

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 New York RSA 2 Cellular Partnership d/b/a Verizon

Street Address 1275 John Street, Suite 100

City West Henrietta State NY Zip Code 14586

Telephone ()

2. SUBJECT PROPERTY OWNER INFORMATION

Name Dean S. Antonucci

Street Address 43 Outlet Drive

City Ticonderoga State NY Zip Code 12883

3. LOCATION OF SUBJECT PROPERTY

Street Address 1068 Bonnie View Road

4: LAND USE DISTRICT IN WHICH THE PROPERTY IS LOCATED

Low Intensity

5. DESCRIBE TYPE AND EXTENT OF PROPOSED USE

Construction and operation of a 115' wireless telecommunications facility (plus 4' lightning rod).

6. CONTACT INFORMATION

A. Name Jared C. Lusk, Esq., Nixon Peabody, LLP (Attorneys for Verizon)

Street Address 1300 Clinton Square

City Rochester

State NY

ZIP Code 14604

Telephone: (585) 263 - 1140

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☐ Surveyor

B. Name Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

Street Address 36 British American Blvd., Suite 101

City Latham

State NY

ZIP Code 12110

Telephone: (518) 783 - 1630

☐ Architect ☐ Designer ☒ Engineer ☐ Franchisor ☐ Surveyor

C. Name _____

Street Address _____

City _____

State _____

ZIP Code _____

Telephone: () _____ - _____

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☐ Surveyor

7. PRESENT USE OF PROPERTY

vacant / wooded

8. PRESENT USE OF ALL IMMEDIATELY ABUTTING PROPERTIES

Vacant / wooded to the north and west and developed as a apartments to the south
(see Sheet AD-1 of the Project Plans).

- 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.**

Construction and operation of a 115' monopine wireless telecommunications facility.
(See Exhibit B and Exhibit M for greater detail.)

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

See Sheet C-1B of Exhibit M.

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

The Site has approximately 300' of frontage along Bonnie View Road.

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

Verizon proposes to construct a 115' monopine wireless telecommunications facility.
See Exhibit M.

13. **PUBLIC SERVICES AVAILABLE**

None (the Site will be served by public utilities including electric and fiber).

14. **PROVISIONS TO BE MADE FOR WATER, SEWAGE, ETC., IN ADDITION TO AVAILABLE SERVICES ABOVE**
N/A
-

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: ____/____/____ Pending

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 APA

B. Regulation or requirement involved _____

C. Date of approval ____/____/____ Pending

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

N/A

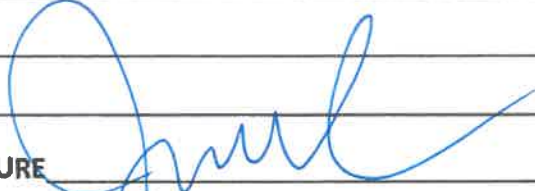
19. ESTIMATED STARTING AND COMPLETION DATES OF WORK TO BE PERFORMED

ASAP following APA approval

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

See cover letter.

21. APPLICANT SIGNATURE


Jared C. Lusk, Esq., Nixon Peabody LLP,
Attorneys for Verizon

DATE

6/30/25

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.

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AREA VARIANCE TEST

Board	Use:
YES	NO

To be filled out by the applicant:

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.

See Exhibit F

Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

See Exhibit F

Whether the requested area variance is substantial.

See Exhibit F

Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

See Exhibit F

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

See Exhibit F

NARRATIVE: