Town of Wilmington Planning and Zoning

Meeting Minutes for June 7, 2022

Minutes of the Town of Wilmington Planning and Zoning Regular Meeting held on the above date at 7:00pm in the Board Room of the Community Center, 7 Community Center Circle, Wilmington, NY 12997

Present: Michael Goddeau Zoning Board Member

Chip Grundon Zoning Board Member

Jerry Bothcer Zoning Board Member

Bob Peters Zoning Board Alternate

Anthony Nickinello Zoning Board Alternate

Cliff Holzer Zoning Board Member

Will Eaton Zoning Board Member

Laura Hooker Zoning Board Alternate

Doug Nemec Code Enforcement Officer

Mindy Goddeau Secretary

Others: Tina Preston Board Member

John Langford

Darin Forbes Board Member

Max Eaton

Andrea Montag

Brandon Montag

Keith Montag

Ceil Stephenson

Guy Stephenson

Bethany Kress

Paula McGreevy

Jeri Wright

Pat Winch

Daniel Hammen

Kevin France

Ahmed Helmi

Sasha Schaffer

Joe Rumoh

Don Briggs

Michele Powers

Tim Follos Board Member

Jane Sibalski

Dick Sibalski

Eric Diehl

Nancy Gonyea

Roby Politi

Joe Bentley

Ben Hobbday

Whitney Casey

Chip Grundon called the meeting to order at 7pm.

**Public Hearing- Brandon Montag- Self Storage Unit**

On a motion by Mike Goddeau and seconded by Cliff Holzer the public hearing was opened.

The public has some questions and concerns about the proposed storage units. One concern was that they would not look appropriate it in the area and that it would like to industrial. Another concern was how close they were going to be to the road and/or the river. Some ideas were brought up with regards to the storage units visibility from the road and if there was anything that could be placed in front of them from the Wilmington side so that they aren’t seen by people passing by so easily. Some other concerns were from people who thought the land may be better used for some other type of development. Lastly, it was discussed that there may need to be an environmental study done if the use of the property is going to be too close to the river. The meeting was closed by Mike Goddeau and seconded by Cliff Holzer and all members agreed.

**Public Hearing- Robert Politi- Bicknell Woods Subdividion**

On a motion by Mike Goddeau and seconded by Cliff Holzer the second public hearing was opened.

The public was made aware that this subdivision which is the phase II version of the original Jack Levitt development will have the same deed restrictions as phase I. The owners in Phase II will be responsible for the maintenance of the road in phase II. Right now Robi is awaiting materials to make the water lines work. The town is requiring a two inch line but he is putting in a four inch line so that there will be more than enough water pressure for the development and he will keep the current mountain biking trail open to the public. This will be a 14 lot subdivision and Bob did ask about the possibility of a recreational fee toward the town. The mountain bike trail does contribute to the recreational donation. The meeting was closed by Mike Goddeau and seconded by Cliff Holzer and all members agreed.

**Public Hearing- Don Biggs-Cadence Lodge Restaurant and Parking**

The restaurant will be open to the public as well as the guest of his motel. The overflow parking is to be across the street and upon Don speaking with DOT they want the curb opening to be 22 feet which he measured and it is about that and DOT wants it paved a certain distance. He believes that he has sufficient parking at this time. DOT did not mention needing to have a cross walk. All seating at this time will be inside. The meeting was closed by Mike Goddeau and seconded by Cliff Holzer and all members agreed.

**KOA Discussion**

APA approved the non-jurisdictional. All items were reviewed from the prior meeting. The three sites will be, the KOA Holiday Riverside, the KOA Holiday Mountainside, and Teramore. The Riverside is going from 72 to 60 sites and the sites are going to be larger. There will be more pull through sites as that is what KOA prefers. The motel has been converted into employee housing and the pool and miniature golf course will eventually be taken out and it will be landscaped. The current store and liquor store will be demolished. It was discussed that this is just preliminary planning and the final site plans have not be completed.

On a motion by Mike Goddeau and Cliff Holzer the regular board meeting was opened.

**Approval of Minutes:**

On a motion by Jerry Botcher and seconded by Cliff Holzer, the board unanimously duly resolved as follows:

To approve the minutes of the May 7th 2022 Planning and Zoning Board Meeting. All members voted AYE

**New Business:**

1. Travis Mousaw- Food Truck was tabled by Mike Goddeau and seconded by Cliff Holzer because Travis was not in attendance. The Remaining board members all vote Aye.
2. First Columbia lot line Adjustment- The adjustment was approved on a motion by Jerry Botcher and seconded by Cliff Holzer. All members voted Aye.
3. Grand View Subdivision Discussion- this subdivision is from cedar way to Cunningham Lane. Is there a variance needed because what is currently there is from 1937 but the code says all lots should be 1 acre and the currently lots were originally zoned at .5 acres. Someone wants to build one of the lots and it is .8 acres. The people will still have to deal with the APA because there requirement is .9 acres. Cliff Holzer voted and Mike Goddeau seconded approving the variance as long as it passes APA approval.

**Old Business:**

1. Bicknell Subdivision- Robi will blacktop up to the Y in the cul-de-sac. The town will plow the paved road. Mike Goddeau made a motion to approve based on obtaining all the proper approvals, Jerry Bottcher seconded the motion and the remaining board members all approved.
2. Cadence Lodge Restaurant- a motion was made by Cliff Holzer and seconded by Mike Goddeau to approve the restaurant and the remaining board members agreed.

**Other:**

Jerry Botcher also brought up the sunshine law. It was discussed what could and could not be said and discussed with other board members and the public. You can have conversation with one board member but you cannot state what you are going to vote. You can discuss projects with the public but you cannot state what you are going to vote.

On a motion by Jerry Botcher and seconded by Cliff Holzer, the board unanimously voted AYE to adjourn the meeting at 9:05pm.