- Proposed three parking spaces for the self-storage facility.
- On-site septic and well.
- Working with DEC to get clearance for the areas of Blue Lupine plants (about 13) along Ballard Road.
- Stormwater management explained.

Public Comment:

- Resident lives directly across the road voiced concern of her property value being decreased, the noise, sight of the equipment, and amount of buffering.

Public Comment Addressed:

- The applicant is proposing to preserve the existing vegetation and to supplement the vegetation with evergreens for year-round buffering.
- The applicant leaves in the morning to go to the job and returns in the evening. There may be three or four dump trucks, a couple trailers with paving machines, and back hoes entering and exiting the property.
- There will not be a lot of activity at the facility closest to Ballard Road.
- The facility will be adequately buffered and will not be an eyesore from Ballard Road.

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

Brett Hebner arrives at 6:46 p.m.

Harold Van Earden made a motion to close the Public Hearing at 6:47 p.m. seconded by Erinn Kolligian. All Board members were in favor.

II. REGULAR MEETING: (6:47 p.m.)

PRESENT: Chairman Michael Dobis, Harold VanEarden, William Rice, Ron Slone, Dave Gabay, Brett Hebner (6:46 p.m.) Erinn Kolligian, Jeffrey Hurt, Alternate and David Catalfamo, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Brian Reichenbach, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT: None

MINUTES APPROVAL: Harold VanEarden moves, seconded by Erinn Kolligian, for the approval of the meeting minutes of November 20, 2019 as written. Ayes: Ron Slone, William Rice, Chairman Dobis, Hal VanEarden, David Gabay, Jeffrey Hurt, alternate and David Catalfamo, alternate.

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

III. APPLICATIONS:

A. Stanley Business Facility: John Stanley: Application by John Stanley for Stanley Business Facility for a proposed site plan for a one story 4,000 sq. ft. garage with an attached 624 sq. ft. office and two 10,000 sq. ft. single story self-storage facilities. Property located on 2 Blue Lupine Lane and Ballard Road, on 3.54 acres, Tax Map No. 128.-1-91; zoned C-2.

Lynn Sipperly, L. Sipperly & Associates, DPC on behalf of John Stanley:

There will be no action on this application, discussion only.

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

Project Overview:

- There will be 8 employees and 7 vehicles on site.
- The employees and equipment will leave the site in the morning and return in the late afternoon. There will not be multiple trips in and out the site during the day.
- The business is seasonal.
- Repair of any of the equipment will be done inside the building.
- Mineral solvents used for cleaning.
- No outside parking or storage.
- Property is zoned commercial and can be developed.
- Residents concern of buffering was addressed.
- Board expresses concern for the resident.
- Easement discussed, there is an existing 10 ft. easement add the 18 ft. on both Ballard and Blue Lupine to create the 28 ft. easement.
- Pre-engineered aesthetically pleasing building with earth tone colors.

Chairman Dobis asked if there were any questions, there were none.

F. Cecil Provost: Provost Group Inc. Offices Application for Conceptual approval by Cecil Provost for a proposed conversion of a single-family home into office/display area, two new offices/display areas, 30 ft. x 72 ft. future garage, 50 ft. x 100 ft. outdoor storage area, and outdoor displays of factory manufactured homes (mobile homes) and modular homes. Property located on 250 Ballard Road on 3.03 acres, Tax Map Number 115.-1-1.1; zoned C-3.

Cecil Provost, owner of Provost Group Inc. is present.

Mr. Provost was granted an Area Variance by the ZBA on November 21, 2019 for the two uses on the property.

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

Project Overview:

- Landscape buffer discussed as per code.
- A landscape architect should be hired to assist with the design of the site.
- Applicant is going to do nothing because it is all woods.
- Mr. Slone: My feeling is we are being asked to make decisions on plans that we don't have or see. You say you are going to leave it like it is and I don't know what that means for developing a site.
- Ms. Kolligian agrees with Mr. Slone
- Mr. Riper: If you are not going to do the outdoor displays you should take it off the plans for now then come back in when you want to do the outdoor displays.
- Ms. Kolligian: This Board does not pass approvals without knowing materials, landscape, and color schemes.
- Applicant should hire a professional to produce the plans that meet all the code requirements.
- The Board is asking how they are going to make a decision if the applicant does not have a plan.
- Chairman Dobis explains the process to the applicant.
- Applicant is going to remove the outdoor displays from the plan.
- Planning Board can make the determination whether outdoor storage is allowed or not.
- The applicant says he needs an answer tonight as to whether outdoor storage will be allowed.
- The applicant said proposed outdoor storage behind the garage is going to be used for tool trailers and a van.
- All the dimensions of structures should be listed on the plans.
- The renderings are discussed by the Board.
- Chairman Dobis states that normally at this point the Board is presented with more information than what is being presented.
- Preliminary plans should be 80%-90% complete as far as the site design.
- Applicant is looking for a detailed list of what he needs.
- The Board is telling the applicant he needs to hire professionals.
- Applicant is requesting an answer from the Board about the outdoor storage.
- The Board does not have an issue with the outside storage as long as it meets all the requirements.
- The plans are being changed each month; the Board wants to know exactly what the plans are going to be.
- Ms. Kolligian: There are still 9 buildings, plus the storage area on one parcel. It seems to me to be an awful lot of stuff.
- The applicant is under the impression the Board does not want the project.
- The Chairman says the issue is you have an unrealistic timetable.
- The confusion of the Board and the frustration of the applicant are discussed.
- The Board needs a definitive set of plans to review.
- Mr. Riper: At this stage, the application is changing by removing the use of the display area. The layout will change and there should be a whole new application with submission of revised drawings.
- The Board is saying the applicant is going to have to come back in for Conceptual Approval.
- The applicant is saying the seller of the property is not going to wait another month.
- Discussion of how many meetings would be required by the applicant before he would receive final approval.
- Mr. Slone: You should hire a very good engineer and a very good firm to guide you through this whole process. Trying to do it yourself and as inexpensively as possible is terrific but

trying to do that on a tight timeline is really difficult. There are lighting plans and all kinds of other things we are going to need to see. I would really encourage you to get an outside firm that has done this and has been in front of our Board and knows the process.

- Discussion of timeline between the applicant and the Board.
- Applicant was under the impression this was going to be a 3-month process.
- Applicant said the seller is not going to give him another 3-5 month, he packs up his things and leaves.
- It is unclear to the Board whether the applicant is going to revise his plans and submit a new Conceptual Application. At this point there is no application on record or fees that have been paid.

IV. ADJOURNMENT:

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

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:48 p.m. The motion is seconded by Harold VanEarden, and duly put to vote, all in favor on this day December 18, 2019.

Date Approved February 19, 2020

Amy DiLeone
Executive Secretary