

PLANNING BOARD
TOWN OF WILMINGTON
WILMINGTON, NY 12997

DATE: JUNE 6, 2023

KIND: Regular Planning Board Meeting

PLACE: Wilmington Community Center

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

BOARD PRESENT: Doug Nemec, Bob Peters, Cliff Holzer Jr, Chip Grundon, Laura Dreissigacker Hooker, Jim Kelly, Jerry Bottcher, Will Eaton & Tony Nickenello

OTHERS PRESENT: Paul Lyons, Wes Gonyea, Favor Smith, Ben Bjornstad, Emily Brown, Tim Preston, Pat Winch, Celica Stephenson, Michelle Preston & One another signature unsure of.

Public Hearing - Started @ 7:01pm by Chip Grundon

1. **Gonya Garage Variance** – Discussion amongst the board Doug Nemec offered map– no comments from public motion made to approve by Jerry Bottcher, 2nd by Tony Nickenello. - **CARRIE**
2. **Emily Brown Liquor Store Special Use Permit** - Discussion amongst the board – no comments he public – motion to approve by Jerry Botter, 2nd by Bob Peters – **CARRIED**

Closed Public Hearing @ 7:04pm

REGULAR MONTHLY MEETING

Approval of minutes from May 23md meeting - Motion to approved from Jerry Bottcher, 2nd by Bob Peters – **CARRIED**

NEW BUSINESS

Riehs Lot Line Adjustment - Application was submitted and discussion with Doug Nemec and Ralph Schissler and it was determined that both lots were being adjusted within the in the family. Motion was made by Jerry Bottcher an 2nd by Will Eaton - **CARRIED**

Ben Bjornstad – Mountain Brook Lodge Special Use Review - Where the restaurant was adding room back in and then make them into apartments. At this time needs transfers of Ownership. He is currently taking pool out. He currently has 12 rooms available and, in the future, he will apply to make them into apartments, Jerry asked if any exterior changes and Ben stated no.

He will be keeping the same name, fixing the apartment in the back for the manager to live on premise.

Motion made for Transfer of Ownership made by Cliff Holzer 2nd by Will Eaton –

Hozley Subdivision - Delbert Ford Hozley is here today to separate the property from his cousin Raymond for tax purposes. Raymond wants to tear his camp and rebuild. They currently have 2 camps on one the property. 1 Ford and 1 Raymond. Doug Nemec stated that this property is in a 5-acre zoning area. Raymond camps are currently unlivable due to mold. Lot is currently 2.08-acre size. Jerry stated this is already a substandard lot and will remain one, property has been in the family past done from grandmother to grandchildren and is nonjuridical due to this reason. APA gave approval to have this subdivision done but Marion DeForrest did not follow through with the paperwork, Raymond will give Delbert Ford Hozley right away to driveway and Ford will Raymond Sprague right away to the water. This building will just replace the current camp that was built in 1941 with no water, no sewer. Bob stated this is pre-APA, motions was made by Jerry Bottcher to accept 2nd by Bob Peters – **CARRIED**

OLD BUSINESS: NONE

PUBLIC COMMENTS: NONE

ADJOURN: Motion by Jerry Bottcher 2nd Bob Peters 7:23pm