

**Wilmington Planning Board**  
**August 4, 2014-7:00 P.M.**

Board members present: Acting Chairman Ginny Crispell, Marilyn Monscko, Bert Yost and Tony Nickinello.

Public present: Robert Guynup, Steve & Susan Corvelli, Roy & Becky Holzer, Randy Preston and Shirley Lawrence.

**THE REGULAR MEETING WAS CALLED TO ORDER AT 7:00 P.M.**

**ACCEPTANCE OF MINUTES: One Correction-Herb Crispell was in attendance.**

**July 7, 2014 minutes**-Motion to accept with correction by Marilyn Moncsko, seconded by Bert Yost; carried unanimously.

**OLD BUSINESS:**

**1 None**

**NEW BUSINESS**

**1. Roy Holzer presenting information on his gas station proposal.**

\*Roy presented his application for a Special Use Permit with attached drawing and service station quote.

\*The pumps would be located to the left of the Little Supermarket where there is now a house. The house would be torn down.

\*Roy is working on a deal with Thomas Hyde for the fuel. He is waiting for financing with the closing taking place on August 18th.

\*He would have diesel fuel in addition to gas. He already has kerosene available at the hardware store.

\*He may have to consider extending operating hours during the evening.

\*He plans to do in-ground testing of the soils before installing the tanks and when he no longer operates the business, if that ever occurs.

\*DEC and another company will be monitoring the fuel.

\*The mobil sign will be on the pump canopy.

\*Any other signage will be incorporated into the existing sign.

Bert Yost presented a motion to accept the presented application as being complete; seconded by Tony Nickinello; carried unanimously.

Motion by Tony Nickinello to set a public hearing for August 25th, seconded by Bert Yost; carried unanimously.

Meeting adjourned at 7:45 p.m.

**Wilmington Planning Board**  
**August 25, 2014-7:00 P.M.**

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

Public present: Steve & Susan Corvelli, Roy & Becky Holzer, Rachael Finn, Tim Northrup, Barbara Rothman, Diane Kirby, Celia Stephenson, Randy Preston, Michelle Burns, Mary Miskovsky, Darin Forbes, Scott Millington and Bob Guynup.

**PUBLIC HEARING FOR ROY HOLZER, LITTLE SUPER GAS STATION  
CALLED TO ORDER AT 7 PM.**

**1. Roy Holzer--Presentation about the proposed gas station.**

- \*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 the businesses in town are struggling.
- \*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. Tearing down the building is the last thing he wanted to do....since he has restored all the other buildings he has acquired, but tearing it down is vital for him to succeed.
- \*He will have diesel as well as gas and kerosene (he already has).
- \*The pumps will be closer to the Little Supermarket than the neighbors.
- \*It will be set up to control the flow of traffic in and out.
- \*Lighting will be low recessed LED lights.
- \*Roy currently employs 16 people and would need to hire a couple more.
- \*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 questions to Roy.**

- \*Ginny Crispell questioned what the estimate of the number of vehicles that go in and out of there now.
- \*Roy didn't have an estimate but noted that sales were up 30-35% since the other store closed. He felt that should not be any busier than they are right now.
  
- \*Bob Peters spoke about the NYS requirements as they relate to the tanks.
- \*Roy stated that NYS was the toughest when it comes to the requirements that need to be met and that everything would be done according to the requirements.
- \*Roy noted that he wouldn't have the store forever and that he would be doing everything with an exit plan in mind for the future. This includes having no problems with the tanks in the future.
- \*There is a computer system that accounts for every gallon of gas that goes in and out of the tanks. The tanks are fiberglass and double lined. Roy is taking out extra environmental insurance and any problems will be dealt right away. Test wells will be done prior.
- \*The tanks are guaranteed for 30 years. If there is a breach in the system the tank alarms will go off because of vapor sensors. DEC needs to be notified right away if there are any problems.
- \*Roys main concern is that they do it right the first time.
- \*There would be 3 pumps; diesel, unleaded and super unleaded and kerosene

\*DEC will be involved during the whole process.

\*No tests of the soil have been done at this time.

\*A company called Dalrymple out of Saratoga Springs will be installing the tanks. They do all the Stewarts gas tank installations.

\*Gas could be available by Thanksgiving if all goes well and the application is approved.

\*Paving would be done only in the gas station area at this time due to the cost and the fact that Roy would like to install a good generator system.

\*Judi Gould asked if there were any plans for any type of street scaping/landscaping.

\*Roy will do some by having an island and shrubs and eventually do more in the town theme of landscaping.

\*Bob Guynup questioned the size of the tanks.

\*Roy stated there would be 8,000 gallons of super unleaded; 4,000 gallons of regular unleaded; 6,000 gallons of diesel.

\*The tanks would be service on both sides.

\*Judi Gould asked if someone was drawing up plans for the project. She felt there should be a plan on file to know exactly where the tanks are..

\*Roy noted that they needed to dig first before they can determine where everything will be located.

\*There will be one canopy and 2 pumps and that is where the tanks will be.

\*There will be a blueprint layout of the tanks after they are installed and Roy will be happy to share them with the board.

\*Bob Peters noted that there is a duct work system that the piping goes through so it can always be accessible and is a sealed container with a backup system. Everything is monitored by a computer system.

\*Ginny Crispell questioned if there would be a change in store hours.

\*Roy thought that it might be possible in the summer time but probably not in the winter and possibly weekend winter hours if there is a need.

This would be a business decision based on the need.

## **PUBLIC COMMENTS AND QUESTIONS**

### **Rachael Finn**

\*What size would the canopy be? Reply-20 x 44 with 15.6 ft clearance.

\*Rachael agreed that the town needed a gas station.

\*Rachael's concerns:

\***Location**-this is one of the most dense areas of population in Town with many residences within close proximity of 50'. She felt the Holiday Lodge was an ideal location or at the corner of Springfield and Route 86 where the Wilson Farms store/gas station use to be. Thought the Town might be able to help with funding for a gas store project in Town.

\* **Concerns**-Too close to neighboring properties

Decrease in property values.

Increase in pollution.

Hazardous waste & smells

Lights and signage.

Increase in traffic.

Noise levels

If Roy sells at some time, what guarantees that a new owner will have the best interest of the neighborhood in mind.

Design should fit into the community

Lack of competition: She thinks it should be given a little more time If Roy has the Little

Supermarket and a gas station, no one will wish to establish a similar business in Wilmington. Will never have a choice of where to do business.

### **Diane Kirby**

\*Diane voiced her approval of Roy's accomplishments in the Town and the fact that there are so many places closed. The town has worked hard to try and get someone to come in and take over Wilson Farms to no avail. The Town needs a gas station but the taxpayers cannot pay more taxes to fund one. She feels Roy is the only option. She works part-time at Santa's Workshop and has been questioned as to "how do people live in this Town.....no grocery stores...no gas station?" She feels the town needs businesses to survive. No other businesses will invest in this town without a gas station. We need to have a gas station.

### **Kate Cooper**

\*Kate agreed that the Town needs a gas station.

#### **Concerns-Noise**

Lighting

Property Values

She would love to support Roy & Becky but they live out of town and can escape; the neighbors can't. She hopes it is not across the street from her.

### **Ceil Stephenson**

**Concerns:** Increase in traffic

Safety of the kids on the "strip"

Location is not clear to her.

Ceil agrees that there is a need for a gas station but would like it somewhere else. She mentioned the Holiday.

### **Roy Holzer**

\*The economic reality is that without gas the Town will be on "life support". No one wants to come to Wilmington to invest.

\*He tried to lease Wilson Farms at one time to try and get gas back into town.

\*Roy has struggled with every option for having gas in town.

\*If someone can find a Company that would come in and establish a gas station he would be happy to withdraw his plans. There is no money to be made in the sale of gas.

\*Even without gas the plan to tear down the building would remain because it is not worth putting money into it because of a bad foundation.

## **COMMENTS RECEIVED BY MAIL**

**Lynn Gaffney-none**

**Steve Lester-letter supporting the project**

**Scott Millington-spoke with Roy about the construction of some type of fence by his driveway...Roy agreed to pay for and install the fence.**

**Yvonne Nichols-letter supporting the project**

**Randy Preston** explained the town's involvement in the search for someone to take over Wilson Farms before it closed. He talked to numerous outfits that had no interest in locating in Wilmington. Stewarts felt that Roy was threat because he has an established business. The main issue with the property is a previous gas spill on the property and DEC will not give a "clean bill of health" because of this issue. Some companies stated that a gas station could not support itself and it would have to be in conjunction with a store to survive. Randy feels that without gas the town is dying as a tourist community. He further noted that the town would like to get the

Wilson Farm land and tear it down just to get rid of the eyesore in the center of town. As it stands now that site will never be a gas station again. There are various grant programs to assist but they are very limited. The town has checked on everything out there for help and has given that information to Roy. The town fully supports Roy.

**Scott Millington** questioned how close the pump tavern would be to his driveway/garage.

**Roy** stated that they would not encroach on any of that area because that is another whole parcel. The canopy and gas will be on the property where the house is now located.

Roy further noted that he had approached Stewarts to have gas and they were not interested in his location. Roy would have no problem with the Town putting a cap on hours to make it better for the neighbors. Restrictions would be for the lifetime of the property. Traffic will be flowing in and out on the Range Hall property.

**Tim Northrup** suggested paving the area and showing moving patterns and delineated parking areas to help with traffic flow.

**Roy** stated that he planned to pave the necessary area and more as he can afford to.

**Judi Gould** questioned the availability of bathrooms to the public.

**Roy** allows the public to use the store bathroom, the hardware as well as the port-a-potty by the Hardware Store.

**Darin Forbes** feels this is the last hope for a gas station in Wilmington and there will be no business left in Wilmington if we wait 5 years to pursue this. He further felt that there was a mistake made at one point by allowing residential use in a commercial district.

If someone buys Roy's property they would have to go before the Planning Board and reapply to operate the business. Darin is in total support of the project

Bob Peters noted that 40% of the town tax base is supported by businesses.

Bob Peters informed everyone that the Planning Board will meet on September 8th to vote on this application. He requested that the board review pages 16-32; 98-110 and 111-114.

Meeting adjourned at 8:08 p.m.

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Meeting adjourned at 7:45 p.m.