



TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127
(518) 306-4764

PLANNING BOARD

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Alternate:
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Alternate:
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Director of Planning &
Engineering

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD **September 21, 2022**

A meeting of the Wilton Planning Board ("the Board") occurred on September 21, 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. Dance Lab: Mary Beth Besler Application for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Property located at/on 604 Maple Ave (US Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; 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** for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Property located at/on 604 Maple Ave (US Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

SAID HEARING will be held on Wednesday, September 21, 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.

Dave Kimmer of ABD Engineering is here representing the Dance Lab.

Mr. Kimmer:

- This is five-acre parcel.
- Not much has changed. We did get some engineering comments, and we have addressed them for the most part.
- We have added additional landscaping and reconfigured the parking layout to allow for a fire truck turnaround at the rear of the property.
- Added future buildings to site plan.
- We have added some details for the stormwater area and the utilities.
- This project is going to require an extension of the water main and also an extension of the sewer force main on the other side of the road.

Public comment: One comment about the buffering in the rear. Mr. Kimmer said there was a 150 ft. rear setback, and the building was not going that far back.

Mr. Price moves, seconded by Mr. VanEarden to close the Public Hearing.

- B. Lupine - Peterson Warehouse: Peterson Geotech:** Application for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse with outdoor storage. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2.

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2.

SAID HEARING will be held on Wednesday, September 21, 2022, at 6:31PM 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.

Doug Heller of the LA Group is here to represent the Peterson Geotech Warehouse.

Mr. Heller:

- Peterson Geotech is a specialty geotechnical firm.
- They are relocating their current facilities on Excelsior Ave. in Saratoga Springs, to 7 Blue Lupine Lane.
- The project includes constructing a 6750 square foot building. Inside that building, there will be a small office, and the rest of it will be used mainly for storage.

- In addition, there is a proposed gravel storage yard for their materials, any sort of drill rigs or casings, and things like that.
- We are going to maintain the existing vegetative buffer to the rear of the property. The buffer is approximately 175 feet.

Public comment: No comments

Mr. VanEarden moves, seconded by Mr. Price to close the Public Hearing.

C. Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc:

Application for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

SAID HEARING will be held on Wednesday, September 21, 2022, at 6:32PM 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.

Scott Lansing of Lansing Engineering is here to represent the Ingersoll Road Conservation Subdivision.

Mr. Lansing:

- We are here for the Public Hearing.
- The 41 Lot Conservation Subdivision is located on Ingersoll Road and Route 50 is approximately 76.47 acres.
- We have gone before the Town Board for open space dedication. They have declared their intent to accept the open space pending this Board's approval.
- We are proposing approximately 3,550 linear feet of roadway.
- It would be served by public water and public sewer and stormwater is managed on site.
- We do not have any direct wetland impacts we do have some unavoidable buffer impacts for which we are obtaining permits.
- Since the last meeting we have submitted final engineering for stormwater, sewer, grading, and drainage.
- There are several updates since the last meeting.
- First off, the driveways along Ingersoll Road, we have eight homes that front on Ingersoll Road, there were concerns by the Board, and the Highway Superintendent, as far as number of the driveways.
- We have combined the lots as much as possible.
- The second item on the back of lot 41 there was a request to add a 50 foot no cut buffer in this area. I did talk with the applicants, and they are willing to provide that buffer.

- Also, lots, five, six and seven. I did have a conversation with Mr. Riper, he had expressed an interest to extend the land that we dedicate to the Town in this area before those lots went directly to Route 50 so it kind of broke the gap between this parcel and perhaps the parcel to the south.
- So, we were able to adjust those lots still within the required lot size and providing a 40 feet minimum area going down towards the south. So now the Town has a continuous strip of land along Route 50, if some improvements, trails, or something should be requested in the future.
- Last but not least, we did receive Saratoga County Planning Board approval, there is no countywide impact from the project. Also, while we did receive comments from Mr. Riper, we take no exception to those comments, which were technical nature. We are more than happy to provide responses and address those. That is essentially it. Again, we are here tonight for public hearing questions and comments from the board.

Public comment:

Approximately 15 residents from Ingersoll Road and Carlyle Terrace voiced their concerns regarding the 41-lot Ingersoll Road Conservation Subdivision.

Concerns:

- Traffic and speed on Ingersoll Road (main concern).
- Contamination of the wetlands.
- Vehicles parking on the street.
- The seven houses on Ingersoll Road.
- The Route 50 left turn lane onto Ingersoll only allows for 3 cars.
- The crowding of the public school, specifically Dorothy Nolan.
- A sulfur spring that is listed as a historical site.
- Enforcement of the no cut buffer zones.
- Character of the existing neighborhoods being disturbed.
- Traffic study having skewed data.
- Notification of all residents was not done to satisfaction.
- Walking and biking on Ingersoll Road.
- Installation of electronic speed signage.

Mr. VanEarden moves, seconded by Mr. Catalfamo to close the Public Hearing.

III. REGULAR MEETING:

Chairman Rice opens the regular meeting.

PRESENT: Chairman William Rice, Dave Catalfamo, Dave Gabay, Chris Price, Hal VanEarden, and Chad Jerome, 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: Brett Hebner, Jeff Hurt, and Thomas Murphy

MINUTES APPROVAL: Mr. Gabay made a motion, seconded by Mr. Catalfamo for the approval of the meeting minutes of July 20, 2022, as written. Ayes: Chairman Rice, Dave Catalfamo, Dave Gabay, Chris Price, and Chad Jerome, Alternate

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

IV. APPLICATIONS:

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

Dave Kimmer of ABD Engineering is here representing the Dance Lab.

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

- Location of the dumpster is discussed, and the dumpster will be moved to one of the turnaround areas. Dumpster enclosure should match the building.
- Sufficient lighting at the drop off and pickup area.
- Note on the plans stating sidewalk and street trees to be added with a one-year notice from the Town.
- A fifty-foot wooded buffer shall remain in the rear.
- Landscaping added Maple Trees.
- No approval for the additional buildings on the site plan.

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

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on September 21, 2022.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby move to approve the Application for Preliminary Site Plan for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Property located at/on 604 Maple Ave (US Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1.

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 to approve the Application for Final Site Plan for Dance Lab by Mary Beth Besler for a 4,550 sq.ft. dance studio. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated September 13, 2022. Further conditioned that sidewalk, street trees, and lighting shall be installed in accordance with Town Standards, within one year of written request by the Town, a 50 ft. buffer to the rear, and the relocation of the dumpster. Property located at/on 604 Maple Ave (US Rte. 9) on 4.78 acre(s), Tax Map No(s). 140.17-1-7.1; zoned CR-1

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on September 21, 2022.

B. Lupine - Peterson Warehouse: Peterson Geotech: Application for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse with outdoor storage. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2.

Doug Heller of the LA Group is here to represent the Peterson Geotech Warehouse.

Mr. Heller: There were two changes since the Planning Board saw this last. The one change was adding the 28-foot-wide easement along the frontage. If I remember correctly as discussed at the last Planning Board meeting that sidewalks and lighting would not be required because this is an industrial park. There was a desire for adding some additional trees. We added three trees along the frontage. We also added a cluster along the side of the building to kind of shield the rear storage a little bit from the road. Those were the only two updates from the last Planning Board meeting.

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

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”*
 - 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. Catalfamo 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 Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse with outdoor storage. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on September 21, 2022.

Mr. Riper, Town Engineer addresses his letter dated September 14, 2022, to 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 Preliminary Site Plan for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse with outdoor storage. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2

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

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on September 21, 2022.

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 to approve the Application for Final Site Plan for Lupine - Peterson Warehouse by Peterson Geotech for a 6,750 sq.ft. warehouse with outdoor storage. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated September 14, 2022. Property located at/on 7 Blue Lupine Ln on 3.63 acre(s), Tax Map No(s). 128.-1-95; zoned C-2

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on September 21, 2022.

- C. Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc.** Application for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

Scott Lansing of Lansing Engineering is here to represent the Ingersoll Road Conservation Subdivision.

Mr. Lansing:

- Alanna Moran from VHB is here to answer any traffic questions the Board may have.
- As far as the project, I believe we did go over everything in the Public Hearing. I will review once again, the changes that were made just to refresh the board's memory.
- First off, the driveways along Ingersoll Road, we have eight homes that front on Ingersoll Road, there were concerns by the Board, and the Highway Superintendent, as far as number of the driveways.
- We have combined the lots as much as possible.
- The second item on the back of lot 41 there was a request to add a 50 foot no cut buffer in this area. I did talk with the applicants, and they are willing to provide that buffer.
- Also, lots, five, six and seven. I did have a conversation with Mr. Riper, he had expressed an interest to extend the land that we dedicate to the Town in this area before those lots went directly to Route 50 so it kind of broke the gap between this parcel and perhaps the parcel to the south.
- So, we were able to adjust those lots still within the required lot size and providing a 40 feet minimum area going down towards the south. So now the Town has a continuous strip of land along Route 50, if some improvements, trails, or something should be requested in the future.

Comments addressed:

- Saratoga Springs City School District is willing to accept new students, numbers are declining.
- If Dorothy Nolan is at capacity the students will go to another elementary school in the district.
- The density calculation is explained by Mr. Lansing.
- No impact on the Bog Meadow stream because there will be water and sewer.
- DEC wetlands require a 100ft. buffer.
- Alana Moran explains the traffic evaluation and the trip generation.

- Speed reduction to 30mph on Ingersoll Road. The Highway Superintendent, Mike Monroe said DOT sets the speed limits on all of the Town roads and it is highly unlikely that they would change it.
- Changing signage needs to follow a process and meet the criteria.
- The most efficient solution at Jones Road, Route 50, and Ingersoll Road intersection would be a dual roundabout. The Town has received a half of a million dollar grant for the design of the roundabouts.
- GPI did the traffic study and VHB reviewed the traffic study.
- Purchase of digital signage for speed is discussed at length.
- Enforcement of No cut zones and buffer zones is discussed.
- There was an archaeological investigation done on the property.
- There is no parking lot planned for the trails.

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

All questions were answered “No” with all subsequent questions answered “No” or “Small” with exceptions of the following questions:

14. Impact on Energy (Yes); subsequent questions answered “No” or “Small”
For heating or cooling more than 100,000 square feet of building area.
15. Impact on Noise, Odor, and Light (Yes); subsequent questions answered “No” or “Small”
Typical residential noise and lighting.

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 move for a negative declaration on SEQRA for the Application for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on September 21, 2022.

Mr. Riper, Town Engineer addresses his letter dated September 15, 2022, to the Board.

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 to approve the Application for Preliminary Subdivision for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located at/on Ingersoll Rd at Route 50 on 76.47 acre(s), Tax Map No(s). 154.-1-3.1; zoned R-2, RB-1.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on September 21, 2022.

The Board would like the digital signage to be looked into by the applicant and the Highway Superintendent. The applicant is willing to wait for final approval. This will be discussed at the next meeting when the Ingersoll Subdivision comes in for final approval.

D. Forest Grove TDR Application: Forest Grove, LLC Discussion regarding the expansion of the Forest Grove Community with the transfer of development rights (TDR) from an off-site property located on Ruggles Rd.

Joe Dannible of EDP and Peter Belmonte, Forest Grove, LLC are here to discuss the TDR.

Mr. Dannible:

- Tonight, we are looking at the Town's recently adopted transfer of development rights law regulations which permit density within a portion of the Town to be transferred to other lots when a series of factors are looked at identified and reviewed by third party and ultimately a density is established for that parcel.
- We are looking at the receiving lands for the transfer of development rights, as well known to this Planning Board it has been here for several years, is the Forest Grove subdivision located on Jones Road, the north end on Scout Road, the center of the site is Bullard Lane.
- The land known as the Pickett property, this is the 100 acres of land we are looking to establish the density on and transfer that land to or transfer that density to the Forest Grove land and then ultimately preserve the land of the Pickett property.
- We think this is a very unique piece for the Town to consider such a transfer on because three sides of the property are either state owned open space, or county or town owned open space.
- If we were able to preserve that land and establish a density transfer to Forest Grove, that parcel of land in its entirety would be dedicated to the Town of Wilton creating a very large tracts of open space that would provide linkages between some of these lands that are currently landlocked into the other areas that do have some trail systems associated with them.
- There would be a total of 31 lots transferred into the Forest Grove Subdivision.
- As part of a separate application that we have identified when we were discussing this project in July, purchased, in addition, an adjacent lot of another 100 acres known as the St. Denis piece.

Town Engineer, Ryan Riper explains the TDR process: The applicant was in a couple of months ago talking about this application as a pre-application. This starts the process; they went before the Town Board for a recommendation from the Planning Board to approve the transfer development rights. In the process, there is a third-party engineering review, which will require a site visit, looking at the property, the wetlands, constructability for the Pickett parcel, and looking at the Forest Grove parcel. The Forest Grove parcel is a large parcel and the additional 31, lots can be absorbed into that parcel. After the third party review the Planning Board will be providing in-house review and discussion. The third-party engineer will provide a letter to the Planning Board and Town Board, and also present their findings to the Planning Board and Town Board. The Planning Board at that point, will make a recommendation back to the Town Board on the transfer of development rights. If the Town Board approves the transfer of development rights, they will come back to the Planning Board to start the subdivision process.

There will be no action on this application until the third-party review is complete.

E. Route 50 Warehouse: Liuos Thinking, Inc. Application for Route 50 Warehouse by Liuos Thinking, Inc. for the construction of a 5,180 sq. ft. warehouse. Property located at/on 4310 Route 50 on 2.6 acre(s), Tax Map No(s). 141.-3-2.3; zoned C-2.

Sam Bennett from CHA is here to represent the Route 50 Warehouse application.

Mr. Bennett: We are here for Conceptual approval. We have reduced the overall scope of the project, from 6,000 to just about 5,200 square feet.

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

Chairman Rice is concerned about it being a tight spot for this type of use.

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 to approve the Application for Conceptual Site Plan for Route 50 Warehouse by Liuos Thinking, Inc. for the construction of a 5,180 sq. ft. warehouse. Property located at/on 4310 Route 50 on 2.6 acre(s), Tax Map No(s). 141.-3-2.3; zoned C-2.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on September 21, 2022.

F. Verizon Wireless "Smith Bridge" Telecommunications Facility: Cellco Partnership d/b/a Verizon Wireless: Application for Verizon Wireless "Smith Bridge" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for a proposed telecommunications facility to include a 130' tall (134' w/ lightning rod) monopole and related equipment within a fenced compound. Property located at/on 613 Route 9 (Maple Ave Firehouse) on 3.21 acre(s), Tax Map No(s). 153.-1-18; zoned CR-1.

Hyde Clark, Law Firm of Young/Sommer, Sara Colman, Airosmith Development, and Rick Andras a Verizon Wireless Radio Frequency (RF) Engineer are present for Verizon Wireless.

Mr. Clark:

- Since the initial application materials that we provided, we did work with the Town, and we moved the location of the compound slightly.
- In moving the tower, we also had to raise it up 10 feet, so it is now proposed to be 130 feet. This allows the line-of-sight technologies that allows the antennas to do their job. This also allows additional carriers to co-locate in the future and it prevents the proliferation of additional towers.
- At this point, we have submitted a complete application.
- Prior to going to the ZBA we would ask for a negative declaration under SEQRA.
- We have to go to the ZBA for a Use Variance and then come back for Site Plan approval.
- We would ask you to also consider setting the Public Hearing as well.

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

All questions were answered “No” with all subsequent questions answered “No” or “Small” with exceptions of the following questions:

1. Impact on Land (Yes); subsequent questions answered “No” or “Small”
14. Impact on Energy (Yes); subsequent questions answered “No” or “Small”

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board does hereby move for a negative declaration on SEQRA for the Application for Verizon Wireless "Smith Bridge" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for a proposed telecommunications facility to include a 130' tall (134' w/ lightning rod) monopole and related equipment within a fenced compound. Property located at/on 613 Route 9 (Maple Ave Firehouse) on 3.21 acre(s), Tax Map No(s). 153.-1-18; zoned CR-1.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on September 21, 2022.

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

NOW, THEREFORE, BE IT RESOLVED, that the Town of Wilton Planning Board makes a favorable recommendation to the Zoning Board of Appeals for the Application for Verizon Wireless "Smith Bridge" Telecommunications Facility by Cellco Partnership d/b/a Verizon Wireless for area variances for a proposed telecommunications facility to include a 130' tall (134' w/ lightning rod) monopole and related equipment within a fenced compound. Property located at/on 613 Route 9 on 3.21 acre(s), Tax Map No(s). 153.-1-18; zoned CR-1.

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

Public Hearing is set for October 19, 2022.

G. Wilton Mall Mixed Use PUDD: Wilton Mall, LLC: Application for Wilton Mall Mixed Use PUDD by Wilton Mall, LLC for establishing a Planned Unit Development District for a development with mixed-use; 680,000 sq. ft. of commercial use and 420,000 sq. ft. of residential use. Property located at/on 3065 Route 50 on 101 acre(s), Tax Map No(s). 153.-3-86.2, 86.12, 86.111 & 86.112; zoned C-1.

Matthew J. Jones, of Jones Steves, David Carr, The LA Group, Alanna Moran, of VHB, Mike Shaffer, Wilton Mall General Manager, Jeff Sauser, of Stantec's Urban Places are here to represent the Wilton Mall Mixed Use PUDD.

- Pursuant to Chapter 129, Article XXI et seq. of the Code of the Town of Wilton, Macerich (“Macerich”) and Paramount Development, LLC (“Paramount”) (hereinafter collectively called “Petitioners”) jointly petition the Town Board of the Town of Wilton to amend the Code of the Town of Wilton with the adoption of a Planned Unit Development District to be known as the Wilton Mall Mixed-Use Planned Unit Development District (“PUDD”).
- The Project is an effort on the part of Macerich to combat national and local trends of declining sales at mall properties and specifically at the Wilton Mall. These trends are the result of a variety of factors that include, among others, increased competition from

national companies with regional facilities capable of rapid delivery of consumer products to consumers at their homes and places of business. Amazon is the largest of these, but there are others who have entered the field.

Objectives of the Joint Application

- Macerich: to continue its efforts of adaptive reuse of the mall to maintain its position as a viable economic force in the Town of Wilton. Expand the permitted uses at the site. Introduce a residential component.
- Paramount: to acquire 13.56 acres to construct 296 apartments and 86 townhouses, all of which are available for rental.

The proposed project includes the demolition of the currently vacant Bon Ton department store at the east end of Wilton Mall and construction of four apartment buildings containing 296 apartment units and 86 townhouse units. This includes reconfiguring of parking and access to parking at the east end of the property. Phase one proposes the construction of the four buildings consisting of 296 apartment units and Phase two consists of the 86 townhouse units. The project is anticipated to be fully constructed in 2024.

There will be no action on this application tonight.

H. Wilton Road Solar: Wilton Road Solar, LLC Pre-Application for Wilton Road Solar by Wilton Road Solar, LLC for development of an approximately 4.1 MW solar project. Property located at/on 448 Wilton-Gansevoort Rd on 65.58 acre(s), Tax Map No(s). 102.-1-18.3; zoned R-2.

Mike Chandler of Seaboard Solar is here to represent Wilton/Gansevoort Solar.

- The Site is approximately 65.58 acres in size and is located within the R-2 Zoning Tax Map No. 102.-1-18.3.
- Approximately 29.8 acres of trees and other vegetation will be cleared from the Site to accommodate the Facility.
- The Project is an approximately 4.1 MW AC solar photovoltaic facilities.
- An 8ft. chain link fence will surround the perimeter of the proposed solar areas on the lot.
- A porous stone access road will be installed for construction and maintenance of the proposed facility.
- The solar field is proposed to connect to the grid at an existing utility pole South of the site across Wilton/Gansevoort Road.
- Seaboard has obtained site control through a Purchase and Sale Agreement with the owners of the Site and this Application is made with the consent of the current landowners.
- Construction of the Project is expected to begin in 2023 and it is anticipated that the Projects will be online, generating energy by 2024.

The only concern of the Board is the relationship with National Grid and the ability to accommodate a Solar Farm.

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 to approve the Application for Conceptual Site Plan for Wilton Road Solar by Wilton Road Solar, LLC for development of an approximately 4.1 MW solar project. Property located at/on 448 Wilton-Gansevoort Rd on 65.58 acre(s), Tax Map No(s). 102.-1-18.3; zoned R-2.

The motion is seconded by Mr. Price and duly put to vote, all in favor, on September 21, 2022.

- I. Pole Barn Construction: Wilton Baptist Church:** Application for Pole Barn Construction by Wilton Baptist Church for construction of a 960 sq. ft. pole barn for storage. Property located at/on 755 Route 9 on 42.32 acre(s), Tax Map No(s). 127.-3-79; zoned RB-1, R-3.

The Pastor of the Baptist Church is here to represent Wilton Baptist Church.

All Board members are in favor of the application for the pole barn.

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 to approve the Application for an Amended Site Plan for Wilton Baptist Church for construction of a 960 sq. ft. pole barn for storage. Property located at/on 755 Route 9 on 42.32 acre(s), Tax Map No(s). 127.-3-79; zoned RB-1, R-3.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on September 21, 2022.

J. Kloss Subdivision: Stephen and Donna Kloss: Application for Kloss Subdivision by Stephen and Donna Kloss for a three (3) lot residential subdivision and lot line adjustments. Property located at/on Woodard Rd and Corinth Mountain Rd on 39.45 acre(s), Tax Map No(s). 101.-1-64, 101.-1-65.11 and 114.7-1-2; zoned R-2, R-3.

Mrs. Kloss is here to represent the application of Stephen and Donna Kloss.

The Board is in favor of granting Conceptual Approval for the Kloss Subdivision.

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 to approve the Application for Conceptual Subdivision for Kloss Subdivision by Stephen and Donna Kloss for a three (3) lot residential subdivision and lot line adjustments. Property located at/on Woodard Rd and Corinth Mountain Rd on 39.45 acre(s), Tax Map No(s). 101.-1-64, 101.-1-65.11 and 114.7-1-2; zoned R-2, R-3.

The motion is seconded by Mr. Catalfamo and duly put to vote, all in favor, on September 21, 2022.

Public Hearing is set for October 19, 2022.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Gabay that the meeting of the Planning Board be adjourned at 11:30 P.M.

The motion is seconded by Mr. Murphy and duly put to vote, all in favor on this day September 21, 2022.

Date Approved October 19, 2022.

Amy DiLeone,
Executive Secretary