

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

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

Public present: Randy Preston, Steve Corvelli, Doug & Barb Stoner, Bob Guynup,, Kathy Daggett, Kathleen Suozzo, Paul Wos, Scott Allen from AES and Shirley Lawrence.

Regular meeting called on order at 7:00 p.m.

Ginny Crispell and Glenn Gebel will not be voting members of the board.

APPROVAL OF MINUTES

Minutes of the May 3, 2010 meeting were approved with motion made by Marilyn Moncsko seconded by Bert Yost; carried unanimously.

OLD BUSINESS

WHITE PINES SUBDIVISION

Kathleen Souzzo read the following letter from the DOH.

May 28, 2010

Ms. Kathleen Suozzo, P.E.
Delaware Operations, Inc.
8-12 Dietz Street, Suite 303
Oneonta, NY 13820

Re: White Pines Realty Subdivision
Wilmington (T), Essex County

Dear Kathy:

I'm writing in response to your letter of April 15, 2010 and our telephone conversation today regarding the proposed White Pines Realty Subdivision in the Town of Wilmington. You have sufficiently addressed all of the requirements necessary for the NYSDOH to approve the engineering plans for the realty subdivision. We will approve the engineering plans when they are submitted to this office.

Please submit at least two Mylar sets of the final plans to this office for approval. Please call me if you have any questions.

Sincerely,
Kevin C. Scheuer, P.E.
Senior Sanitary Engineer

*Kathy noted that there would be one change; a wider pathway around the retention pond.

*Judi Gould stated that Scott Allen had spoken about the restrictive covenants at the April meeting; the APA permit will address all of the covenants.

*There was discussion the project being completed in two phases. Doug Stoner decided that he would plan on finishing the project in one phase.

*Doug is looking for final approval tonight.

*The Waterfront Assessment Form has been completed.

*An updated copy of the covenants were submitted.

*There was some discussion on Lots 21 and 22 which belong to Mike Congedo. Once the road is dedicated to the town these lots will be adjacent to the road.

*Bruce Huntington questioned how the covenants are enforced; all deeds refer to the covenants that are on file in the County and each homeowner will get a copy of the covenants. The other homeowners have the option to bring action to enforce the restrictions.

*Kathy went over the options for stormwater management; rain garden, swale lined trenches, infiltration systems.

*DEC has enforcement capabilities as well as the town with the new stormwater management policy.

*Contractors need to be certified to work on stormwater management.

*Scott Allen noted that this is a type 2 action and no SEQR action is required. He further stated that the applicant be required to complete the road construction and obtain approval from the town before lots are sold.

*Doug Stoner stated that this is addressed in the APA permit also. He would like to do the road as soon as possible.

*Doug has 62 days to file in the county clerk's office.

***Motion was presented by Bert Yost to grant final approval with the condition that the road is accepted by the Town Highway Superintendent and the deed is passed to the Town Board for approval as well as the drainage requirements are met for the SWPPP and the project meets the intent of the LWRP and meets all plans and specifications as presented in the application; motion seconded by Marilyn Moncsko:**

Roll call vote: Marilyn-yes; Judi-yes; Bruce Huntington-yes; Bert-yes; Bob-yes.

FIRST COLUMBIA-PAUL WOS

*Application has been submitted.

*Will be a 3 phase subdivision-27 units.

*They will deed the right-of-way to the town.

*Will be considered a 31 lot subdivision: 27 units; 3 homeowner parcels and 1 parcel deeded to the town.

*Phase 1 will be the area closest to Route 86; Phase 2 will be the center area; with phase 3 being the closest to the beach.

*Bert Yost stated that there was a need for an additional dumpster. Paul agreed to place a temporary dumpster.

*Janet Bliss will be handling the HOA.

*First Columbia has their SPEDES permit.

*SWPPP has been sent to DEC as a courtesy.

*AES has reviewed the project since it was before the Zoning Board

*Project has been determined non-jurisdictional by the APA.

*The Planning Board has to complete the SEQR process and make a determination of significance.

*Scott Allen went over the SEQR form item by item with the board to complete the form. A poll vote was taken on all items.

***Motion was presented by Marilyn Moncsko to file a negative declaration on the SEQR form; seconded by Bert Yost:**

Roll call vote-Marilyn-yes; Bert-yes; Judi-yes; Bruce-No; Bob-yes.

KATHY DAGGETT was invited to make her presentation but chose to come back to the next meeting.

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FIRST COLUMBIA-continued

*The Waterfront Assessment form has been submitted.

*DOH has the septic plan; they are awaiting a comment from them.

*Bob Peters has spoken with the town attorney regarding cluster development and clustering does not pertain to this project.

*Paul Wos is requesting a public hearing.

*The Board agreed to having the public hearing on July 12, 2010 provided all the information has been received.

*The board needs DOH comment; SWPPP information; copy of HOA information.

NEW BUSINESS

***Bob Guynup informed the board about an application by Lucille Obst that he is considering a gift because it will be given to the kids.**

***APA will have jurisdiction because of the wetlands.**

CONDITIONAL USE PERMITS

Bill Eaton-no issues.

Ted Holzer-no issues

Dale Estes-there were logging issues with the family members.

***There will be a zoning laws committee meeting on Wednesday.**

ADJOURNMENT- Meeting adjourned at 10:10 p.m.