

Wilmington Planning Board
March 2, 2015

Board members present: Bob Peters, Tony Nickinello, Bert Yost, Judi Gould and Ray Curran.
Ray Curran will be a voting member.

Public present: Tom Hinman, Randy Preston, Steve and Susan Corvelli, Ralph Schissler, Jerry Bottcher and Alicia Armstrong.

CALL TO ORDER AT 7:00 P.M. BY CHAIRMAN ROBERT PETERS.
APPROVAL OF JANUARY 5, 2015 MINUTES

Motion to approve by Bert Yost, seconded by Tony Nickinello; carried unanimously.

OLD BUSINESS: NONE

1. 2 lot subdivision for Todd Ottenstein on Hardy Road represented by Ralph Schissler from Adirondack Surveying, Jay, NY

*Bob Peters removed himself from comments because he is a neighbor.

*This meeting is for a sketch review for lot #1 and a presentation of the building location on the subdivision.

*The setback from the scenic corridor is 150 ft.

*Ralph stated that the better design for the house and the septic system would fall inside of the 150' setback.,

*Ray Curran would like to see the septic system design as well as being able to walk the site.

*The board agreed that they would like to stay within the setback requirements if possible.

*Ralph will put up stakes for field review.

*The building will be a rental.

*Ralph will be on the agenda for the April 6th meeting.

2. 2 lot subdivision for Pat McIntyre on Bonnieview Road. No update at this time.

NEW BUSINESS-NONE

CORRESPONDENCE:

1. 18TH Annual Adirondack Park Local Govt. Day Conference.
2. Essex County Clerk-December-Adirondack Logging Corp.--map filed
- 3 NYS DOT letter concerning any work performed on the State Right-of-way.

DISCUSSION:

1. Discussion on the increased number of rental properties in Wilmington and the lack of bed tax collection on these properties.

2. There was discussion on idea of architectural review for project that seemed unusual and do not blend in with the neighborhood. It was felt this sort of review might be done at the request of the CEO. It was felt that building permit applications should be presented with specific plans showing what is going to be built. The board felt that this is the time to look at any changes to be added to the planning document so that all changes can be put into place at the same time.

3. There was some discussion on the Land Use Moratoria which would pertain to health and safety.

Randy Preston noted that a mistake had been made by the issuance of a building permit for the Springfield Road dwelling and that it was not likely to happen again. The board felt that an architectural review board would give the CEO something to work with and give him options when he gets an application that is unusual.

Discussion ensued on the Town Houses now being operated as a business and being rental units. Vacation rentals are not being considered a business.

Discussion on closed properties. Jerry Bottcher suggested that businesses that close for the winter be asked to advertise on the property that they are closed for the season and when they will reopen.

Steinhoffs-changing ownership names.

Mels-Building permit expires soon.

Rosalia's-No plans

Whiteface Chalet looking at subdividing.

The Town presently has no way to make sure applicants continue and complete a project.

Bob Peters asked that the Zoning Board make a list of things that should be in an architectural clause. There is also a need to see what is presently being submitted by the applicant to determine if the CEO is getting all the information that is necessary.

Meeting adjourned at 8:16 p.m.