

WILTON PLANNING BOARD
Wednesday, June 21, 2006

AGENDA

PLEDGE OF ALLEGIANCE

- 7:00 p.m. Public Hearing: Rolling Greens Executive Estates:
Proposed 29-lot subdivision of 71.696 acres of land
located on Edie and Scout Roads, Tax Map No. 128-1-60,
zoned R-2.
- 7:01 p.m. Public Hearing: Autumn Acres: Subdivision application
filed by Kodiak Construction for the location of 3 residential
lots on property located on Corinth Mountain Road, Tax
Map No. 101-1-70, zoned R-3.
- 7:02 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.
- 7:03 p.m. Call to Order
- Minutes
- Correspondence
- Rolling Greens Executive Estates: Preliminary submission
of an application for subdivision approval under the
Conservation Subdivision Regulations; 29 single-family lots
from 71.696+/- acres of land located on Edie and Scout
Roads; Tax Map No. 128-1-60, zoned R-2. Project is a
Type I Action under SEQR. Notification made to involved
and interested agencies on February 23, 2006, of the
board's intent to assume lead agency status. Wilton Town
Board accepted the open space for this project on
February 2, 2006. On January 19, 2006, the Saratoga
County Planning Board made a recommendation for
approval with comment.

Kodiak Construction Inc.: Preliminary submission of plans for a proposed 3-lot subdivision of 25 +/- acres of land; property located on Corinth Mountain Road, Tax Map No. 101-1-70, zoned R-3. Project referred to the Saratoga County Planning Board on February 6, 2006. SCPB forwarded a letter dated February 10, 2006, stating that no further action is required by the county. Applicant referred plans to the emergency service agencies on 1/25/06.

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.

Ridge View: Preliminary submission of an application under the conservation subdivision regulations for the development of 38 lots for single-family homes; property located on Wilton-Gansevoort, Tax Map Nos. 101-1-38.111; 102-1-83.1; 101-1-106 and 101-1-37.12, zoned R-3. Project referred to the Saratoga County Planning Board on January 3, 2006. In a letter dated April 28, 2006, the Saratoga County Planning Board recommended approval with comment. The planning board has established lead agency for the environmental review; project is a Type I Action under SEQR.

Pre-application conference: Capital North Real Estate, Inc.: WNY Development Services LLC wishes to address the board regarding a proposal to locate a Family Entertainment Center on property located on Route 9 next to the Maple Avenue Fire Department parcel. This facility will include inside and outside recreational uses, including bowling alleys, golf simulators, indoor and outside go-kart tracks, batting cages and an 18-hole miniature golf course, among others.

Stewart's Shop #246: Application for site plan approval for the location of a 2,925 square foot Stewart's Shop with gasoline sales and a 2,430 square foot rental space to be used for a bank. Property is located on the corner of Ballard Road and Traver Road, Tax Map Nos. 115.14-1-3 and 115.14-1-15, zoned H-1. Project is an Unlisted Action under SEQR. The Saratoga County Planning Board recommended approval in a letter dated April 20, 2006.

Conceptual approval granted by the planning board on April 5, 2006. Public hearing held on May 3, 2006.

Appeal No. 06-09: Nigro Companies: Referral from the ZBA; request for a recommendation on an application for Area Variances pursuant to Schedule F and Section 129-52(G) Additional Requirements for the C-1 zone of the Zoning Ordinance for front yard setback and pavement setback; property located at 3030 Route 50, Tax Map No. 153-3-38.1, zoned C-1. Note: Subdivision map submitted but no application form or LEAF has been submitted. Applicant notified that these are necessary to make application complete, letter dated June 6, 2006.

Kings Mills Estates: Lot line adjustment between Lots 25 and 27 Suffolk Lane to alleviate a side line setback encroachment for new construction.

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.

Adoption of Resolution: Affordable Storage Expansion: Site plan approval for expansion of existing self-storage facility; from action taken on June 7, 2006.

Adoption of Resolution: Highland & Company: Amended site plan approval for the expansion of an existing facility, from action taken on June 7, 2006.