



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 Dorins C Smith
Street Address 53 Whitehall Vet Mem Hwy
City Wilmington State NY Zip Code 12991
Telephone () 315-649-3691

2. SUBJECT PROPERTY OWNER INFORMATION

Name SAA
Street Address _____
City _____ State _____ Zip Code _____

3. LOCATION OF SUBJECT PROPERTY

Street Address 63 Whitehall Vet Mem Hwy

4. LAND USE DISTRICT IN WHICH THE PROPERTY IS LOCATED

Hamlet

5. DESCRIBE TYPE AND EXTENT OF PROPOSED USE

1- 10'x16' BARN-style shed

Storage, Gas Grill chair, spa supply ETC

6. CONTACT INFORMATION

A. Name _____
Street Address _____
City _____ State _____ ZIP Code _____
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

1-BR VACATION RENTAL

8. PRESENT USE OF ALL IMMEDIATELY ABUTTING PROPERTIES

1-3 BR VACATION RENTAL - TO WEST owner is Applicant
1-1 BR HOME - TO EAST (myself/Applicant)

- 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.

Wood shed with metal roof

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

1 home on property 14x40

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

CR 431 Whitehall Rd Men Hwy

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

1-10x16 height 10'

13. PUBLIC SERVICES AVAILABLE

yes

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

none needed

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 MULTIPLE DWELLINGS ARE CONTEMPLATED, INDICATE PROJECTED DENSITY PER ACRE

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

1 DAY ASAP

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

53 W Main St, Wilmington NY 12897

21. APPLICANT SIGNATURE

[Signature]

DATE

9/3/2025

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: _____

From: **douglas smith** hickorypoint@gmail.com
Subject: Parcel Details Essex County, NY Parcel Viewer
Date: September 3, 2025 at 4:38 PM
To: Doug Smith hickorypoint@gmail.com

D

4:37 PM Wed Sep 3

97%



essex-gis.co.essex.ny.us



Parcel Details | Essex County, NY Parcel Viewer





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: Douglas C Smith

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AREA VARIANCE TEST

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.

Board	Use:
YES	NO

✓

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

✓

Whether the requested area variance is substantial.

✓

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

✓

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

✓

NARRATIVE:

I'm installing a 10'x16' BARN
style shed for storage of GAS GRILL
CHAIR, SPA SUPPLIES ETC.