

Wilmington Planning Board
Regular Meeting – 7 p.m.
July 12, 2010

Board members present: Bob Peters, Marilyn Moncsko, Judi Gould, Bert Yost, Ginny Crispell, and Glenn Gebel.

Public present: Randy Preston, Steve Corvelli, Bob Guynup, Paul Wos, Scott Allen from AES, Dave & Jean Baker, Guy Stephenson, Tom Hinman, Michelle Burns, Bob & Susan Hockert, Alicia Armstrong, Ceil Stephenson, Herb Crispell, Sallie Langford, Linda Latourneau and Shirley Lawrence.

Public Hearing-1st Columbia Subdivision on Bowman Lane

***Call to order at 7:00 p.m.**

*Chairman Peters read the procedure for the public hearing.

*Paul Wos presented his proposal.

*There will be 9 multi-family dwellings; 3 units each; 2-3 bedroom units; 1-2 bedroom unit.

*Project will be done in 3 phases starting the closest to Route 86 and working back towards the beach.

*There will be a HOA parcel for each phase of the project and the Right-of-way, which will be donated to the town, will also be a parcel.

*Flowering Meadow Nursery will be doing the landscaping.

*Scott Allen of AES gave an engineering presentation on the project to date.

*DOH considers it a realty subdivision.

*Each unit is considered a lot.

Public Comments

Guy Stephenson presented the board with sections of town law and a draft attorney letter asking that the project be referred back to the Zoning Board for a review of jurisdiction before proceeding. The board will forward this information on to the town attorney for review.

Sue Hockert, President of the Whiteface Mt. Visitors Bureau spoke in support of the project stating that this project relates to many of the items that Wilmington needs according to the master development plan.

Motion to close the public hearing at 7:18 by Judi Gould, seconded by Bert Yost; carried unanimously.

Further discussion on the project.

Guy Stephenson made comment on the deer population eating the plants. Paul felt that the nursery would be aware of this and know the correct plants to plant.

Bob Guynup stated that a sewage transportation district will have to be formed. Paul is aware of that and will comply with whatever needs to be done.

Regular meeting called or order at 7:25 p.m.

Glenn Gebel will be a voting member of the board.

APPROVAL OF MINUTES

Minutes of the June 7, 2010 meeting were approved with motion made by Marilyn Moncsko seconded by Glenn Gebel; carried unanimously.

Old Business

First Columbia-Paul Wos

*The subdivision will be in 3 phases

*HOA, which will be in 3 parts until the total project is complete, has been submitted for review.

*SEQR has been completed and filed as a negative declaration and also reviewed by AES.

*The DOH permits are still on hold with Susan Kennedy. Bob Peters explained the transportation corporation. Paul Wos stated that many people will try to get around this requirement by having condos instead of townhouses. They do not wish to do this.

*Bob Peters explained the difference between condos and town houses.

*WAF has been completed. The planning board needs to determine if the project is consistent with the LWRP. All projects need to comply with this law.

Motion was presented by Bert Yost, seconded by Glenn Gebel determining that this project is consistent with the LWRP and is accepted as presented; motion carried with all in favor.

***Bob Peters** went over the checklist.

*Waiting for DOH approval.

*Looking for conditional approval at the next meeting after review

WHITE PINES SUBDIVISION

***Bob Peters gave an update and went over the time line and noted that the time line can be extended.**

NEW BUSINESS-NONE

CONDITIONAL USE PERMITS-NONE

DISCUSSION

Judi Gould gave update on the progress of the Zoning Law committee. There will be a public informational meeting on July 28th at 7 p.m. at the Community Center and a public hearing on August 25th at 7 p.m. at the Community Center.

***Bob Peters asked that the board review the site plan review check list from the LWRP since this will be for any new projects in town.**

CORRESPONDENCE

***There will be a NY Planning Federation Annual Planning & Zoning Conference—September 26th-28th in Lake Placid**

ADJOURNMENT- Meeting adjourned at 7:45 p.m.; motion by Marilyn Moncsko, seconded by Judi Gould; carried unanimously.