

**Town of Wilmington  
Zoning Board of Appeals  
August 18, 2010**

Zoning Board Members present: Chairman, Alicia Armstrong, Tom Hinman, Jim Carmelitano, Jerry Bottcher, Jean Baker, Bob Girardin and Herb Crispell.

Public present: Bob Guynup, Marcel Bruce, Michelle Burns, Randy Preston, Steve Corvelli, Frank Turek, Robert & Laurene Johnson and Shirley Lawrence.

**Meeting called to order at 7:02 p.m.**

**APPROVAL OF JULY 21, 2010 MINUTES:**

**\*Motion to approve presented by Jim Carmelitano, seconded by Tom Hinman; carried unanimously .**

**NEW BUSINESS**

- 1. Dawn & David Hood**-minimum lot size exception application. A 2.2 acre lot in a 3 acre zone on Springfield Rd..-Tax Map parcel 26.4-1k-13.500

  - \*Marcel Bruce was acting as representative for the Hoods.
  - \*They wish to build a 14 x 32' pavilion-type of storage shed.
  - \*Will be used for storage at the present time and possibly a cabin in the future. They live in Ohio and do camp there now in a camper.
  - \*There are no water or bathroom facilities.
  - There is a stream on the right side of the property; no other structures.
  - \*The Planning Board had no problem with the acreage and recommended that vegetative screening and perk tests should be completed before issuing a building permit.
  - \*The application submitted is for a single family residential dwelling.
  - \*Public hearing was set for September 15<sup>th</sup>.**
  
- 2. Frank Turek**-Variance application for a rear setback allowance on Manning Road at Tax Map Parcel 26.6-9-10.000

  - \*Wishes to build a 10 x 14 shed and only has 32' setback from the Maxwell property. This is a wooded area.
  - \*The neighbors' house is approximately 150 yards away.
  - \*Public hearing set for September 15<sup>th</sup>.**
  
- 3. Robert & Laurene Johnson**-Site plan review for a home within the scenic travel corridor on Fox Farm Road at Tax Map Parcel 26.3-1.68.200.

  - \*Property is located across from the KOA.
  - \*The lot is 1.1 acres and is long and narrow.
  - \*The property has been before the board before and was approved for a 60' setback from Fox Farm Road dependent on site plan review.
  - \*There would be no construction of a new driveway.
  - \*The screening would remain next to Fox Farm Rd.
  - \*The house would be around 1500 sq. ft. facing Whiteface and would be a summer time residence.
  - \*The Planning Board recommendations in 2007 were:
    - \*Leave the trees on Fox Farm Rd.
    - \*Place the house far back in the Southeast Corner.

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- \*Use existing driveway and meander as much as possible.
- \*There will be no garage.
- \*Public hearing set for September 15<sup>th</sup>.**

**OLD BUSINESS-NONE**

**Announcements:**

**Reminder:** Training has been scheduled on the 3 new Local Laws in regards to the LWRP on Thursday, August 26<sup>th</sup> at 2 pm.. at the Town meeting room. It is open to all ZBT members and will count towards the 4 hour training requirement. Training will be given by the Dept. of State and Lisa Nagle from Elan Planning.

**Reminder:** Land Use Code Public Hearing on August 25<sup>th</sup> at 7 p.m. at the Community Center.

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

**Meeting adjourned at 8 p.m. upon a motion by Jim Carmelitano, seconded by Tom Hinman.; carried unanimously.**