

**Town of Wilmington
Planning and Zoning Board
Meeting Minutes January 7, 2025**

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Present:

Jim Kelly	Zoning Board Member
Randy Winch	Zoning Board Member
Tony Nickinello	Zoning Board Member
Pat Winch	Zoning Board Member
Jerry Bottcher	Zoning Board Alternate
Doug Nemec	Codes Enforcement Officer
Mindy Goddeau	Secretary

Public:

Laura Hooker- Board Member	Tim Follos- Board Member	Jim Grant	
Mike Black	Barb Funk	Tina Preston- Board Member	Dan Hansen
Noelle Wood	Todd Anthony	Connie Prickett	Erica Flickinger
Dave Mitchell	Nancy Gonyea	Sydnee Goddeau	

Online: Bill Wonderland Cecil Stephens Robin Anthony

Meeting Called to order at 7:00pm

Public Hearing

Mike Black- Hardy Road 6-lot subdivision:

Question 1- how the property will be zoned? It will be all single family but it will not be able to be subdivided again.

Question 2- will there be more than one driveway to each property? No they will have individual driveways. Mike sees no need to change the driveways and he will add a covenant that there is only one driveway per property.

Bill Wonderland stated that he finds that driveways are hazardous to bicyclist and that there should be minimal driveways based on the fact that it's a scenic road. He feels that the properties should be merged into a single point of access from the road.

Mike Black stated that because of the landscape it makes it more difficult and in this care they are not looking to create and HOA and the lots are so large that this limiting the access points. One driveway would be a shared driveway and the remainder are done individual.

Bill Wonderland stated that in the code it states that there should be limited access points on the road but the because the code is subjective there would be no definitive answer as to what limited means or what would constitute too many.

Mike Black stated that he is willing to work with the board and compromise to see if he can combine lots 3, 4, and 5 into one driveway.

All the power lines going into the subdivision would be underground lines.

The public hearing was closed at 7:39pm on a motion from Jerry Bottcher and seconded by Randy Winch with all in favor.

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Regular Board Meeting

On a motion by Pat Winch and seconded by Jim Kelly the minutes of the December 3rd board meeting were approved with all members in favor.

New Business

1. Mike Black Subdivision: The application was approved with conditions of trying to compromise on the driveways on a motion from Jerry Bottcher and seconded by Pat Winch with all members in favor.
2. SEQR approval: On a motion from Randy Winch and seconded by Jerry Bottcher with all members in favor.

Old Business

1. Jerry Bottcher questioned the KOA Riverside and where people will be registering, which was answered as the at the motel registration desk.
2. KOA Fox Farm Update: They are going back to their original landscape. They are stating right now that the board has no say because they aren't changing anything. They are stating no lodge in their prints as of now. They are going to replace the septic system however. They are hoping to be open by spring.

Public Comment

Motion to adjourn made at 7:55pm by Jerry Bottcher, Second Jim Kelly– All in Favor

Minutes Submitted by
Mindy Goddeau

