

**Wilmington Planning Board**  
**September 8, 2014-7:00 P.M.**

Board members present: Bob Peters, Ginny Crispell, Marilyn Monscko, Tony Nickinello, Bert Yost and Judi Gould.

Public present: Leonard Forbes, Marien (Betsy)Wilcox, Rita Thwaites, Mary Ellen Muzzy, Jude Perkett Jr., Suzanne Gebel, Maurice Fletcher, Bob Guynup, Diane Kirby, Rebecca Rondeau, Liz Miskovsky, William Skufca, Susan Corvelli, Lorraine Vincent, Claire Keiffer, Barbara Rothman, Dolores Forbes, Cliff Holzer, Kyle Hewey, John burns, Joanne Kordziel, Merri Peck, Blanche Peck, Eric Diehl, Leslie & Carl Kopec, Mary Ann Yuro, Jean & Andy Cavallero, Sylvia Mustelier, Dick & Jane Sibalski, Bonnie Lawrence, Vanessa Winch, Mackenize Dubay, Jami Bowen, Jody Borden, Jean Borgers, Ken Borgers, Frank Turek, Janet Barnes, Lori Hoffman, Jennifer Wright, Penny Depo, Sue Holzer, Mark Holzer Sr., Mark Holzer II, Kate Cooper, Mr. & Mrs. Joseph Honigmann, Chip & Julie Grundon, Billie Yando Colleen Bruce, Eileen Valentine, Sarah Adams, Patti McConvey, Bill McConvey, Judy Winch, Linda Lawrence, Marylouise Dowd Thukral, Beatrice Perkins Dowd, Allen Fry, Eva Andersson, Jim winch, Bill Barnes, Jonathan Wright, Joseph Kostoss, Marvin Bombard, Debbie Bombard, Art Gates, Scott Briggs, Tom Levenson, Joseph & Jacquelyn Bentley Dum, Thomas Conway, Barbara Reed, Jaelyn Burke, Jo Hood, Eugene Loughran, Bill Waldy, Ed Hood, Joe McAvoy, Robert Hockert, Jeffrey Potter, Debbie Potter, Laren Garfield, Richard Garfield, Hollis Duensing, Guy Stephenson, Ralph Schissler, Phyllis Duprey, Joyce Terry, Charlie Terry, Wendy Holzer, Lyle Holzer, Gary Williams, Jean Baker, Lisa Dyslin, Nick Dyslin, Barbara Funk, Don Funk, Wendy Grossmann, Paula Lyon, Jeri Wright, Mark Payette, Karl vonEntress, Cody Bryant, Gary Duprey, Gary Williams, Jean Baker, Al Armstrong, Jean Snow, Eva Andersson, (plus many that did not sign in)

**CALL TO ORDER AT 7 P.M. BY CHAIRMAN ROBERT PETERS.**

**APPROVAL OF AUGUST 4, 2014 MINUTES**

Motion to approve by Judi Gould, seconded by Tony Nickinello; carried unanimously.

**APPROVAL OF AUGUST 25, 2014 MINUTES**

Motion to approve with one correction (Marilyn Moncsko was not present) by Judi Gould, seconded by Marilyn Moncsko; carried unanimously.

**NEW BUSINESS**

1. Fran Walton--2 lot subdivision.

\*Bob Guynup explained the two lot subdivision.

\*It is a family subdivision.

\*The lot is 2.74 acres; to be divided into a 1.74 acre lot with Fran's house and a .74 acre lot with the manufactured home on it which will be gifted to her daughter.

**\*The Planning Board recommendation will be to approve the subdivision.**

2. Robert Johnson-Area variance for a carport on Fox Farm Road; across the road from the KOA.

\*He previously received a variance to reduce his setback from a scenic corridor to 50 feet from 150 feet due to the triangular shape of his lot. His house is 60 ft. from the center of the road and he wishes to build a carport in front of his home (he presently parks in that area).

**\*The Planning Board recommendation is to approve the variance.**

**OLD BUSINESS**

1. Jude Perkett Builder/Francis Savage Owner---WAF is required.

\*Jude presented his Waterfront Assessment Form for property owned by Francis Savage, located on Route 86 adjacent to the last property that he applied for. This lot is 2.31 acres.

\*His only wish is to clear the property at this time.

**\*Motion to accept the WAF as submitted and to allow only the clearing of the lot presented by Bert Yost, seconded by Judi Gould; carried unanimously.**

2. Roy Holzer-gas station proposal.

\*Roy explained his plans for the gas station and pointed out the drawings for the area done by John Peck as well as survey maps done by Bob Marvin.

\*Talked about history of gas stations in the community. Going from 6 or 7 to none. There is a general lack of amenities now compared to then.

\*Been in retail for 20 years and was not crazy about the idea of going into \$500,000 debt for a gas station. He did all he could to try and get someone else to come in and take over the old gas station on the four corners. This is a huge project for them.

\*Roy believes strongly that the future of this community hinges partially on a gas station in Wilmington. Not only for residents but for tourists.

\*All of his parcels are commercially zoned.

\*The proposal is to tear down the house located to the left of the Little Supermarket and have the gas pumps in that location. He investigated the area between the store and the hair salon but found there were drainage issues in that location.

\*He will have 2 pumps with 4 nozzles.

\*Lighting will be low recessed LED lights.

\*They are currently working on a supply agreement with Hyde Fuel and would be Mobil branded..

\*Roy feels that gas will help re-establish the Town as a tourist community.

2. Planning Board comments and questions.

\*Bob Peters noted that the Board follows the code book when making decisions on all projects.

\*Tony Nickinello questioned if there would be training in the event of gas spillage.

\*Roy stated that there would be a training process and that the pumps are set up with alarms for any type of spillage event.

\*Tony Nickinello suggested that the area might have to be changed to allow for large campers that might be towing a car behind it to allow them to pump gas and not congest the area as well as providing space for emergency vehicles if required.

\*Roy agreed to make these allowance and change the area to allow for this.

\*Tony questioned if there was water seepage, where would it go.

\*Roy stated that this would be addressed when the paving was done.

\*Judi Gould questioned if the removal of the house would create any additional run-off.

\*Roy did not believe that it would. Paving will be done in the area of the gas pumps and around the Little Supermarket in front of the hair salon as the first phase of paving with more to be done as funds permit.

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\*Judi Gould questioned signage.

\*Roy stated that some of the old signs would be removed as he wishes to follow the town theme for new ones.

\*Judi Gould had concerns about public restrooms.

\*Roy allows public to use his restroom in the store and the hardware as well as supplying a port-a-potty by the hardware store. He may be required to have another one and would comply with that if so.

\*Bert Yost had no concerns or questions.

\*Ginny Crispell thought there should be another small island of some sort to delineate the entrance to the store.

\*Roy agreed to set up something to take care of this issue (flower barrels possibly)

\*Bob Peters mentioned that there were other agencies that would be watching this project.

\*Roy stated that DEC needed to be notified with a letter of intent at the beginning and would be involved throughout the whole project.

\*Bob Peters stated that the board would require that all training, paperwork that involved DEC and any other documents from all companies involved in the project be submitted to the planning board for their files.

\*Roy agreed to this as a condition.

Twenty letters of support of the project had been received. They were read by Ginny Crispell and are part of the file. Letters were received from:

Sherry Fitzgerald, 5 Everest Lane, Wilmington, NY 12997

Al Armstrong, 5712 Route 86, Wilmington, NY 12997

Don & Margie Dislevy

Chip Grundon of Lake Placid/Whiteface Mtn. KOA

Donna Griffin, 6047 NYS Rt 86, Wilmington, NY 12997

Bill & Diana House, 7 Thrapp Way, Wilmington, NY 12997

Raymond P. Curran, 484 Hardy Rd., Wilmington, NY 12997

Thomas & Darling Richardson, 138 Springfield RD, Upper Jay, NY 12987

Ricky Nolan, P O Box 32, AuSable Forks, NY 12912

Carl Rubino and Sabine Weber, P O Box 523, Wilmington, NY 12997

Adrienne and Joseph Kuczjowski, P O Box 533, Wilmington, NY 12997

Paul Casson, whiteface Region Business & Tourism Center. 5753 NYS Rte 86, Wilmington, NY 12997

Michael HJ Dowd, 3610 Echodale Ave., Baltimore, MD 21214

Arnold & Susan Mills, 20 Yacht Club Drive #314, North Palm Beach, FL 33408

Don & Cindy Hinds, 595 Tortola Ave., Tavares, FL 32778

Merri Peck, Wilmington, NY 12997

Doug & Barb Stoner, Wilmington, NY 12997

Joe & Ellen Kerigan, Wilmington, NY 12997

Pamela Macdonald, 1491 Bonnieview Rd., Wilmington, NY 12997

Marjorie Swift, Wilmington, NY 12997

The following people spoke in support of the project:

Gary Duprey

Gary Williams

Charlie Terry for Wendy Holzer

Jean Baker

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Suzanne Gebel  
Mary Ellen Muzzy  
Jean Snow  
Eve Andersson  
Jaelyn Burke  
Betsy Wilcox

**Board Discussion**

\*The board had no further discussion or concerns.

**Judi Gould presented a motion to approve Roy & Becky Holzer's endeavor and to approve their application and building of the gas station; seconded by Bert Yost**

**Roll call vote: Judi Gould-yes**  
**Marilyn Moncsko-yes**  
**Tony Nickinello-yes**  
**Bert Yost- yes**  
**Robert Peters-yes**

Meeting adjourned at 7:58 p.m.

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