

**Town of Wilmington
Planning and Zoning Board
Meeting Minutes May 7, 2024**

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Present:

Anthony Nickinello	Zoning Board Member
Bill Eaton	Zoning Board Member
Chip Grundon	Zoning Board Member
Jerry Botcher	Zoning Board Member
Pat Winch	Zoning Board Alternate
Jim Kelly	Zoning Board Alternate
Doug Nemec	Codes Enforcement Officer
Mindy Goddeau	Secretary

Public:

Eric Diehl	Kristy Holzer	Stephen Sullivan	Paula Lyon
Sarah Ada	Greg Williams	Kevin Franke	Gary Williams
Laura Hooker	Jim Grant	Gail Mitchell	Tina Preston
Joe Garso	Marie McMahan	Richard Nolan	Tim Follos
Brendan Montag	Dan Klebes III	Amanda Grant	Jane Sibalski
Dick Sibalski			

Meeting Called to order at 7:31pm

Regular Board Meeting

Motion made by Tony Nickinello, seconded by Jerry Bottcher will all in favor of approving the April 3rd meeting minutes.

New Business

1. On a motion by Jerry Bottcher, seconded by Jim Kelly and all in favor the Whiteface Corners property owned by Roy Holzer was approved for use with new private office space.
2. Accept Fireside Wood, Wood Processing Plan Application. This processing is located at the back of Nice Guys Storage facility. This application was brought about by an anonymous citizen that noted that they were processing wood across the street from there house. The application was accepted on a motion by Jim Kelly, seconded by Jerry Bottcher with all in favor and Tony Nickinello opposed. A public hearing is set for June 4th.
3. Cadence Lodge Sign Moving and Site Plan Review. The plan was reviewed and on a motion from Jerry Bottcher, seconded by Bill Eaton, with all in favor the plan was approved.

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Old Business

1. SEQRA- KOA Riverside Lead Agency Vote. On a motion by Jim Kelly, seconded by Bill Eaton with all in favor the request to be lead agency was approved.
2. SEQRA- KOA Determinate Vote. On a motion by Jerry Bottcher, seconded by Jim Kelly with all in favor the board approved the determination of SEQRA. Tony Nickinello will be the lead point of contact.
3. Revised Plan for KOA Riverside- Kevin Franke spoke on KOA's behalf from the LA Group. Kevin proposed a snout cover to contain the gas and the board was in agreeance. Now all point have hoods on the them to contain any issues. The leech is at the front of the site and the new variance will be for 41ft. The Sibalski family would like the same buffer between them and the rest of the neighbors. They are losing the most space because of where there house site and they have more exposure. The board was willing to approve the site plan as long as the condition that the cabins were reconfigured so that the buffer is larger than it currently is for the Siblaski's. The Sibalski's have always had a 75ft buffer and now the suggestion from KOA is 41ft with a maximum possible of an additional 10ft. The board wants the Sibalski's to get 55ft just like everyone else so Mr. Franke requested to go back and work on the drawings to see if he could make that work. On a motion from Jerry Bottcher, seconded by Jim Kelly with all in favor the board approved the site plan with the caveat that there has to be 55ft between the cabins and the Sibalski's. DOH and Dec need to signed off on and the fence needs to be put on up.
4. Lot line adjustments were approved on a motion from Jerry Bottcher, seconded by Bill Eaton with all in favor to eliminate to the property lines for the family residence by the corner of the KOA lot and making the hotel all camping.

Public Comment

Tim Follos announced the town board is planning on going to separate planning and zoning boards. Members have first consideration for positions and as of now there are 12 people interested in joining.

Jerry Bottcher brought up that he was unhappy with the lack of screening in front of the storage units at Nice Guys on Rte 86. Brendan Montag was in the audience and stated that he has done everything that the board required to the property. Jerry wanted to go on record that he does not like the fact that there is no berm or vegetation in the front of the entry to the units.

Motion to adjourn made at 8:37pm by Jerry Bottcher, Second Tony Nickinello – All in Favor

Minutes Submitted by
Mindy Goddeau

