

Wilmington Planning Board
Regular Meeting – 7 p.m.
April 5, 2010

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

Public present: Randy Preston, Steve Corvelli, Doug & Barb Stoner, Alison Follos, Bob Guynup, Paul Wos, Al & Alicia Armstrong, Jeri Wright, Darrell Austen, Kathy Daggett, Lora Bushy, Kathleen Suozzo, Eric Voorhis, Lake Placid News and Shirley Lawrence.

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

APPROVAL OF MINUTES

Minutes of the March 1, 2010 meeting were approved with motion made by Bert Yost seconded by Judi Gould; carried unanimously.

OLD BUSINESS

VFE VENTURES

- 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) Bob has tried to contact Peter and has had no return call. This item to be discussed at the May meeting.
- Still outstanding is a letter or form from the State Department or other proper entity, that the HOA has been accepted and granted for use.

WHITEFACE OVERLOOK-Alan Oppenheim.

*The APA is the lead agency.

*Preliminary approval was granted on July 6 and an extension was granted by the Wilmington Planning Board on January 4, 2010. Based on our timeline Alan Oppenheim has six months to complete his task. (July 4, 2010)

*APA approval was granted on February 17, 2010

*This development as stated by the APA is a CONDO project and is no longer a subdivision for consideration by the Planning Board.

*A resolution is needed to rescind the March 1, 2010 determination as the Wilmington Planning Board no longer has jurisdiction.

*Bruce Huntington presented Bob Peters with a copy of the Condo Act. Bruce Huntington (speaking as a neighbor) feels it is a subdivision and the board should have an attorney's opinion. Bob Peters informed him that the Town has an opinion from the attorney. It was noted that the attorney opinion only addresses the concerns of the Zoning Board and not the Planning Board.

*Bruce reviewed the meaning of a subdivision.

*Discussion was held on the fact that the land is staying as one unit and is not being divided; therefore it is not a subdivision.

*Judi Gould questioned how the application turned from a Town House to a condo.

*This change had nothing to do with the board.

*Bert Yost did not feel that the attorney had answered the question of the Planning Board and would like to see the attorney's opinion before rescinding the motion. Glenn, Marilyn and Judi all agreed.

*A phone call was made to Attorney Martineau and his opinion was that since APA has granted approval the applicant is all set. He will provide this opinion in writing. *Bruce Huntington went over the condo act with the attorney. The attorney felt this pertained to taxation of the property. The board felt that they played no role in the taxation process.

***Motion was made to rescind the following March 1st resolution: Motion presented by Bert Yost to grant final approval with the condition that the town attorney review and agree that this board has jurisdiction; motion to rescind was made by Bert Yost, seconded by Marilyn Moncsko: Roll call vote: Judi Gould-yes; Marilyn Moncsko-yes; Bert Yost-yes; Glenn Gebel (voting in place of Bruce Huntington)-yes.**

WHITE PINES

***DOUG STONER-100 ACRE SUBDIVISION ON JUNIPER HILL.**

*Applications have been filed with the APA, DOH, DEC notice of intent and the Wilmington Planning Board.

*Doug gave an update on the project status.

*Bert questioned if Doug had noticed problems with the drainage during spring thaw. He did not and felt with the Stormwater Management Plan, the situation should be better.

*Bob Peters has reviewed the information and feels this is one of the best completed applications that the board has dealt with.

***Public hearing set for May 3rd.** (Bert Yost and Judi Gould may not be present for that meeting)

NEW BUSINESS

First Columbia – Paul Wos

*Paul Wos gave an update on the changes that had taken place since the original application was presented to the Zoning Board of Appeals.

**The project is now 27 units on one parcel of land. There will be 9 buildings with 3 units each; two 3 bedroom units and one 2 bedroom unit. The bedrooms will be on the first floor with the living space upstairs.

**The buildings have been moved away from the beach area as far as possible.

**There will be two driveways off from Bowman Lane.

*The Zoning Board has granted a Variance and a Conditional Use Permit.

*All issues have been resolved with the town engineers.

*Will be submitting an application to the Planning Board within a couple of weeks.

*Bob Peters would like AES to attend the next meeting to explain everything to the board.

*Judi Gould would like to see the submission of a detailed landscaping plan.

*Paul will submit a detailed plan and is willing to provide more cover if the town requires it.

*Bert Yost questioned if there would be a second walk or bike path to the beach. There is none planned.

*Bowman Lane will be dedicated to the town.

*Building will start at Route 86 and progress one building at a time as they are sold.

*Parking spaces will be 2 per unit. Requirements are 1 ½ per unit.

*The plan is to hire local help with the Project Manager being from Albany. They will deal with local lumber suppliers if they can provide what is needed.

*Judi Gould suggested having more than one dumpster.

*Utilities will be underground.

*There will be a Homeowner's Association.

*Signage was discussed. Paul will send a copy of the sign they are considering.

*The water line will be under the sidewalk.

*The HOA will contract out the maintenance so there will be no need for a maintenance shed.

*Paul Wos will attend the next meeting along with AES.

*Judi Gould had concerns over extra parking for visitors.

Conditional Use Permits

- 1. Steinhoffs-Kathy Gibson-no comment.**
- 2. Retail Fly Shop-Tom Conway-no comment**
- 3. Wellness Center-Meg Parker-Going from home occupation to commercial use. The board suggests that the ZBA look at parking and the regulations that pertain to the change of use and the site plan considerations under Article 5C3.**
- 4. Logging at DeMacy's-Dale Estes-suggests following DEC and LWRP guidelines.**

Discussion

*APA Local Government Day-All members thought it was a good session.

Correspondence:

Judi Gould gave an update on the progress of the project.

Bert Yost would like the subdivision regulation available on the town website.

ADJOURNMENT- 8:45 p.m.