Town of Wilmington Planning and Zoning

Meeting Minutes for February 1, 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

Bob Peters Zoning Board Member

Anthony Nickinello Zoning Board Member

Cliff Holzer Zoning Board Member

Doug Nemec Code Enforcement Officer

Others: Kevin Hall

Michelle Preston

Nate Bette

Tina Preston Town Board Member

Kevin Pruly

Paula McGreevy Town Board Member

On a motion by Bob Peters and seconded by Anthony Nickinello, the board unanimously voted to opened the public hearing for the Solar Pines Subdivision was opened for public discussion at 7:00 pm. It was stated that the APA has signed off on the development and the west property will own the right-of way. The road will be private and not owned by the town and there will be a maintenance agreement with all three property holders on the maintenance of the road included in their deeds at closing. It was also stated that Lot 1 could be subdivided further if the owner goes further with the APA in determining exactly how much of the lot is wetlands.

The Public Hearing was closed at 7:10pm with a motion from Bob Peter and a second from Cliff Holzer will all board unanimously voting AYE.

On a motion by Bob Peters and seconded by Cliff Holzer, the board unanimously voted to opened the regular meeting at 7:11pm. Michael Goddeau presided over the meeting in the absence of Chip Grundon and the meeting began with the Pledge of Allegiance.

**Approval of Minutes:**

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

To approve the minutes of the January 4th 2022 Planning and Zoning Board Meeting. All members voted AYE

**Old Business:**

On a motion by Cliff Holzer and seconded by Bob Peters, the board unanimously voted AYE to approve the solar pines subdivision.

Two gentleman from Bette Construction/ 1st Columbia were in attendance to give an update on the Owaissa property phases.

* The facades are different and more appeasing to the eye while also being more sustainable. They are modular buildings that come in pieces and are put together and sided on site.
* The footprints are smaller but still 3 bedrooms on the outside and 2 bedrooms in the middle and these are considered right side up vs upside down like the ones on 86 (the kitchens on 86 are upstairs).
* There are no basements just crawl spaces due to the water table.
* They will be adding shrubberies to block the septic’s that are near the bath house.
* They have 6 units presold and there will be a total of 9 building with 27 units overall.
* Fire hydrants will be in phase 2 and 3 and all roads in the subdivision will be HOA maintained.
* The money in escrow may be used to top coat the main beach road (Bowman)

On a motion by Bob Peters and seconded by Cliff Holzer, the board unanimously voted AYE to adjorn the meeting at 8:05pm.