

Town of Wilmington, NY

Planning Board Meeting Minutes 7/7/2026

Board Members present: Tony Nickenello, Stephanie Gates, Pat Winch and Spencer Woodcock, and **Code Enforcement Officer:** Doug Nemec

Members of the public: 15 members of the attended in person, and there were a few online attendees (sign in sheet attached to these minutes)

Meeting called to order by Tony Nickenello: 6p.m.

Public Hearing: Cliff Holzer II 3 Lot Subdivision

Motion made to open the Public Hearing by Stephanie Gates, seconded by Pat Winch

-Ralph Schissler and Cliff Hozer II were in attendance to represent the project.

-Daniel Flanagan, an adjacent property owner to the subdivision, had requests to have certain concerns/comments of his added as potential conditions of approval to the subdivision (his letter is attached to these minutes). Discussion was had between the project representees and Daniel, ultimately no additional conditions of approval were moved.

-Joseph Peters, another adjacent property owner, had statements about surface run off and ditching and believes that nothing that doesn't have to be cut will be cut regarding trees.

-Ralph Schissler discussed right of way, driveway placement, setbacks and APA approval of the subdivision as well as the need for future APA approval being needed if any work would be needed on LOT 1 of the subdivision.

-Spencer Woodcock asked if Daniel Flanagan was ok with closing the public hearing given his concerns and if they had been addressed sufficiently, this was acceptable.

Motion made to close the Public Hearing by Stephanie Gates, seconded by Pat Winch. All in Favor

Approval of Minutes of June 2, 2026 meeting:

Pat would like to amend the minutes in the following ways:

-Clarify Stephanie Gates is Co-Chair

-Add that the APA will have to review further changes on LOT 1 of Cliff Holzer II's subdivision

- She would like to note that there are map discrepancies regarding scale on the Hungry Trout food truck map that was submitted.

Motion made to approve the minutes with the above corrections by Stephanie Gates, seconded by Pat Winch. All in favor.

Vote on Cliff Holzer II Subdivision:

Motion made to approve by Stephanie Gates, seconded by Pat Winch. All in favor. **Approved**

Unfinished Business:

Hungry Trout Food Truck Site Plan Review:

- No one from the project was in attendance, and a general discussion was had by board members regarding the project. Pat Winch and Stephanie Gates continue to share their unfavorable points of view regarding the project, and Tony Nickenello said that if the representees were interested in getting approval, they would have attended the meeting. Spencer Woodcock inquired if a temporary permit could be an option and if it is truly necessary to have a site plan review for a temporary location of a food truck. She would like to discuss conditions, signage, trash, etc. Spencer spoke about the location and that people need to make a living and with the HT Tavern closed and that she is not inherently against it. Trash management was again discussed. Item was tabled by Tony Nickenello, again since no representee of the project was present.

Public Comment:

-Wendy Grossmann discussed seasonal food truck permits, and property and trash management. She also discussed traffic concerns with pedestrians along Rt. 86, which is not a Planning Board concern.

-Ceil Stephenson spoke of a food truck at the beach which never came to fruition.

Motion to adjourn was made by Stephanie Gates and seconded by Pat Winch at 6:31p.m.

Minutes submitted by Laura Hooker

Meeting is available for viewing online at the Town of Wilmington, NY YouTube Channel:

[Planning board meeting / Public Hearing 7 7 2026](#)

<https://www.youtube.com/watch?v=A0Ia65lp7hs>

July 7, 2026

To the Wilmington Planning Board
Re: Holzer Subdivision Application – Tax Map Parcel 16.3-1-27.000

Dear Members of the Planning Board,

My family owns the property immediately adjacent to the proposed Holzer Subdivision. Our land is enrolled in the New York State 480-a Forest Tax Law Program and is managed under an approved long-term forest management plan that protects wildlife habitat, water quality, and sustainable forestry.

We support responsible development that is consistent with Town regulations and respectful of neighboring properties. We appreciate the applicant's opportunity to develop the property, and we respectfully ask that the subdivision be designed and conditioned in a manner that remains compatible with adjacent managed forestland while protecting the natural resources, rural character, and long-term stewardship that the Town's zoning regulations are intended to preserve.

Before granting final approval, we respectfully ask the Planning Board to consider the following:

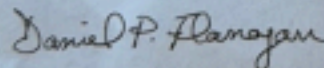
- Preserve the remaining natural vegetative buffer along our shared property line, limiting clearing to only what is necessary for approved development.
- Require a "Right-to-Practice Forestry" notice on the subdivision plat or deeds informing future owners that adjacent land is enrolled in the NYS 480-a Forest Tax Law Program where lawful forest management activities may occur.
- Confirm that drainage and stormwater controls will prevent runoff, erosion, and sediment from affecting neighboring properties.
- Limit tree clearing to the minimum necessary for homes, driveways, utilities, and septic systems.
- Ensure wetlands, wildlife habitat, and travel corridors are protected throughout construction and future development.
- Clarify whether any of the proposed lots retain future subdivision rights or whether additional subdivision would require Planning Board review.
- Locate building envelopes as far from adjoining managed forestland as reasonably practicable while meeting zoning requirements.

If the subdivision is approved, we respectfully request that these items be incorporated as conditions of approval, particularly preservation of the vegetative buffer, erosion and sediment controls, protection of wetlands, and a recorded forestry disclosure for future property owners.

Our comments are offered in the spirit of being good neighbors. We support responsible development while also protecting the long-term stewardship of adjacent forestland and the investments neighboring landowners have made in conservation and sustainable forestry.

Thank you for your consideration.

Respectfully,



Daniel P. Flanagan, Trustee - The Wolfe Camp Trust
Adjacent Property Owner

7/7/26

Tony Nickinello

Kristy Hokek

Tim Preston

Oliver Penney

Harry Flanagan

Jan Flanagan

Ralph Schissler

Shawn Hoke

ADR Surveying

Wade Grossman

Chris Hoke

Debra Hoke

Stephanie Oates

Pat Winch

Paula Hoke

Colin Stephenson

Spencer Woodcock

J Douglas Peters

Nancy Gonyea

Samuel Keeney

Tamara Underwood