



TOWN OF WILTON

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PLANNING BOARD **SEPTEMBER 16, 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

PUBLIC HEARING: VERSATILE SHED SALES

The following Notice of Public Hearing was advertised in the Daily Gazette, The Post Star and the Saratogian newspapers.

PLEASE TAKE NOTICE that the Planning Board of the Town of Wilton, New York, County of Saratoga, will hold a public hearing to consider an application by Richard C. Woodcock, Jr., for the retail sale of sheds on property located 241 Ballard Road, on 2.21 acres. SBL 115.-1-15; zoned C-3.

SAID PUBLIC HEARING will be held on Wednesday, September 16, 2015 at 6:30 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York 12831, at which time all persons will be given a chance to be heard.

BY RESOLUTION OF THE PLANNING BOARD FOR THE TOWN OF WILTON

At 6:30 p.m., Vice Chairman VanEarden called the public hearing to order. All in attendance stood for the recitation of the Pledge of Allegiance.

Vice Chairman Van Earden: First on the agenda scheduled for 6:30 p.m. is the public hearing for Versatile Shed Sales – preliminary site plan application to add the use of retail sale of sheds. The Vice Chairman asks if there are any questions or comments in regards to this public hearing. Mr. and Mrs. Reed of 237 Ballard Road indicate they may have questions.

Scott Lansing of Lansing Engineering is present on behalf of the applicant Richard Woodcock, Jr. He reviews the background of the project which is on 2.2 acres located on Ballard Road. The parcel currently has an existing residence and two driveways. The proposal is to keep the approved existing driveway areas and add some gravel areas where sheds and gazebos could be displayed. The existing home would be used as an office for the sales of the sheds/gazebos. He has responded to the comments of the Town Engineer contained in his September 9th, 2015 review letter; most of which have been addressed and are administrative in nature. He has met with Mr. Ted Serbalik of the Saratoga County Department of Public Works, who suggested that radii of each one of the driveways be improved, reshaped and widened to 22 feet and also asked that the first 15 feet of the driveways be paved so that gravel would not track out onto

Ballard Road. A problem is that the projection of the flare on the eastern driveway crosses the ROW and goes onto the adjoining property. The flare has been modified and is now compliant with the County and DOT standards. Another suggestion was to have some monuments showing where the gravel areas are. Some type of physical monuments were discussed but Mr. Gabay had suggested at the last meeting that coordinates could be placed on those points so they could be looked at by Google Earth or the Saratoga County Map Viewer. Those coordinates of the gravel areas have now been indicated on the plans, showing latitudes and longitudes which match up with the Saratoga County Map Viewer.

Vice Chairman addresses the audience asking for questions or comments. Mrs. Reed, the immediate neighbor to the east (237 Ballard) states that her questions have been answered. There being no further question or comment, the public hearing was closed at 6:37 p.m. upon a motion by Ron Slone, seconded by David Gabay. All in favor, so moved.

PUBLIC HEARING:

ACE HARDWARE CORPORATION

The following Notice of Public Hearing was advertised in the Daily Gazette, The Post Star and the Saratogian newspapers.

PLEASE TAKE NOTICE that the Planning Board of the Town of Wilton, New York, County of Saratoga, will hold a public hearing to consider an application by Ace Hardware Corporation for a 400,000± SF expansion of the Ace Hardware Wilton Distribution Center located at 55 Northern Pines Road on 129 acres, SBL 114.-2-60.1. Zoned I-1

SAID PUBLIC HEARING will be held on Wednesday, September 16, 2015 at 6:31 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York 12831, at which time all persons will be given a chance to be heard.

BY RESOLUTION OF THE PLANNING BOARD FOR THE TOWN OF WILTON

At 6:38 p.m., Vice Chairman VanEarden called the public hearing scheduled for 6:31 p.m. to order on the preliminary site plan application by Ace Hardware Corporation, for the 400,000 ± SF expansion of the Wilton Distribution Center. He asks if there is anyone in the audience that wishes to comment.

Mr. Frank Palumbo, consultant from CT Male Associates for the Applicant, Ace Hardware, introduces Frank Nesbitt, Tim Cassidy, and other members of the Ace contingent, some who have come from out-of-state emphasizing the importance of the project and the commitment of Ace to the community. This is a needs-based expansion of a 700,071± SF existing building to add another 400,000± SF. The Applicant's goal is gain preliminary approval tonight so that excavation and earthwork may begin this fall and construction of the facility can be completed by the end of 2016. A final SWPPP has been prepared for Mr. Ripper's review. If it is approved, the Notice of Intent can be filed and earthwork can begin on or about October 5th, 2015.

Mr. Palumbo explains the changes in the site plan. The detailed landscaping has been shown on the large earth berm. The berms have multiple purposes; during the excavation of the site, the material can be moved to form berms eliminating the need to remove material from the site and reducing truck trips, The 380 foot elevation of the berm will help screen the building from the nearest residences which are about ¼ mile away. Some supplemental landscaping has been added where trees have died.

All trucks enter and exit the site off of Ballard Road. Shipping and receiving lanes are on opposite sides of the building. An analysis was performed and the 44' truck turning radius requirement has been met. Double trailers are not allowed on the Northway and will not be accessing the Ace site.

The fire suppression system for the hydrogen tank yard is described. Mr. Gabay asks if hydrogen batteries are used to power the forklifts. Mr. Nesbitt answers 'yes' and states that the hydrogen batteries run longer and maintain a higher level of power than the electric batteries. Mr. Palumbo says there is flexibility in the location of the hydrogen yard and it will be compliant with the Fire Code. All aspects of the fire suppression design will continue to be explored and coordinated with the fire department.

The water and sanitary utilities connect to the WWSA. At the last meeting there was a discussion about the water service for a fire tank and since then it has been determined that a fire tank may not be necessary. The results of the flow tests from the hydrant indicated a direct feedline to the building may work. The valves from Saratoga County are turned down by 8% and by opening up a bypass valve there will be enough capacity for the fire suppression system. Chief Bill Morgan of the Wilton Fire Department asks for more information about the bypass valve. Mr. Riper explains that the 12 inch line will bypass the valve that automatically opens to full flow upon demand. The automatic adjustment is verified by WWSA. Mr. Palumbo confirms that CT Male will do the initial design work which will be coordinated with the building plan. The plan will be presented to WWSA and Ryan Riper for review. That will happen before final plan approval.

There being no other questions, the public hearing is closed at 6:55 p.m. upon a motion by David Gabay and seconded by Erinn Kolligian. All are in favor.

REGULAR MEETING: The Vice Chairman calls the regular meeting to order at 6:58 p.m.

Those present at the September 16, 2015 Planning Board ("the Board") meeting are: Vice-Chairman Harold VanEarden, Ron Slone, Erinn Kolligian, David Gabay, William Rice, Brett Hebner, Alternate; Mark Schachner, Esq. Planning Board Attorney and Ryan K. Riper, P.E., Director of Planning and Engineering.

Those absent are: Chairman Michael Dobis, Sue Peterson and Richard Fish, Alternate.

Those also present were: Bill Kanke and Steve Dykman of Blue Scope Construction; Frank Palumbo, RLA of CT Male; Tim Cassidy, Rick Whitson, Frank Nesbitt, Tim Cortes of Ace Hardware, Richard C. Woodcock, Jr., Scott Lansing, P.E. of Lansing Engineering, James and Marsha Reed, Chief William Morgan, Wilton Fire Department and Norman Staalesen.

MINUTES APPROVAL: August 19th, 2015 Planning Board Meeting.

The Vice Chairman asks for a motion to approve the minutes. Mr. Schachner, the Planning Board Attorney, advises the Board that only three of the Board members present at this meeting were present at the August 19th meeting and there is not a quorum to approve the pending meeting minutes. The motion will have to be tabled until October 21st.

I. APPLICATIONS

A. Versatile Shed Sales – Richard Woodcock is the Applicant for a preliminary site plan to add the use of retail sales of sheds on the property located at 241 Ballard Road on 2.2 acres, zoned C-3.

Mr. Riper indicates that Applicant has complied with the items in his September 9th, 2015 review letter.

The Vice Chairman asks if the Board is ready to address the State Environmental Quality Review Act (“SEQRA”) Environmental Assessment Form for this project. Mr. Schachner, the Planning Board attorney will go through and read the questions from Part II of the Short Environmental Assessment Form (SEAF) to the Board. The Board has reviewed Part I that Applicant completed for the Versatile Shed Sales project, an Unlisted Action.

Attorney Schachner explains there are two options for the Board to choose from: (1) “No, or small impact may occur or (2) Moderate to large impact may occur.” Those are the two potential responses for each of the following questions:

- 1) *Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?*
The consensus of the Board is “no”.
- 2) *Will the proposed action result in a change in the use or intensity of use?*
The consensus of the Board is “no”.
- 3) *Will the proposed action impair the character or quality of the existing community?*
The consensus of the Board is “no”.
- 4) *Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?*
The consensus of the Board is “no”.
- 5) *Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?*
The consensus of the Board is “no”.
- 6) *Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?*
The consensus of the Board is “no”.
- 7) *Will the proposed action impact existing: a. public/private water supplies; b. public/private wastewater treatment utilities?*
The consensus of the Board is “no” to both a and b.
- 8) *Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?*
The consensus of the Board is “no”.
- 9) *Will the proposed action result in an adverse change to natural resources?*
The consensus of the Board is “no”.
- 10) *Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?*
The consensus of the Board is “no”.
- 11) *Will the proposed action create a hazard to environmental resources or human health?*
The consensus of the Board is “no”.

Vice Chairman VanEarden asks for a motion for a negative declaration.

On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Wilton Planning Board makes a determination on SEQRA of a negative declaration regarding the site plan application by Richard Woodcock, Jr., for the use of the retail sale of sheds at Versatile Shed Sales, located at 241 Ballard Road, on 2.2 acres, zoned C-3. The motion is seconded by David Gabay, and duly put to vote, all in favor, on this day, September 16, 2015.

Mr. VanEarden confirms with Mr. Riper that the Board may move for preliminary and final approval.

On a motion introduced by David Gabay: the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Wilton Planning Board moves to grant preliminary approval of the site plan application by Richard Woodcock, Jr., to add the use of retail sale of sheds on the property located at 241 Ballard Road on 2.2 acres. Tax Map No 115.-1-15; zoned C-3. The Motion is seconded by Ron Slone, and duly put to vote, all in favor, on this day, September 16, 2015.

On a motion introduced by David Gabay, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Wilton Planning Board moves to grant final approval of the site plan application by Richard Woodcock, Jr., to add the use of retail sale of sheds on the property located at 241 Ballard Road on 2.2 acres. Tax Map No 115.-1-15; zoned C-3, contingent upon the satisfaction of the items contained in Ryan K. Riper's letter dated September 9, 2015. The Motion is seconded by Ron Slone, and duly put to vote, all in favor, on this day, September 16, 2015.

B. Ace Hardware Corporation – Preliminary site plan application for the 400,000± SF expansion of Ace Hardware Wilton Distribution Center. Vice Chairman VanEarden asks if the Board is ready to undertake SEQRA review. Mr. Schachner asks about the status of the responses from all the involved agencies. He wants to make sure that they have consented to have Planning Board as Lead Agency. Mr. Riper confirms that this is the case.

Mr. Schachner indicates that the Long Environmental Assessment Form (LEAF) will be used in this case. There are 18 “threshold” questions, each is initially answered with a yes or no, if the Board is confident that the answer to the question is no, then there is no need to review the small lettered items under the threshold question. If the answer is yes, it will be necessary to answer the small lettered items for that question. If the Board isn't sure, the Board should look to the small lettered items as well. The first topic is impact on land and the threshold question is as follows”

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. ? *The Board answers, “Yes”*. The options are “No, or small impact may occur” or “Moderate to large impact may occur” to the following statements.

Questions	Applicant's information	Answer
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	The representative from Ace states that the Geotech report shows the site to be greater than 3 feet. Mr. Schachner adds this is information contained in Part I of the EAF.	The Board consensus is no or small impact will occur.
b. The proposed action may involve construction on slopes of 15% or greater.	The representative from Ace states that there are small areas with more than 15% slope. There is a grading plan submitted to address those slopes.	The Board consensus is no or small impact will occur.
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.		The Board consensus is no or small impact will occur.
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	The representative from Ace states that yes but all the material will be kept on site. They are not excavating and transporting material off -site. They are redistributing the excavated material.	The Board consensus is no or small impact will occur.
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	The representative from Ace states that the construction will take more than one year, completion of the building will be Fall, 2016.	The Board consensus is no or small impact will occur.
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).		The Board consensus is no or small impact will occur.
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.		No or small impact will occur.

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g. cliffs, dunes, minerals, fossils, caves.)

The Board's consensus is, "No".

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g. streams, rivers, ponds or lakes.)

The Board's consensus is, "No".

4. Impact on Groundwater

The proposed action may result in new or additional use of ground water, or have the potential to introduce contaminants to ground water or an aquifer.

The Board's consensus is, "No".

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

The Board's consensus is, "No".

There are designs in place so flooding is not an issue.

6. Impacts on Air

The proposed action may include a state regulated air emission source.

The Board's consensus is, "No".

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna.

The Board's consensus is, "No".

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources.

The Board's consensus is, "No".

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

The Board's consensus is "No".

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource.

The Board's consensus is, "No".

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

The Board's consensus is, "No".

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA).

The Board's consensus is, "No".

13. Impact on Transportation

The proposed action may result in a changed to existing transportation systems.

The Board's consensus is, "No".

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

The Board answers, "yes". The consensus is "No or small impact will occur" to the following:

a.The proposed action will require a new, or an upgrade to an existing, substation.	No or small impact will occur
b.The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family	No or small impact will occur

residences or to serve a commercial or industrial use.	
c. The proposed action may utilize more than 2,500 MW hrs. per year of electricity.	No or small impact will occur
d. Will the proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	No or small impact will occur

15. Impact of Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting

The Board's consensus is, "yes". The consensus is "No or small impact will occur" to the following:

a. The proposed action may produce sound above noise levels established by local regulation.	No or small impact will occur	
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	No or small impact will occur	
c. The proposed action may result in routine odors for more than one hour per day.	No or small impact will occur	
d. The proposed action may result in light shining onto adjoining properties.	No or small impact will occur	Lights will be down facing and screened
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	No or small impact will occur	

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

The Board's consensus is, "No".

17. Consistency with Community Plan

The proposed action is not consistent with adopted land use plans.

The Board's consensus is, "No".

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

The Board's consensus is, "No".

Mr. Schachner states the Board has completed the LEAF and have answered all questions; those that were answered yes, the characterizations of the magnitude of the impacts were "no" or "small." The Vice Chairman asks for a motion for a negative declaration.

On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Wilton Planning Board makes a determination on SEQRA of a negative declaration regarding the site plan application by Ace Hardware Corporation for the 400,000± square foot expansion of the Wilton Retail Distribution Center. The motion is seconded by Ron Slone, and duly put to vote, all in favor, on this day, September 16, 2015.

The Vice Chairman asks Chief Morgan if he is comfortable with the information provided. Chief Morgan comments that with regard to the preliminary requirements, his major concern would be whether hydrants will be alongside the building. Mr. Palumbo says the plans submitted to Mr. Riper do show hydrants along the building. They are within the distances that are required under normal conditions. Up through final review, applicant will continue to work that out and show the Chief exactly where they are. Mr. Palumbo explains where the water line is. It will be extended around the building and there will be new hydrants placed within Fire Code mandated distances.

The Vice Chairman asks if Chief Morgan is okay with the plans for the hydrogen yard. Chief Morgan has looked at the hydrogen systems; he is getting documentation of the NFPA requirements. The hydrogen refueling system is very sophisticated. Until he knows the details, he can't answer as to his comfort level. The difference is when propane burns, one can see the flame. "You can't see a hydrogen flame without a thermal camera or it being dark out. You could walk into the flame before you know it's there." He also states that hydrogen is odorless. Mr. Gabay asks about whether any extra equipment will be required. Chief Morgan says every fire truck has thermal imaging cameras; there may be need for some type of hydrogen sensor or LEL meters. It may be that the LEL meters the department already has will be sufficient. Mr. Palumbo emphasizes that he wants everyone to be comfortable; there will be communications with Mr. Riper and Chief Morgan. Ace is making the commitment that everyone is assured that it is going to be a safe facility and it will have coordinated those site plans including the hydrogen gas yard with Mechanical Electrical Plumbing ("MEP") designs for the building. Vice Chairman VanEarden adds that this process will educate the Board and the fire department as well. Ms. Kolligian wants to be sure that any outstanding questions that need to be answered during the planning phase will be resolved before final and the board can take action with regard to its preliminary review. The consensus is that many specifics will be worked out before final review. On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Board grants preliminary approval to the site plan application by Ace Hardware Corporation for a 400,000± square foot expansion of the Wilton Retail Distribution Center. Property located at 55 Northern Pines Road on 129± acres, Tax Map No. 114.-2-60.1. The motion is seconded by David Gabay, and duly put to vote, all in favor, on this day, September 16, 2015.

C. Floral Estates VI - a 66-lot conservation subdivision located on Loudon Road. Joe Dannible of Environmental Design Partnership is here on behalf of Floral Estates LLC. In June 2015 Applicant Peter Belmonte of Belmonte Properties, LLC, received conceptual approval. They are present for the preliminary review and scheduling a public hearing. Mr. Dannible gives a quick overview of the site and its location. The parcel is roughly 160 acres, 130 of which are developable. Applicant applied successfully to the Town Board for a 10% density increase in exchange for land dedication and the construction of a trail from Magnolia Drive in through the proposed development. Although the site is forested, a majority of the good hardwood vegetation has been taken off site, leaving a lot of white pines and softwoods. There are ACOE wetlands on the northern edge and DEC wetlands that traverse the site from east to west. Impacts on these wetlands will be less than four tenths of an acre and applicant will be applying to ACOE for permitting and wetland mitigation for those impacts. There are existing crossings that will be kept reducing further impacts. Sixty four lots are on the south side of Loudon and two lots are on the north side, one of which is an existing house. Each lot area ranges from 20,000 SF (90'-110' feet lot width) with a couple of lots in excess of 10 acres. The setbacks being proposed: 25' front yard; 10' side yard; 50' rear yard. There will not be any homeowner's association land. There will be 50 acres of deed-restricted privately owned land, which will

remain undeveloped, but the removal of dead/diseased vegetation will be allowed. There will be 20 acres of dedicated open space to the Town, which includes the walking trail.

Two mailbox installations will be located on town dedicated lands, one at the site entrance and one other at a site to be determined. There is discussion about plans for meeting with the local postmaster. Applicant is willing to work with the Board and the Town regarding how and where the mailboxes should be installed and a meeting is suggested. There are no standards yet disseminated from the Post Office. Chief Morgan comments on his dislike of cluster mailboxes because it makes it difficult to find residences in cases of emergency. House numbers have to be a certain size by Code but they are difficult to see. Mr. Belmonte agrees that finding house numbers at night is very difficult and suggests installing lighted house number plates. Mr. Slone remarks that these issues come up time and again regarding subdivisions – he would like to see some ground rules established. The conclusion is there aren't regulations that resolve these issues.

Chief Morgan further comments on the length of the proposed road with only one access. Mr. Dannible describes the conditions that prevent another access. Mr. Belmonte adds that the single vs. a minimum of two accesses was studied and there was no history to support the contention that a single access was a detriment in terms emergency services reaching their destination. The Chief sees instances about once a year where residents on a cul-de-sac can't get out due to fire apparatus or large trees being in the way. The removal of large trees in the town ROW has been discussed with the Highway Superintendent.

The trail that Applicant is going to construct will be owned and maintained by the Town. It will be used seasonally. A five foot wide asphalt walkway is proposed with a foot and a half gravel shoulder on either side – for a total width of eight feet. There will be 12 feet clearance of vegetation on the whole path so that town vehicles can access the path. There will be a 6 inch gravel subbase on top of the compacted pre-existing grade. The set of plans the Board has does not show the trail system. The cross-section needs to be worked on. Details will be worked out with the Town to come up with an appropriate trail design and it will be somewhat "field determined." It will connect to Floral Estates II on Magnolia Drive. The path will not be near any residences; there will be a buffer. There will probably be bollards installed for safety purposes. The road length is 6500 LF – with roadside ditches; this will be an open system with a half dozen catch basins; at the wetland crossings wing curbs will direct the drainage. A sight distance evaluation from the proposed curb cut was provided to Mr. Riper. Also the trip generation report indicated that from the proposed subdivision there will be 72 trips during the PM peak hour. There will be some clearing of vegetation along the frontage of the property in order to achieve the required sight distance.

Mr. VanEarden asks for questions from the Board: Mr. Hebner comments on the narrow (90 feet) widths of the lots. Some of the neighborhoods, such as the Mill at Smith Bridge, have smaller lot frontages which serve to shorten the road and reduce the infrastructure. Without the conservation subdivision design, the road for Floral Estates VI would have been over 9000 LF instead of 6500 LF. There will be no phased construction. Mr. Hebner expresses concern about the length of the road in terms of fire truck/emergency access. Mr. Riper has commented on this in his review letter dated 9/11/15 so it can be addressed. He has discussed with Mr. Dannible the possibility of having a divided median in the roadway as a traffic calming technique. Mr. Belmonte is 100% behind the idea, but it has to be done with curbs. Another challenge is snow removal. Another suggestion is a boulevard entrance off of Loudon Road and at two points along the road, a 10' to 30' wide section of landscaping with driving lanes on either side. The Board indicates they are in favor of a boulevard entrance.

Mr. Hebner asks about the sewer capacity. Mr. Riper says the County will be looking at that and he believes they have reserve capacity. Mr. Dannible adds there has been a recent pump station upgrade and there are

new water-mains coming down Ingersol Road that will be extended down Loudon Road. Most of Mr. Riper's other comments are technical in nature and will be addressed by the time of the public hearing.

Vice Chairman VanEarden sets the public hearing on Floral Estates VI for October 21, 2015 at 6:30 p.m.

D. BJ's Wholesale Club: Ferrell Gas/Blue Rhino – amended site plan application to have a freestanding display of 20lb. propane gas cylinders for the purpose of a propane exchange program at the BJ's Club located 3067 Rt. 50. The Vice Chairman recognizes that there is no one representing the applicant. The Greenfield Fire Department has been provided with the drawings and there has been no response. Mr. Riper has suggested changes that address the location and installation of the display and safety measures that would provide protection from vehicles in the drive lane in front of BJ's; specifically the relocation of the bollards from the side of the display to the front where the drive lane is. He proposes that the Board could give approval based on the applicant's compliance with the Town's requirements for installation and location of the bollards. He is comfortable with the Board's approval based on the satisfaction by himself and Mark Mykins that the bollards are put in the right location.

NOW, THEREFORE, BE IT RESOLVED, that the Board grants approval to the amended site plan application by Ferrell Gas and Blue Rhino for the freestanding display of 20 lb. propane cylinders in front of BJ's Wholesale Club contingent on the bollards being placed in the road frontage. There are no new or different environment impacts requiring further SEQRA review. Property located at 3067 Route 50; Tax Map No. 153.-3-86.12, zoned C-1. The motion is seconded by David Gabay, and duly put to vote, all in favor, on this day, September 16, 2015.

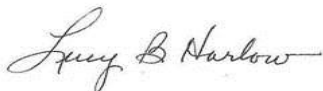
III. ADJOURNMENT

Chairman Vice Chairman VanEarden asks for a motion to adjourn. On a motion introduced by Erinn Kolligian, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 8:02 p.m. The motion is seconded by Ron Slone and duly put to vote, all in favor on this day, September 16, 2015.

NEXT MEETING ON OCTOBER 21, 2015 AT 6:30 PM

Approved:



Executive Secretary