Town of Wilmington Planning and Zoning

Meeting Minutes for May 3, 2022

Minutes of the Town of Wilmington Planning and Zoning Regular Meeting held on the above date at 7:00pm in the Board Room of the Community Center, 7 Community Center Circle, Wilmington, NY 12997

Present: Chip Grundon Zoning Board President

 Jerry Bothcer Zoning Board Member

 Bob Peters Zoning Board Alternate

 Anthony Nickinello Zoning Board Alternate

 Laura D. H Zoning Board Alternate

 Cliff Holzer Zoning Board Member

 Bill Eaton Zoning Board Member

 Doug Nemec Code Enforcement Officer

 Mindy Goddeau Secretary

Others: Roy Holzer Town Supervisor

 Darin Forbes Town Board Member

 Tina Preston Town Board Member

 Paula McGreevy Town Board Member

 Tim Follos Town Board Member

 Ceila Stevenson Mark Chiperfield

 Bethany Kress Don Biggs

 Brandon Montag Michelle Powers

 Andrea Montag Michelle Preston

 Ben Kensley Ahmed Helmey

 Jenny Winch

**Public Presentation**

Chip Grundon called the meeting to order at 7pm and opened the public hearing about the KOA’s Plan.

Mark Chiperfield began by presenting that the KOA (Oak Co Management) had been in existence since 1972 and had taken over the Fox Farm location in 2013. The corporate office has purchased the North Pole Campground as well and plans for a 30 million dollar investment between the 3 location, Riverside, Mountain Side and Regular.

Ahmed Helmey presented the new Taramore sites which will take the place of the current Fox Farm location and will consist of glamping sites that will range from $350 to $500 per night. They will be climate control tents with hardwood floors, private bathrooms and nice beds. They have a current location similar in Bar Harbor Maine.

KOA on Fox Farm currently has 280 sites and that will be reduced to 80 glamping sites with a new lodge which will include a restaurant and bar as well as a new pool area.

The old North Pole Motel will become employee housing and part of the 100 acre woods will also. The Main House by the 100 acre woods will become the new registration building and they will be expanding the 100 acre woods from 107 sites to 294 site with 200 RV, 70 cabins and some employee sites as well. They will also be adding a pool and ropes course.

The public presentation was closed at 7:21pm.

**Approval of Minutes:**

On a motion by Jerry Botcher and seconded by Bob Peters, the board unanimously duly resolved as follows:

To approve the minutes of the March 1, 2022 Planning and Zoning Board Meeting. All members voted AYE

**New Business:**

1. New sign application for the North Pole campground and 100 acres woods by KOA. The new sign will be metal and reflection. On a motion by Jerry Botcher and seconded by Cliff Holzer and abstained by Chip Grundon the board unanimously approved the new sign.
2. The lot line adjustment for 537/543 Spingfield Rd was approved on a motion from Bob Peters and seconded by Cliff Holzer. The board unanimously agreed.
3. The Bicknell Woods Subdivision is the phase two portion of Jack Levitts development in Outlook, is requesting permission for a 14 lot subdivision and it was agreed to set a public hearing date of June 7th. On a motion by Cliff Holzer and seconded by Bob Peters, the board unanimously agreed to set the public hearing.
4. Cadence Lodge requested overflow parking at 16.3-2-22.000 NYS Route 86 which is across the street from the lodge to accommodate for overflow from the restaurant/pub that they wish to put in in the small white house on the property. They are requesting a special use permit for the restaurant. The restaurant will seat approximately 23 and will primary serve dinner with the possibility for lunch in June through August. They are applying for a liquor license and will have 3-4 employees. DOH has approved for sewage and restaurant will be open hopefully by July. On a motion by Jerry Botcher and seconded by Tony Nickenello a unanimously agreed by the board, a public hearing was set for the June 7th meeting.
5. Brandon and Andrea Montag presented their plans for a sepf storage project at 5385 & 5464 NYS Rte 86. There will be 4 buildings 30’w by 180’l by 8’4” high. Steel construction, drive up units and there will be approximately 152 units proposed. There will be black top between and going to all the units, downward minimal lighting with no electric in the units themselves. They will 100ft set back off 86 and 124’ before the buildings start should not be very visible from the road as they are going to be set behind the natural berm in the hill. They plan to start with 4 units but plan to leave room for expansion later if warranted. The units will range from $75 to $300 per month depending on size. On a motion from Jerry Botcher and seconded by Cliff Holzer the board unanimously duly resolved to set a public hearing date for June 7th.

**Other:**

Jerry Botcher, Tim Follos and Roy Holzer has a brief discussion about the amendments that the town board were seeking for the land use code and that they reached out to an attorney for their assistance. Currently they are discussing different language and variances to help keep the aesthetics of the community whole.

There was a motion to adjourn by Jerry Botcher and seconded by Bob Peters at 8:15pm.