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SPECIAL MEETING OF THE
PLANNING BOARD
SEPTEMBER 2, 2015

PLANNING BOARD

MICHAEL G. DOBIS,
Chairman

HAROLD VAN EARDEN,
Vice Chairman

SUE PETERSON

WILLIAM RICE

ERINN KOLLIGIAN

RON SLONE

DAVID GABAY

BRETT HEBNER Alternate

RICHARD FISH, Alternate

Those present at the September 2, 2015 Planning Board ("the Board") meeting were: Chairman Michael Dobis, William Rice, Sue Peterson, Erinn Kolligian and Brett Hebner, Alternate; Justin Grassi, Esq. Planning Board Attorney and Ryan K. Riper, P.E., Director of Planning and Engineering.

Those absent were: Harold VanEarden, Ron Slone, David Gabay, Richard Fish, Alternate.

Those also present were: Frank Palumbo, RLA of CT Male; Frank Nesbitt of Ace Hardware; William Morgan, Fire Chief, Wilton Fire Department.

Mr. Dobis, Chairman called the meeting to order at 6:32 p.m. All in attendance stood for the recitation of the Pledge of Allegiance.

CORRESPONDENCE Saratoga County Planning Board Review Letter dated 8/31/15 re: Ace Hardware Corporation Warehouse Expansion.

APPLICATIONS

Ace Hardware Corporation - Proposed 400,000±SF expansion of Ace Hardware Distribution Center at 55 Northern Pines Road on 129 acres; SBL: 114.-2-60.1 zoned I-1. The Board is here tonight to determine whether the public hearing should be scheduled for this project.

Frank Palumbo updates the Board on the site plan revisions made since conceptual approval was given. The August 18, 2015 plans he submitted for the Board's review have been revised with additional engineering details. Overall, there are no significant impacts from the expansion project. Some of the items that need to be addressed are (1) making sure there is minimal visual impact caused by the expansion; (2) adding landscaping to the mounds created by the earthwork; (3) meeting DEC requirements regarding the bio-retention basins and (4) having the Storm Water Pollution Prevention Plan approved. The draft SWPPP has been submitted to Mr. Riper.

Mr. Riper comments that the plans don't include the detail of the landscaping on the spoil mound and along Ballard Road. He would like to see details regarding the numbers and types of trees. Mr. Palumbo describes the screening that is in place and the fact that it will not be disturbed. The maximum number of trees will be on the higher mound areas. Any dead trees will be replaced. There will be trees to screen the YETI snow removing machine and noise levels it may cause are being investigated. A detailed landscaping plan will be available for the September 16th meeting.

Mr. Riper asks about the construction schedule to begin the earthwork this fall. After the public hearing and once the Board gives preliminary approval, the Applicant would like to begin the earthwork on October 5th. The volume of earthwork is still being calculated. The contractors will be giving their estimates in terms of how many cubic yards of material must be moved and a timeframe in which to do so. Also suitable material must be brought in for the foundation. The number of truck loads, the truck routes and the time of delivery are all being considered and estimates are being made. The hours of construction are dictated by town code, 7 AM to 9 PM.

A traffic analysis has been prepared on the overall condition for the built environment [the existing Ace Distribution Center]: the result of the traffic report determined that by doing minor signal timing adjustments more time would be allowed for the most demanding leg at the Traver Road intersection, specifically the westbound lane. The impact of this project is not substantial and does not cause any need for additional work at the Exit 16 Bridge. The review letter dated August 31, 2015, by the Saratoga County Planning Board includes a reference to the site-specific traffic impacts as not being significant. Considering the amount of truck traffic at Exit 16, Mr. Hebner inquires about the existing truck trips per day vs. the added trips resulting from the expansion. Mr. Riper states the expansion will yield an estimated 24 vehicle trips during AM and 55 during the PM. By taking the square footage and calculating the site specific traffic generation rate, the resulting number of trips was found to be consistent with ITE standards.

Mr. Hebner asks about the new hydrogen gas yard, remarking that there wasn't any detail on the drawings and asks whether the Wilton Fire Chief is aware of it. Chief Morgan responds that he hasn't seen much of anything. Mr. Palumbo states that the details for the yard are still being worked on and that it will be compliant with any environmental and fire code regulations. The fire protection system being proposed uses a direct feed from water line on Northern Pines. This system was preferred over building a fire tank. He will provide the plans to Chief Morgan.

There is a question of what drove the height and shape of the fill area in the rear. Mr. Palumbo indicates on the plans where the berms are located. By extending those, they will form a line from Northern Pines making a visual barrier. From the outside of the expansion area, the site will look similar to what already exists, a mounded knoll that will have form to it. It is Mr. Hebner's view that some of those who show up for the public hearing are going to be adjacent residents. He wishes to ascertain whether the plan for the mounding will minimize the visual and sound impact on the closest neighborhoods. Mr. Palumbo states that the emphasis is on blocking the noise and the visual impact of the building and the outdoor lighting. By getting the mound up to the higher elevation will help block the light. There will also be trees on top of the mound further blocking the view from the road.

There were complaints about the trucks going down Northern Pines and using the wrong entrance to Ace. That problem has been corrected. The Board knows of no other complaints except about original excavation where blasting was used. There will be no blasting on this excavation.

Mr. Riper indicates that the plans are deemed ready for preliminary. Chairman Dobis sets the public hearing for the Ace Corporation – Wilton Distribution Center Expansion site plan for September 16, 2015 at 6:31 pm.

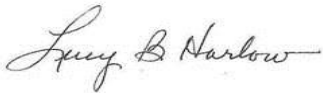
IV. ADJOURNMENT

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Sue Peterson, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 7:08 p.m. The motion is seconded by Erinn Kolligian and duly put to vote, all in favor on this day, September 2, 2015.

NEXT MEETING ON SEPTEMBER 16, 2015 AT 6:30 PM

Approved:

A handwritten signature in cursive script, appearing to read "Lucy B. Harlow".

Executive Secretary