

Wilmington Zoning Board of Appeals

June 19, 2013

Wilmington Community Center

BOARD MEMBERS PRESENT: Jerry Bottcher (Acting Chairman), Bob Girardin, Herb Crispell, Jean Baker and Jim Carmelitano . **PUBLIC PRESENT:** Bob Guynup, Jaymie Kondrat, Scott Millington, Doug Smith, Michelle Burns, Aldo Aquino, Maryellin Carmelitano, Brigitte Levitt and Paul Benway.

CALL TO ORDER: Call to order at 7:05 by Jerry Bottcher, Acting Chairman.

ACCEPTANCE OF MAY 22, 2013 MINUTES

Motion to accept by Jim Carmelitano, seconded by Robert Girardin; carried unanimously.

NEW BUSINESS

1. Area Variance Application for side yard setback relief NYS Route 86 by Scott Millington.

***Scott wishes to build a 2 bedroom on the back of the house and maintain the 6 foot setbacks that are present on the rest of the building.**

***A letter from Ceil Stephenson, the adjoining neighbor, stated that she would be in agreement with maintaining the current setback on the new addition.**

***Motion to grant the variance was presented by Herb Crispell, seconded by Robert Girardin; carried unanimously.**

2. Area Variance Application from the Scenic Corridor setback on NYS Route 431 by Doug Smith.

***Doug has a mobile home and garage and wishes to remove them and build a two car garage with living quarters above the garage. The present buildings are 30' from the edge of the road; the new building would be 40' from the edge of the road. The buildings there are pre-existing, non-conforming.**

***Public Hearing set for July 17th.**

OLD BUSINESS

Larry Hegele & Rose Cooney-Appealing decisions made by the Code Enforcement Officer, Robert Guynup regarding the North Pole Campground. (Jim Carmelitano excused himself from decision

making on this subject.)

1. The campsites are not a minimum of 45 sq. ft. per site.

CEO maintains that this is a pre-existing, non-conforming use.

- 2. RV sites are not legal RV sites. They believe sites are only 4450 sq. ft. when they have been measured at 3,000 sq. ft.**

CEO- There was never an expansion only a reorganization and there are fewer sites now.

- 3. The 100 acre Campground has sites in full view of the road with no screening.**

CEO-These are the campground owners personal RV's and not associated with the business.

- 4. There is a violation of the 75' setback from the AuSable River.**

CEO-These are pre-existing, non-conforming and have been there since the 1960's.

- 5. There is no valid site map on file.**

CEO-There is no requirement that any specific site map be on file with the Town.

Motion to deny the appeal made by Robert Girardin, seconded by Herb Crispell; carried unanimously.

Meeting adjourned at 7:45 p.m.