



**TOWN OF WILTON**  
**22 TRAVER ROAD**  
**WILTON, NY 12831-9127**  
(518) 587-1939

## **PLANNING BOARD**

William Rice,  
Chairman  
Harold VanEarden,  
Vice Chairman  
Michael G. Dobis  
David Catalfamo  
David Gabay  
Brett Hebner  
Jeffrey Hurt  
Alternate:  
Christopher Price

Amy DiLeone  
Executive Secretary

Ryan K. Riper, P.E.  
Director of Planning &  
Engineering

Mark Schachner  
Planning Board Counsel

## **PLANNING BOARD**

**March 16, 2022**

A meeting of the Wilton Planning Board ("the Board") occurred on March 16, 2022, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton NY 12831.

### **PLEDGE OF ALLEGIANCE**

#### **I. CALL TO ORDER:**

At 6:30P.M., Chairman Rice opens the regular meeting.

#### **II. REGULAR MEETING:**

**PRESENT:** Chairman William Rice, Hal VanEarden, Jeff Hurt, Michael Dobis, Dave Catalfamo, Dave Gabay, Brett Hebner, and Chris Price, Alternate; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel (virtual via Zoom), Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary

**ABSENT:** All members present

**MINUTES APPROVAL:** Mr. VanEarden made a motion, seconded by Mr. Dobis for the approval of the meeting minutes of February 16, 2022, as written. Ayes: Chairman Rice, Mr. Dobis, Hal VanEarden, Brett Hebner, Jeff Hurt, and Dave Catalfamo

**CORRESPONDENCE:** None other than that relating to current applications before the Board.

#### **III. APPLICATIONS:**

**A. Perry Crossing: FFBWOOD#2** Application for Perry Crossing by FFBWOOD#2 LLC for a four (4) lot commercial subdivision and the construction of two (2) retail buildings and a bank with drive-up window. Property located on Route 50 and Perry Rd on 5.12 acres, Tax Map No. 153.-3-90.5; zoned C-1.

Luigi Palleschi from ABD Engineering is here to represent FFBWOOD#2 LLC.

Mr. Palleschi:

- The layout is the same.
- The overall parcel will be subdivided into four separate parcels.
- We had some discussion last time with the sidewalk connections from Perry Road all the way to the Shoppes at Wilton.
- We had some discussion about the dumpster location and the enclosed tire storage location for Advanced Auto. These items have been added to the plans.
- We did all the engineering, grading drainage and utility work.
- We now have an agreement with Pyramid Pines. What you see on this plan is what they have agreed to. There is a buffer, we are leaving existing trees, adding trees, adding berms, and fencing. We were happy to come to a resolution and, I hope, we are at the point now where we can schedule a public hearing for both the site plan and subdivision.

There was no review by Mr. Riper, Town Engineer because Perry Crossing is only here to set the Public Hearing.

The Public Hearing is set for Wednesday, April 20, 2022, at 6:30PM

**B. Target (T-1271) Drive-up Expansion: Target Corporation:** Application for Target (T-1271) Drive-up Expansion by Target Corporation for removing the (4) existing drive-up stalls and installing (24) drive-up stalls with side load areas and a post/panel sign at the head of each stall. Also installing (2) 12'-ht solar powered wayfinding beacons and (2) 20'-ht LED lighting fixtures. Property located on 3031 Route 50 on 37.95 acres, Tax Map No. 153.-3-48.11; zoned C-1.

Jesse Shih from Kimley-Horn is here to present Target's application

Site Statistics:

- Removing the 4 existing drive-up stalls and installing 24 drive-up stalls with side load areas and a post-panel sign at the head of each stall.
- Also installing 2 twelve-foot solar powered wayfinding beacons and 2 twenty-foot LED lighting fixtures.
- The beacons will be internally illuminated with white writing and the logo on the top.

Mr. Riper, Town Engineer addresses his review letter dated March 7, 2022, to the Board.

Mr. Riper:

- There is no clear path for the connection between the Target staff door and the parking stalls.
- The light poles are located within the center walkway.
- There is a raised median between that can be cut out so the staff can access the center aisle.
- My concern is for the safety of the staff and the continual flow of going back and forth.
- Drainage structures need to be inspected and cleaned.

The Board discussed and agreed that there needs to be additional crosswalk striping.

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Amended Site Plan for Target (T-1271) Drive-up Expansion by Target Corporation for removing the (4) existing drive-up stalls and installing (24) drive-up stalls with side load areas and a post/panel sign at the head of each stall. Also installing (2) 12'-ht solar powered wayfinding beacons and (2) 20'-ht LED lighting fixtures. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated March 7, 2022. Further conditioned on providing additional crosswalk striping. Property located on 3031 Route 50 on 37.95 acres, Tax Map No. 153.-3-48.11; zoned C-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. VanEarden and duly put to vote, all in favor, on March 16, 2022.

**C. 148 Edie Rd Conservation Subdivision: New York Development Group:** Application for 148 Edie Rd Conservation Subdivision by New York Development Group for a thirty (38) lot conservation subdivision. Property located on 148 Edie Rd on 87.04 acres Tax Map No. 141.-2-80; zoned R-2.

Scott Lansing of Lansing Engineering is here presenting the 148 Edie Road Conservation Subdivision on behalf of the New York Development Group.

Mr. Lansing:

- Since the last meeting, we have worked with the various involved agencies, Wilton Water Sewer Authority and New York State Department of Health.
- The project itself is going to remain the same.
- It is currently 38 lots with one estate lot making it 39 lots total.
- We are here tonight to request final approval of this project.

Mr. Riper, Town Engineer addresses his review letter dated March 7, 2022, to the Board.

Mr. Riper:

- The entrance from Edie Road, the profile of the road, and the additional fill.
- Submission of the road names on an 11 x 17 for submission to the County and 911 services.
- At the request of Wilton Water Sewer Authority, the offsite water line connection was going to run through the woods down to Loudon Road. Now it will continue from the intersection of Edie Road and Loudon Road running to the north, up Edie Road and enter the subdivision at the northern entrance.

On a motion introduced by Mr. Catalfamo the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Final Subdivision for 148 Edie Rd Conservation Subdivision by New York Development Group for a thirty (38) lot conservation subdivision. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated March 7, 2022. Property located on 148 Edie Rd on 87.04 acres, Tax Map No. 141.-2-80; zoned R-2. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on March 16, 2022.

**D. Ingersoll Road Conservation Subdivision: Bordeau Builders, Inc.** Application for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located on Ingersoll Rd at Route 50 on 76.47 acres, Tax Map No. 154.-1-3.1; zoned R-2, RB-1.

Scott Lansing of Lansing Engineering is here representing Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc.

Mr. Lansing:

- We are proposing 41 lots, which does include a 10% density bonus (approved by the Town Board), two roadways, public water, and public sewer.
- As far as the open space we exceed the requirements.
- Stormwater will be managed on-site.
- VHB provided a traffic study. There is adequate sight distance on all the lots except for lot number 41. This lot will require a driveway warning sign.
- We are looking for conceptual tonight.

Mr. Riper, Town Engineer addresses his review letter dated March 8, 2022, to the Board.

- Review the density calculations
- Lots 17 & 18 have steep slopes and will need stabilization.
- Potential trail connections to the west.
- Lessen the number of curb cuts, especially those close to Route 50. Consider shared access.

Board discussion on the number of curb cuts and lowering the speed limit on Ingersoll Road.

Highway Superintendent, Mike Monroe voiced his concern of the increase of traffic and curb cuts on Ingersoll Road.

On a motion introduced by Mr. VanEarden the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Conceptual Subdivision for Ingersoll Road Conservation Subdivision by Bordeau Builders, Inc. for creating forty-one (41) single family lots. Property located on Ingersoll Rd at Route 50 on 76.47 acres, Tax Map No. 154.-1-3.1; zoned R-2, RB-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on March 16, 2022.

**NOW, THEREFORE, BE IT RESOLVED** that the meeting of the Planning Board be adjourned at 7:22P.M.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor on this day March 16, 2022.

Date Approved April 20, 2022. Amy DiLeone, Executive Secretary