

WILTON PLANNING BOARD
Wednesday, June 18, 2008

AGENDA

PLEDGE OF ALLEGIANCE

6:30 p.m. Call to Order

Minutes

Correspondence

George VanderPloeg: Submission of an application for site plan review for amended review; applicant wishes to amend original site plan approval to allow the display of 14 additional used cars that will be for sale; property located at 800 Route 9, Tax Map No. 127.-2-67, zoned RB-1.

Paul Sicluna, Signature Kitchens: Applicant wishes to add an outdoor kitchen unit to the front of the site. This display is not considered a permanent structure by the code enforcement office, but it would be exhibited on a year round basis. Project site located on Route 50, Tax Map No. 141.-2-14.111, zoned C-2.

Ridgeview Commons PUD Zone 1A: Submission of an application for site plan review for the location of 46 apartment units in 12 buildings on 5.61 acres of land; portion of the Ridgeview Commons PUD. Wilton town board granted PUD approval, including conceptual approval and a negative declaration in accordance with NYSEQRA on June 1, 2006, PUD Local Law No. 2 of 2006. Property located on Ballard and Wilton-Gansevoort Roads, portion of Tax Map No. 114.-2-15.

Adoption of Resolution: Smith Subdivision: For subdivision approval granted on May 21, 2008.

Smith Subdivision: Amendment requested to an approved subdivision in order to change the designation of the drainage easement between Lots 10 and 11. Approved subdivision plan showed a 30' wide drainage easement that was to be dedicated to the town. Applicant proposes to amend the plan: 1. to relocate the entrance road, 2. eliminate 595' of Justin's Way and 3. make a change in the original design of the storm drainage easement between Lots 10 and 11. This easement will be eliminated and replaced with a proposed 10' wide strip over the drainage pipe. This strip will be dedicated to the town. The applicant also proposes a 20' wide drainage easement on either side of the strip.

Wilton Planning Board
Agenda: June 18, 2008

This change in the easement will alter the frontages of each lot to 120', instead of 125'. Proposed amendments require planning board approval.

Pre-application conference: Camarda Realty Investments, LLC: Proposed 52-lot conservation residential subdivision from property located on Loudon Road, Tax Map Nos. 154.-1-25.1 and 154.-1-22.1, zoned R-2.

Mark Lawson: Two-Lot Subdivision, 492-494 Route 9: Applicant requests reapproval of a two-lot commercial subdivision since he did not file the plan at the county within the required 62 days. Nothing on this project has changed since the original approval granted on February 6, 2008. Original approval contained the following condition: Satisfaction of items in an e-mail transmittal dated January 24, 2008, prepared by Keith Manz, P.E., Director of Planning.

184 Edie Road, LLC: Submission of plans for the addition of two one-story buildings, totaling 15,000 square feet of new construction, to be added to a site with an existing one-story office building. Project application includes the addition of wells, septic systems, landscaping, parking and other site improvements associated with the additional buildings. Property is located at 184 Edie Road, Tax Map No. 141.-2-14.111, zoned C-2. Project is an Unlisted Action under NYSEQRA.

Adoption of Resolution: The Paddocks PUDD: For site plan approval granted on May 21, 2008.

Adoption of Resolution: Hudson Springs PUD: For amended site plan approval granted on May 21, 2008.

Adoption of Resolution: Hammond Subdivision: For amended subdivision approval granted on May 21, 2008.

Adoption of Resolution: Burnham Hollow Subdivision: For amended subdivision approval granted on May 21, 2008.

Adoption of Resolution: CVS Pharmacy: For amended site plan approval; action taken on April 16, 2008.

Cathy Hall
Planning/Zoning Coordinator