

**Wilmington Planning Board**  
**Regular Meeting – 7 p.m.**  
**May 3, 5, 2010**

Board members present: Bob Peters, Marilyn Moncsko, Bruce Huntington, Ginny Crispell, and Glenn Gebel.

Public present: Randy Preston, Steve Corvelli, Doug & Barb Stoner, Bob Guynup, Darrell Austen, Kathy Daggett, Alison Follos, Kathleen Suozzo, George Buck, Kelly Rose, Mike Congedo, Peter Coffrin, Charles Larsen, Scott Allen from AES and Shirley Lawrence.

**PUBLIC HEARING-White Pines Subdivision-Juniper Hill-Doug Stoner**

**CALL TO ORDER** at 7:00 pm by Chairman Bob Peters.

\*Doug Stoner gave an overview of the project.

\*Application is for a 8 lot subdivision. 1 lot will be retained by the owner and 7 for sale.

\*APA has deemed the application complete.

\*DEC has accepted the Stormwater Management Plan.

\*Kathleen Suozzo of Delaware Operations went over the storm water management plan.

\*The Developer is responsible for the run off from the roads. The property owners are responsible for the run off on their own properties.

\*Kathleen stated that the run off should be less with the plan in place.

\*Each lot has been perk tested. Each lot will have its own septic and well.

\*Points raised by the DOH have been satisfied and no further changes are needed by the DOH.

\*Scott Allen has done a review of the plans and the APA is doing a more extensive review.

\*Scott submitted the following written report to the board (report attached).

\*Scott noted that the local law regarding storm water management should be reviewed.

\***Mike Congedo of 83 Juniper Hill Lane** had concerns over the storm water management.

\*He thought the plans seemed adequate. Questioned how the plans tie in with the existing drainage.

\*The Plan is designed to keep the water where it originates. Perforated pipe is put in to keep the water in one area so that it can percolate into the ground. There are also ditches on both sides.

\*Mike was worried about the water where it meets the current road. There is only one ditch on the uphill side of the road. Mike wants to be sure that his road remains accessible to him and for emergency vehicles.

\*Culverts will be installed where needed by the developer.

\*Scott Allen stated that there will have to be a transition made from the new road surface to the driveway and culverts.

**Kelly Rose-59 Juniper Hill Lane**

\*Wanted to know what stops the perforated drainage pipe from freezing in the winter.

\*The pipe is 18" and is located 4-5' deep and the pipe would never be frozen solid.

**Public Hearing closed at 7:40 p.m.**

**Regular meeting called or order at 7:40 p.m.**

**\*Ginny Crispell and Glenn Gebel will be voting members of the board.**

**APPROVAL OF MINUTES**

**Minutes of the April 5, 2010 meeting were approved with motion made by Marilyn Moncsko seconded by Glenn Gebel; carried unanimously.**

**OLD BUSINESS**

**WHITE PINES SUBDIVISION**

\*Discussion was held over the enforcement of the covenants. Bob Guynup stated that this is not the code enforcement officers job. The recourse would be to file a civil suit.

\*If there is a HOA, it is the HOA's job to address a violation.

\*Doug Stoner stated that many of these restrictions will be listed in the APA permit. The APA is a regulatory agency and not an enforcement agency.

\*Bruce Huntington suggested a special improvement district for Storm Water Management.

\*Doug has met with Bill Skufca regarding the hammerhead instead of the cul-de-sac.

\*Doug is requesting conditional approval.

\*Scott Allen needs to review the new storm water management plan and review the plans after the comments have been addressed.

\*Bill Skufca should also take another look at the project. Doug will contact Bill.

\*Bob Guynup suggested that the Storm Water Management Plan be left at the Community Center for public review.

\*Kelly Rose voiced his concerns over being bothered by external lighting.

#### **VFE VENTURES-PETER COFFRIN**

- Preliminary approval was granted at the November 2, 2009 meeting. Based on our timeline Peter Coffrin has six months to complete his task. (May 2, 2010).
- Peter has received the CP-7HOA approval from the NYS Attorney General's office.
- Peter noted that the HOA gives you a lot of latitude for enforcement of the covenants and the
- Landowners become the HOA.

**\*Motion presented by Marilyn Moncsko to approved the subdivision; seconded by Ginny Crispell. Roll Call vote: Bruce Huntington-No; Glenn Gebel-yes; Marilyn Moncsko-yes; Ginny Crispell-yes; Bob Peters-yes; Motion approved.**

#### **FIRST COLUMBIA-PAUL WOS**

\*Scott Allen gave an update on the engineering.

\*First Columbia's application has not been received to date.

\*Janet Bliss will be handling the HOA.

\*Bob Marvin will be updating the site plan.

\*Dave Magurk will be handling the DOH permits for the septic and SPDES permit.

\*Patti Harrison from Flowering Meadows will be providing concepts in landscaping for the project.

\*Sample lamp post and signage photos have been provided.

\*An appropriate amount of money has been deposited for any further outside engineering requirements.

\*DOH will treat this as a realty subdivision. Would be treated as a 28 lot subdivision.

\*The Planning Board should be the lead agency and would determine either a negative or positive declaration.

\*The DOH has control over townhouse/condo development.

\*Bruce Huntington had questions over permitted use of the property as well as clustering development.

\*Scott Allen noted that the Zoning Board has made their determination on the multi-unit application.

#### **NEW BUSINESS-None**

#### **CONDITIONAL USE PERMITS- None**

**Discussion-Storm Water Management Plan will be sent to everyone for review.**

**\*NY Planning Federation conference will take place in Lake Placid, September 26-28.**

**Meeting adjourned at 8:35 p.m.**