



Town Of Wilmington

Zoning Board of Appeals

Permit Application

☒ Area Variance ☐ Use Variance

Instructions:

All information requested by this application MUST be supplied, except where not applicable and so indicated. All applications must be accompanied by a sketch plan and preliminary plot as set forth in Article XI of the Land Use Code of the Town of Wilmington.

Approval of this application DOES NOT eliminate the necessity of obtaining a building permit and/or certificate of occupancy.

All applications must be accompanied by a **\$125.00 application fee** made payable to the Town of Wilmington.

1. APPLICANT INFORMATION

Name Casey Galligan

Street Address 271 Springfield RD

City Wilmington State NY Zip Code 12997

Telephone ()

2. SUBJECT PROPERTY OWNER INFORMATION

Name Casey Galligan

Street Address 271 Springfield RD

City Wilmington State NY Zip Code 12997

3. LOCATION OF SUBJECT PROPERTY

Street Address 271 Springfield RD

4. LAND USE DISTRICT IN WHICH THE PROPERTY IS LOCATED

RURAL USE

5. DESCRIBE TYPE AND EXTENT OF PROPOSED USE

The proposed project includes the removal of the current dwelling — a 1984 mobil home in poor condition — and to replace it with a 40x8 manufactured container home.

This 40x8 will serve as the primary dwelling at this property until it is financially feasible for the owners to build a stick framed house. The owners have previously submitted drawings for the future home but it is not currently financially feasible to build. Presently, the current mobile home dwelling is well past the end of its useful life and needs to be replaced. The replacement manufactured home was designed and build by the Yestermorrow Design School — a reputable builder based in the Northeast — and is energy efficient.

6. CONTACT INFORMATION

A. Name Yestermorrow Design/Build School: Chrissy Bellmyer
Street Address 7865 Main St
City Waitsfield State VT ZIP Code 05673
Telephone: () _____ - _____

☒ Architect ☒ Designer ☒ Engineer ☐ Franchisor ☐ Surveyor

B. Name _____
Street Address _____
City _____ State _____ ZIP Code _____
Telephone: () _____ - _____

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☐ Surveyor

C. Name _____
Street Address _____
City _____ State _____ ZIP Code _____
Telephone: () _____ - _____

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☐ Surveyor

7. PRESENT USE OF PROPERTY

Primary residence and Home Occupation Level 1 for a small business

8. PRESENT USE OF ALL IMMEDIATELY ABUTTING PROPERTIES

2 abutting properties. Both are residential.
One neighbor comes up on long weekends, the other neighbor maintains the
property as an investment and is seen once a year.

- 9 Indicate the type, kind, construction, alteration or additions to all buildings contemplated, including accessory structures. NOTE: The applicant is cautioned that approval of this application shall pertain ONLY to buildings specifically set forth in this application.

Replacement of a 1984 single wide trailer in poor condition with a new, prefabricated 40x8 container home designed by Yestermorrow Design/Build School.

10 GENERAL DESCRIPTION OF TOPOGRAPHY AND IMPROVEMENTS, including buildings of abutting lands:

Site is level where the new unit will be installed. Minimal topographical improvements, if any.

11. ROAD FRONTAGE OF ABUTTING ROADS (Indicate if public or private.)

Abuts Springfield Rd only — public

12. Height and number of stories of all buildings, alterations or additions when completed, and parking facilities to be provided

The unit is a 10 foot high container. One story.
No Parking facilities to be added, only the existing driveway.

13. PUBLIC SERVICES AVAILABLE

NYSEG provides power but no upgrade will be needed. Site is on its own well and septic

14. PROVISIONS TO BE MADE FOR WATER, SEWAGE, ETC., IN ADDITION TO AVAILABLE SERVICES ABOVE

None anticipated

15. If the subject property is a mobile home park or campground, the applicant must furnish detailed information indicating compliance with the Town of Wilmington land use code under separate cover.

☐ MOBILE HOME PARK

☐ CAMPGROUND

☒ NOT APPLICABLE

16. If Sections 239-L and 239-M of the General Municipal Law of the State of New York are applicable, indicate date of approval by the Essex County Planning Board: ____/____/____

17. If there is prior approval of the State of New York, County of Essex, Town of Wilmington, or any agency, department, or representative state in the land use code of the Town of Wilmington, or as otherwise set forth herein, the applicant shall so indicate:

A. Government unit involved _____

B. Regulation or requirement involved _____

C. Date of approval ____/____/____

18. IF MUTIPLE DWELLINGS ARE CONTEMPLATED, INDICATE PROJECTED DENSITY PER ACRE

19. ESTIMATED STARTING AND COMPLETION DATES OF WORK TO BE PERFORMED

September 1, 2025- September 30, 2025

20. ADDRESS TO WHICH THE DECISION ON THIS APPLICATION SHOULD BE MAILED

271 Springfield Rd Wilmington NY 12997

21. APPLICANT SIGNATURE Cassidy DATE 7-25-2025

The following to be completed by the Zoning Board of Appeals.

Date application received _____ Date of Public Hearing _____ Date of Decision _____

DECISION: APPROVED: _____ DISAPPROVED _____ APPROVED WITH CONDITIONS _____ (below)

CONDITIONS (if any)

SIGNATURE OF ZBA CHAIRPERSON _____ DATE _____

PLANNING BOARD RECOMMENDATIONS

DATE FORWARDED TO TOWN PLANNING BOARD: _____

DATE RECOMMENDATION RECEIVED FROM PLANNING BOARD: _____

SYNOPSIS OF RECOMMENDATIONS

The following to be completed by the codes enforcement officer

DATE(S) OF INSPECTION BY CODES ENFORCEMENT OFFICER: _____

REMARKS

SIGNATURE OF CEO: _____ **DATE:** _____

DATE FILED WITH TOWN CLERK _____ / _____ / _____

SIGNATURE OF TOWN CLERK: _____



Town of Wilmington Area Variance Test

Area Variances Criteria and Test

A. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of an administrative official charged with the enforcement of this Code, to grant area variances from the area or dimensional requirements of this Code.

B. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against any detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following tests. Not all five tests are required to be met in order to grant the area variance.

C. The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

APPLICANT: Casey Galligan

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AREA VARIANCE TEST

	Board	Use:
To be filled out by the applicant:	YES	NO
Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.		
This project is to install a small 40x8 dwelling that is low profile, tasteful in design. It will not change the character of the neighborhood. Replacing the eyesore of the existing 1984, poor-condition, single-wide trailer should be seen as a favorable outcome for the neighborhood.		
Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.		
We are pursuing the area variance because it seems to be the most appropriate avenue to approve the project proposal.		
Whether the requested area variance is substantial.		
The proposed project is not substantial. We propose to replace a poor-condition single wide trailer with a thoughtfully designed 40x8 container home until it is financially feasible to build a well-designed stick-framed home.		
Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.		
No, if anything, this unit is more aesthetically pleasing than the current dwelling and will have a positive effect on the neighborhood. Additionally, it is a energy-efficient dwelling so its effect on the greater environment will be a benefit. The current single-wide will be hauled away to prevent further decay and thus contamination from the cheap materials used to construct it back in 1984.		
Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance		
When we purchased the property, it was the plan to remove the existing single-wide to build a stick frame home we designed with an architect/engineer. With the increase in prices to build interest rates for construction loans, the owners are not able to build the home they designed (plans submitted previously to the codes officer in July 2024). The container home replacement serves to create a more sound, secure, and energy efficient home for the short term while the owners plan to build a stick frame home when financially feasible.		
NARRATIVE:		



