

**Town of Wilmington
Zoning Board of Appeals
September 15, 2010**

Zoning Board Members present: Chairman, Alicia Armstrong, Tom Hinman, Jim Carmelitano, Jean Baker, Bob Girardin and Herb Crispell. Herb will be a voting member in the absence of Jerry Bottcher.

Public present: Marcel Bruce, Steve Corvelli, Frank Turek, Tim Preston, Tony Nickinello, Agnes Hollrock representing Robert & Laurene Johnson, Debby Boyce and Shirley Lawrence.

PUBLIC HEARING #1-Dawn & David Hood, Minimum lot size exception 2.2 acre in a 3 acre zone on Springfield Road at Tax Parcel 26.4-1-13.500. Single family residential dwelling.

Called to order at 7:00 p.m.

*Marcel Bruce was present to represent the Hood's.

*The following outline of their plans was presented as follows:

Summer of 2011

We would like to put a storage building on the property. We are looking at the 14'x32' pavilion by Adirondack Storage Barns.

This allows for 14'x26' inside and 6' covered porch on the end. The company suggests putting it on crushed gravel because the building sits on all weather timbers.

The building would be delivered unfinished inside and that is probably how it would remain at least 1st year. We camp every summer and want to be able to leave items there and get out of the weather. We would like to get electricity ran to the building to be able to plug items in to use and also help us finish the inside.

Summer of 2012-2015

We would like to finish inside of building. Right now we are looking at 1 room and possibly 2. We are deciding if we would put a living room area and bedroom area or leave one big area and add a small bathroom. If we do the later it will take the longer period based on needing to add a well and septic which are costly items.

Our ideal situation is to get this up and see where we want to go with this. When we are able to retire in 15 years we would like to spend months at a time on our property from spring through the fall. With that being said this is our starter building which would need added on to provide at least 1-2 bedrooms, living room, kitchen and bathroom.

Dawn R. Hood

The Planning Board recommended perk tests and screening before any building permit is issued.

*Jean Baker voiced concerns over the definition of a dwelling.

***Motion to approve the variance application as proposed was moved by Bob Girardin, seconded by Tom Hinman; carried unanimously.**

***Public hearing closed at 7:15 p.m.**

PUBLIC HEARING #2-Frank Turek application for variance for a rear setback on Manning Road at Tax Parcel 26.6-9-10.000

***Called to order at 7:16 pm**

*Application calls for a 32' setback instead of a 75' setback.

*Tim Preston voiced concerns over a previous application by this applicant in which he

applied for a garage and added an apartment to the garage. He is not opposed to the shed but feels the board should follow through with the outcome.

*All correspondence was in favor of the project.

*The Planning Board had no concerns.

*Herb Crispell volunteered to follow up with the project.

***Motion to approve the application as proposed was moved by Bob Girardin, seconded by Tom Hinman; carried unanimously.**

***Public hearing closed at 7:28 pm.**

PUBLIC HEARING #3-Bob & Laurie Johnson-Site plan review for a home within the scenic corridor on Fox Farm Rd. at tax parcel 26.3-1-68.200.

***Hearing called to order at 7:29 pm**

***Agnes Hollrock was present to represent the Johnsons.**

*This proposal was before the board in 2007 and approved for a setback of 60' from the center of Fox Farm Road.

*Screening would need to remain on Fox Farm Road.

***Motion to approve the application was moved by Bob Girardin, seconded by Tom Hinman; carried unanimously.**

***Public hearing was closed at 7:44 p.m.**

Regular meeting was called to order at 7:45 p.m.

ACCEPTANCE OF MINUTES

Motion was presented to accept the August 18, 2010 minutes by Jim Carmelitano, seconded by Bob Girardin, carried unanimously.

NEW BUSINESS

1. Northwoods Forestry for the estate of Anne Wise (executor Karl vonEntress) timber harvest on Bonnieview Road.

*Removal of dead trees and clean up of the property. Selective cutting for money trees.

*Would like to harvest 41 acres.

*Ken Bigelow from Lewis will be doing the cutting.

*Will use the road owned by Gary Lanzoni.

***Public hearing was set for October 20th.**

2. Bob Girardin-Conditional Use Permit for forestry on his property on Route 86.

*Bob excused himself as an active board member. Jean Baker will be a voting member.

*Removal of dead trees and clean up of the property; selective cutting for money trees..

*Dale Estes will be doing the logging.

*The header will be on Hardy Road.

*Property is located partially in R-1 and partially in R-3.

*They hope to start in October.

*Will be logging 16-19 acres.

***Public hearing set for October 20th.**

3. Richard O'Connor

***The board received notification from the Planning Board of his approved application that had not been filed.**

4. Bruce Huntington

*A letter requesting interpretation of the Wilmington Land Use Code as it regards grandfathering of forestry use on the Huntington Lands was received.

***Motion was presented by Jean Baker, seconded by Tom Hinman to refer this letter to the town attorney; carried unanimously.**

Reminder: There will be a NY Planning Federation Annual Planning & Zoning Conference-September 26th-28th in Lake Placid. This meeting can help you meet your mandatory 4 hours of training for the year.

Meeting adjourned at 8:30 p.m.