



TOWN OF WILTON
22 TRAVER ROAD
GANSEVOORT, NEW YORK 12831-9127

(518) 587-1939, Ext. 211
FAX (518) 587-2837

MICHAEL DOBIS
Planning Board Chairman

CATHY HALL
Planning/Zoning Coordinator

WILTON PLANNING BOARD
Wednesday, June 7, 2006

AGENDA

PLEDGE OF ALLEGIANCE

7:00 p.m. Continuation of a Public Hearing: Saratoga Heritage PUD, Phase III: Proposal for 48 multi-family units on property located on Route 9, Tax Map No. 140-3-11. Public hearing originally opened on April 5, 2006.

7:01 p.m. Public Hearing: Affordable Storage Expansion: Proposal to add a building of 10,400 square feet; property located on Commerce Park Drive, Tax Map No. 115-2-87, zoned C-3.

7:02 p.m. Call to Order

Minutes

Correspondence

Saratoga Heritage PUD, Phase III: Proposal for 48 multi-family units on property located on Route 9, Tax Map No. 140-3-11. Wilton Town Board made a negative declaration on SEQR on October 6, 2005. PUD legislation approved as Local Law No. 7 of 2005 by the Wilton Town Board on October 6, 2005. Project is to consist of 48 two-bedroom units in 7 buildings on 17+ acres of land. 149 parking spaces will be provided, which includes 48 garages. The Wilton Planning Board granted conceptual approval on March 1, 2006.

Affordable Storage Expansion: Submission of revised plans for site plan approval for the addition of a 10,400 square foot building for self-storage facility; property located at 18 Commerce Park Drive, Tax Map No. 115-2-87, zoned C-3. Project is an Unlisted Action under SEQR. The Saratoga County Planning Board recommended approval in a letter dated March 20, 2006. A 54' variance for rear yard setback was granted by the Wilton ZBA on February 23, 2006.

Tom Federlin: Pre-application conference: Applicant wishes to build an addition onto an existing building previously used for Service Tek; property located at 530 Maple Avenue, Tax Map No. 153.9-1-13.11, zoned CR-1. Mr. Federlin currently uses the building for offices. In August of 1994, the planning board determined that no formal site plan review was needed for previous use. Before issuing a building permit for the addition, the building department wishes to know whether any review is necessary at this time.

Highland & Company: Submission of plans for the addition of 1,344 square feet of new construction for use as a vehicle storage building. Property located at 10 Commerce Park Drive, Tax Map No. 115-2-75, zoned C-3. Project is a Type II Action under SEQR. Project is not referable to the Saratoga County Planning Board. A 14' rear yard setback variance was granted by the Wilton ZBA on April 27, 2006. Board to determine if project will be considered a minor or full site plan review.

Home of the Good Shepherd: Preliminary submission of plans for the location of a 48-unit senior living project on property located on Waller Road and Route 9, Tax Map No. 140-1-13.2, zoned CR-2. Applicant is now Rosen Development Co., Inc. On May 4, 2006, the Wilton Town Board amended the special permit originally granted on June 3, 2004, to reflect revisions in the plan. Board granted conceptual approval to previous applicant and layout on August 18, 2004. Robert Roeckle prepared a memo outlining outstanding code issues. The board will determine how this application will proceed.

Brian Hayes: Submission of an application for subdivision approval for two lots; property located on Commerce Park Drive, Tax Map No. 115-2-89, zoned C-3. Frontage variance granted by the ZBA on April 27, 2006. Application is an Unlisted Action under SEQR. Project is not referable to the Saratoga County Planning Board.

Canyon Run Extension: Revised plans submitted regarding an application for residential subdivision of 35.95 acres into 39 lots; property located on Gailor Road, Tax Map Nos. 128-1-86; 128-1-90; 128.5-3-27 through 128.5-3-38 and 128.05-3-98, zoned R-1. Project referred to the Saratoga County Planning Board on February 28, 2006. SCPB requested modification in a letter dated March 31, 2006. Project is a Type I Action under SEQR. Board is to consider declaring its intent to become lead agency for SEQR.

Thrailkill Office: Preliminary submission of plans for the location of 9,600 square feet of new construction for office use; property located on Route 9, Tax Map No. 153.05-2-5, zoned CR-1. Area variances granted on November 30, 2005, by ZBA for front yard setback, side yard setback and a variance for municipal easement. Project is an Unlisted Action under SEQR. The Saratoga County Planning Board recommended approval with comment; letter dated March 31, 2006. Determination to be made as to completeness for preliminary submission so that a public hearing date can be scheduled.

Olson Farm Subdivision: Revised plans submitted for the subdivision of property into 56 lots; property located on Northern Pines Road and Gailor Road, zoned R-1. Project is a Type I Action under SEQR. Referral made to the Saratoga County Planning Board on February 24, 2006. In a letter dated April 14, 2006, the SCPB recommended a modification of the project plan. Applicant has submitted proofs of notification to emergency service agencies. Determination to be made as to completeness for preliminary submission so that a public hearing date can be scheduled. Board is to consider declaring its intent to become lead agency for SEQR.


Adoption of Resolution: Blanchard Road Subdivision; 7-lot subdivision; from action taken on May 3, 2006. Condition of approval is that a letter is to be submitted from the NYSDOH indicating that a typographical error was made in its letter dated January 6, 2006, referencing 6 lots instead of the 7 proposed.

Adoption of Resolution: D. A. Collins minor site plan approval, parking expansion; from action taken on May 17, 2006.

Adoption of Resolution: Wilton Woods: 19-lot subdivision of land; from action taken on May 17, 2006.

Adoption of Resolution: Purofirst Disaster Services: Site plan approval for office and storage structure; from action taken on May 17, 2006.

Adoption of Resolution: Brian Hennessey: Waiver for encroachment into the NC-1 Northway Corridor; from action taken on May 17, 2006.



Cathy Hall
Planning/Zoning Coordinator

June 2, 2006