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**PLANNING BOARD**

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Planning Board Attorney

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Secretary

**PLANNING BOARD**  
**DECEMBER 16, 2015**

**I. REGULAR MEETING:** Mr. Michael G. Dobis, Planning Board Chairman, called the regular meeting to order at 6:31 p.m.

**MINUTES APPROVAL:** Mr. Ron Slone moved, seconded by David Gabay, for the approval of the meeting minutes of November 18, 2015 as written. Ayes: Slone, VanEarden, Gabay, Dobis, Fish. Opposed: None.

Those present at the November 16, 2015 Planning Board (“the Board”) meeting are: Chairman Michael Dobis, Vice-Chairman Harold VanEarden, Ron Slone, David Gabay, Richard Fish, Alternate; Mark Schachner, Esq. Planning Board Attorney and Ryan K. Riper, P.E., Director of Planning and Engineering. Those absent are Sue Peterson, William Rice, Erinn Kolligian and Brett Hebner, Alternate. Also present are: Jeanne Wouterz, Frank Palumbo, Thomas Roohan, Dennis Brobston, Douglas Heller, Frank Parillo, Mark Payne, Larry Gordon.

**CORRESPONDENCE:** SCPB Referral Review dated 12/1/15 regarding Fusco Properties, Perry Crossing; letter from the ACOE dated 12/3/15 re: wetlands on Canyon Run Extension subdivision property; email dated 12/11/15 from Michael Valentine of the SCPB, re: Cahill’s Forest referral; SCPB Referral Review dated 12/14/15 re: Canyon Run Extension.

**II. OLD BUSINESS:** SEQRA Lead Agency Coordination

**Canyon Run Extension Conservation Subdivision:** This involves an application for a 44-lot conservation subdivision on Gailor Road, zoned R-1. On a motion introduced by Ron Slone, the Board adopted the following resolution:

**NOW, THEREFORE, BE IT RESOLVED,** that the Planning Board for the Town of Wilton, seeks to declare lead agency status for the purpose of a coordinated SEQRA review of the Canyon Run Extension Conservation

Subdivision application. The motion is seconded by David Gabay, and duly put to vote, all in favor, on this day, December 16, 2015.

### **III. APPLICATIONS:**

**Cahill's Forest Conservation Subdivision** – Conceptual review of a 12 lot conservation subdivision. Douglas Heller, P.E., of The LA Group is representing Thomas Roohan, the applicant, who is present. The subdivision was named Harran Lane Subdivision and is now known as Cahill's Forest. The parcel is 26.9 acres; the Northway is to the west of the property and it has 9.4 acres of open space. The lots are approximately 1 acre; 2 lots are slightly larger due to having a storm water easement across them. There will be a buffer along the Northway of 100 feet, and a 50 foot buffer adjacent to the existing residence. There will be on-site individual septic systems and wells. Storm water drainage will be managed by curbing, catch basins discharging into an infiltration basin.

Chairman Dobis asks Mr. Riper for his comments which are contained in his review letter dated 12/8/15. Harran Lane should be assessed for geometry and evaluated by the Highway Superintendent. A hydrogeological study needs to be performed on site, needing a minimum of 3 wells drilled. Town standard language for easements across open space needs to be added to the plans and also utility easements should be considered and may be requested. He goes over his other comments regarding the need for a stabilized construction road entrance detail and driveway culverts. Regarding the storm water management areas, a seeded gravel access road needs to be designed and constructed for access for future maintenance and that may impact the configuration of the lots. He suggests other locations for the storm water basins.

Chairman Dobis asks for questions or comments from the Board. Mr. Slone suggests that there be a discussion of the mailbox arrangement. Mr. Riper stated that the cluster mail box that is now required should be incorporated into the subdivision design but since it is a small subdivision with a short cul-de-sac, it may be possible to have a discussion with the Postmaster that conventional mailboxes would be preferable to a kiosk arrangement. It is suggested that Mr. Roohan have a conversation with the Saratoga Springs Postmaster. Mr. Roohan asks about the difference between lot numbers and mailbox addresses. If it does become necessary to have a cluster mailbox, it would be desirable to incorporate a pull-off adjacent to the mailbox. There is not a Town specification for that at this time. Mr. Riper can show the applicant some examples. In a small subdivision, Mr. Roohan asks if the mailing address be used instead of a lot number. Mr. Riper says the postal addresses are set by the 911 coordinator; the Board doesn't have the ability to assign postal addresses. Chairman Dobis asks if the Board is ready to make a motion for conceptual. On a motion introduced by Harold VanEarden, the Board adopted the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Board grants conceptual approval of the Cahill's Forest subdivision application for the construction of a 12 lot conservation subdivision off of Harran Lane, Tax Map No. 140.-2-48.41, on 26.8 acres, zoned R-2. The motion was seconded by David Gabay and duly put to vote, all in favor, on this day, December 16, 2015.

#### IV. PRE-APPLICATIONS:

**Dollar General Distribution Center:** Frank Palumbo of C.T. Male Associates and Mark Payne from Dollar General are here for a sketch plan conference. He informs the Board that the variance requested from the ZBA regarding the interior height was granted. He indicates that the exhibit shown is a working concept plan. The proposed distribution center service territory will cover the area from Maine to New York. Fifty percent of the stores it will service are in New York. The applicant is in the process of doing field surveys, wetland reviews and traffic studies and the plan will continue to evolve as more site information becomes available. The site is 93 acres and it is mostly wooded. The building size is 836,000 SQ FT with a few outbuildings such as a maintenance building, dispatch building, pump house, water tank and 2 gatehouses for controlled access to the facility. He indicates the delivery access for the trucks, the staging area for receiving on one side and the shipping area on the other side. The layout is very similar to the Ace Distribution Center. There are two guard houses: the receiving guard house and the shipping guard house are manned 24/7. The 12,000± SQ FT maintenance facility will service the cabs and the tires on the trailers. Mr. Slone asks about whether there will be a way to clean the snow off the tops of the trucks. There will be a facility for removing snow. It has not been made part of the plans yet. There is a truck scale and the snow removal will likely be located close to that. All LED lighting inside and out and the lighting on the canopies will be directed downward to minimize exposure off the property. Details of the storm water drainage are still being worked out. The distribution center will be fenced in.

The location of both the entrances and the exits are limited due to the site's proximity to the Northway; access points on the property are restricted due to a *right-of-way without access* that was imposed by the State/Feds on the boundary with Edie Road. The Exit 16 interchange will be part of the discussion with the State and County. The Town has advocated for something to be done to allow greater capacity on the bridge. The question is what DOT is going to do.

Applicant is seeking to get a traffic signal on Ballard Road directly across from the truck cap sales business. Without a signal, the delay in making a left turn onto Ballard Road would impact the business operations. In order to have a signal, there are requirements by NYS and Saratoga County (traffic warrant analyses). The question is whether the volume of traffic will trigger safety considerations. The applicant's first requisite is to see if a traffic signal will be permitted and second to have the specifics of the signal design that will keep traffic flowing. There have been discussions about alternating the times for trucks to enter and to exit. The traffic flow information is in the process of being analyzed to see what will work best. There is already some difficulty in turning left out of Edie Road. The same firm that did the traffic analysis for Ace is doing this study.

Mr. Palumbo points out and describes various parts of the site plan and the route the truck drivers will take through the site. Mr. Payne talks about the number of trips inbound and outbound. Each load contains goods for 2 ½ to 3 stores on average. There are about 150 inbound trucks and about 150 going out. The trucks leave in bursts of 3-5 at a time. As the trucks are coming back from delivering the contents, they are carrying carts and totes which are used again and cardboard from the stores is recycled in a recycling center. There are two shifts of operation: 5:30 AM to 3:30 PM and 5:30 PM to 3 AM. There will be approximately 430 employees, 50 of which are truck drivers and there will be a fifty/fifty split in the number of employees per shift.

Mr. Slone: "So there could be truck traffic 24 hours a day?" Mr. Payne says there's no rule against it. Mr. Palumbo adds that when the data from the traffic study is available there will be more detail on the more concentrated time frames. The peak AM and peak PM will be analyzed including the time when other residents will be traveling the road to get to the Northway and then combining those with the peak inbound and outbound truck traffic times. Mr. Payne says most traffic comes during the daylight hours. Chairman Dobis would be interested in comparing these peaks to the shifts of Ace and Target, the starting time and the exiting time for the employees' traffic. He agrees with Mr. Palumbo that there was some agreement between those 2 facilities about offsetting the schedules for the employees that are coming and going to assist flow of traffic.

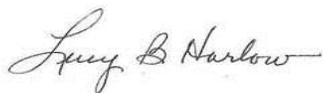
Chairman Dobis asks that Part II of the EAF be available to the Board at the next meeting. Mr. Palumbo is planning to submit an extension of Part I once the reports and data have been compiled. In the January meeting, his plan is to present the conceptual plans. Mr. Fish understands there was another location under consideration and asks if that is still the case. Mr. Payne responds there is a location in Massachusetts but in the process of due diligence, the primary location is in New York. More time and expense has been invested here than in Massachusetts.

#### **V. ADJOURNMENT:**

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

**NOW, THEREFORE, BE IT RESOLVED** that the meeting of the Planning Board be adjourned at 7:10 p.m. The motion is seconded by Ron Slone and duly put to vote, all in favor on this day December 16, 2015.

Approved: January 20, 2015



Executive Secretary