

Town of Wilmington Planning and Zoning

Meeting Minutes for November 1, 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: Bob Peters Zoning Board Alternate
 Anthony Nickinello Zoning Board Alternate
 Cliff Holzer Zoning Board Member
 Bill Eaton Zoning Board Member
 Jerry Bottcher Zoning Board Member
 Doug Nemec Code Enforcement Officer
 Mindy Goddeau Secretary

Others: Tim Follos Board Member
 Michelle Preston Board Member
 Darin Forbes Board Member
 Tina Preston Board Member
 Kevin Frank
 Jeff Priest
 Ben Kelsey
 Nancy Gonyea
 Stacy Wene
 Kim Wooteon
 Jane Sibalski
 Richard Sibalski
 Loki Hansen
 Mark J Buckley
 Daniel Hansen
 Kristy Holzer
 Sarah Adams
 Seth Jory
 Allison Livesey
 Astrid Livesey Santprierre
 Atlas Livesey Rlory
 Matt Checkum
 Michael Sward
 Ben Hobday
 Mark Taber

Cliff Holzer called the meeting to order at 7:00pm and opened the public hearing.

Public Hearing: KOA Riverside

During the meeting Kim Wooteon, Mark Taber, Kevin Franke and Jeff Priest presented. Kim discussed the marking aspects of the KOA riverside and that there will be conversation about the name as many people showed concern over using Lake Placid in the name. She provided handouts outlining what KOA stood for which included things like being green and being involved in the community. There were comments

in the audience that if Wilmington could not be used in the name because it was already being used somewhere else that perhaps Whiteface would be a good alternative.

Next Mark Taber, the landscaper engineer for the LA Group spoke about the redesign of the Riverside property. The total number of sites will go from 71 to 50, of those 30 will be RV sites and the remaining 20 will be Cabin (trailers). There will be a new fire pit down by the water, which will be propane so that it can be better controlled along with a pavilion. There was also a fence proposed on both sides of the property lines. The board recommended adding another variance to allow for a 10 foot fence on both sides which Jeff Priest was on board with providing. Jeff also stated that he would ask for input from the neighbors on the type or look of the fence since it will be facing their properties. They are also going to move the fire pits at the campsites so they don't wrap around the back.

Kevin Franke spoke about the variances where referenced in the last meeting minutes and Ben Kelsey stated that they would be hiring a minimum of 20 employees with the possibility of up to 50 once everything was completed for the summer. They could potentially have Riverside open by Spring of 2023. The Terramor property was also mentioned and they could potentially open that property in Spring of 2024 and that will be between a \$20-\$25 million investment.

On a motion by Tony Nickinello and seconded by Bill Eaton they public hearing was closed at 7:45 and the regular meeting was opened.

Approval of Minutes:

On a motion by Tony Nickinello and seconded by Bill Eaton, the board unanimously duly resolved as follows:

To approve the minutes of the October 4, 2022 Planning and Zoning Board Meeting. All members voted AYE

New Business:

1. Christina Anderson addressed the board about her application for a variance to build an attached garage with an extension of the top room of her house over the top of the garage. The garage would be 10ft from the property line, which is why she needs the variance. She has approached her neighbor about purchasing a portion of her land so that it would not cause the need for a variance but she has not been successful. On a motion by Tony Nickinello and seconded by Bill Eaton the board approved a public hearing to discuss the matter was set for December 6th 2022.
2. The Ballen Subdivision discussion was tabled until we speak with the town of Jay about the matter. Some of the lots are in the town of Jay while others are in the town of Wilmington and one lot is in both towns. Kevin Hall will be getting the information we need from the town of Jay.
3. KOA Terramor Application was submitted. The property will consist of 80 glamping sites. All existing structures will be removed, there will be a dormitory style employee housing structure built with 18 units. There will also be a GM house built with 2 bedrooms and a 2nd access point from the road for maintenance, workers and deliveries to come in. There will be a new lodge built with retail, a restaurant and lounge areas. There will be parking areas throughout the campground so people will walk, not drive to the campsites. There will also be a pavilion set up for weddings and parties. They will be seeking a variance for 6 tents sites with the 200' setback. We need to wait for APA approval before they proceed. On a motion by Jerry Bottcher and seconded by Bill Eaton, the board approved a public hearing was set for December 6th 2022.
4. On a motion by Jerry Bottcher and seconded by Bill Eaton the board approved the resolution to become the lead agency for the KOA Riverside property. A special meeting was set for November 15th at 7pm in the town board room to review the SEQR before approval of the submission.

Old Business:

Public Comment:

On a motion by Jerry Bottcher and seconded by Tony Nickinello, the board unanimously voted AYE to adjourn the meeting at 9:03pm.