

WILTON PLANNING BOARD
Wednesday, January 16, 2008

AGENDA

PLEDGE OF ALLEGIANCE

6:30 p.m. Public Hearing: Craw Farm Subdivision: A 49-lot subdivision of land for residential use; property located on Traver Road, Tax Map No. 115.-1-23.1, zoned R-1.

6:31 p.m. Call to Order

Approval of Minutes

Correspondence

Craw Farm Subdivision: Preliminary submission of plans for the location of a 49-lot subdivision, with one lot being an outparcel to be retained by the owner and one lot to be retained for the existing house; property located on Traver Road, Tax Map No. 115.-1-23.1, zoned R-1. This project is a Type I Action under SEQR and the planning board has been established as lead agency for the environmental review. The Saratoga County Planning Board forwarded a letter dated December 26, 2007, stating that project has no significant county-wide or inter-municipality impact with comment. Waiver granted to the applicant to allow the design of this project as a conventional rather than conservation project.

John Ray & Son; 4 Blue Lupine Lane: Conceptual submission of plans for the location of 3,200 square feet of new construction for use as an office and warehouse; property located at 4 Blue Lupine Lane, Tax Map No. 128-1-102, zoned C-2. This project was referred to the Saratoga County Planning Board on December 14, 2007. The project is a Type II Action under NYSEQRA.

Joseph Malatino: Submission of plans for the expansion of an existing structure at 476 Route 9 to consist of 4,928 square feet of new construction; Tax Map No. 153.13-1-4.2, zoned CR-1. Applicant received a 21' rear yard setback area variance from the ZBA on 11/29/07 (Appeal No. 07-42.) Project is an Unlisted Action under NYSEQRA. Board will determine level of review. In a letter dated December 21, 2007, the Saratoga County Planning Board requested additional information.

Mark Lawson: Conceptual submission of an application for subdivision for two proposed commercial lots; property located at 492 Route 9, Tax Map No. 153.13-1-4.1, zoned CR-1. Project is an Unlisted Action under NYSEQRA. This application was referred to the Saratoga County Planning Board on January 2, 2008. The Wilton ZBA granted area variances for this project on November 29, 2007 (Appeal No. 07-44).

ANW Holdings, Inc.: Application for a lot line adjustment to a 4-lot subdivision approved on August 3, 2005. New Lot 1 will consist of 4.45 acres and revised Lot 3 will increase in size to 88+/- acres. Property located on Woodard Road, Tax Map Nos. 101.-1-103.11 and 101.-1-103.13, zoned R-2 and R-3.

Nigro Companies: Conceptual submission of plans for development consisting of 31,521 square feet of new construction for retail/restaurant/bank use; property located on Route 50; Tax Map No. 153.-3-39, 153.-3-40.1, 153.-3-40.2 and 153.-3-41, zoned C-1. Project is an Unlisted Action under NYSEQRA. Project was referred to the Saratoga County Planning Board on January 8, 2008.

Appeal No. 08-02: Mountain Ledge, LLC: Referral from the ZBA; request for a recommendation on an application for a modification to a Special Permit (Appeal No. 97-22) for multi-family and/or apartment buildings to include an office and garage pursuant to Section 129-98 and Schedule H of the Zoning Ordinance; property located on Mountain Ledge Drive, Tax Map No. 140.-1-68.12, zoned CR-1 when Special Permit was granted, now zoned CR-2.

Appeal No. 08-03: Adirondack Construction: Referral from the ZBA; request for a recommendation on an application for an area variance for detached signage pursuant to Section 129-186 (D) (7) of the Zoning Ordinance, for an off-premise sign; property located on North Road, Tax Map No. 115.-1-5.1, zoned C-3.

Appeal No. 08-06: Garry Robinson: Referral from the ZBA; request for a recommendation on an application for area variances for front and rear setbacks for structures and front setback for pavement and front pad storage; property located at 4226 Route 50, Tax Map No. 141.-2-66, zoned RB-1.

Coldwell Banker Prime Properties, Inc.: Submission of plans for site plan review; proposed new construction consisting of 50,990 square feet for use as a warehouse;

property located on North Road, Lot 2a, Tax Map No. 115.-1-42.1, zoned I-1. Project is an Unlisted Action under SEQRA. Project application is not referable to the Saratoga County Planning Board.

Coldwell Banker Prime Properties, Inc.: Submission of plans for site plan review; proposed new construction consisting of 22,090 square feet for use as a warehouse; property located on North Road, Lot 2b; Tax Map No. 115.-1-42.2, zoned I-1. Project is an Unlisted Action under SEQRA. Project application is not referable to the Saratoga County Planning Board.

Adoption of Resolution: Palmertown Ridge PUD Phase IA: Approval granted on December 5, 2007.

Adoption of Resolution: Inergy Services, Inc.: Amended site plan approval granted on December 5, 2007.

Cathy Hall
Planning/Zoning Coordinator

January 9, 2008