

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 Timothy A. Preston
Street Address 5530 NYS Route 86
City Wilmington State NY Zip Code 12997
Telephone (518) 637-2433

2. SUBJECT PROPERTY OWNER INFORMATION

Name same
Street Address 1256 Haselton Road
City Wilmington State NY Zip Code 12997

3. LOCATION OF SUBJECT PROPERTY

Street Address 1256 Haselton Road

4. LAND USE DISTRICT IN WHICH THE PROPERTY IS LOCATED

Hamlet Z

5. DESCRIBE TYPE AND EXTENT OF PROPOSED USE

2-lot subdivision being requested - 1 existing house
and proposing an additional lot for a house
on Lot 2 (substandard by 12,738 sqft)

6. CONTACT INFORMATION

A. Name Ralph C Schrader III - ADK Surveying
Street Address PO Box 334
City Jay State NY ZIP Code 12941
Telephone: (518-524-4059)

☐ Architect ☐ Designer ☐ Engineer ☐ Franchisor ☒ Surveyor

B. Name Owner - Same as Applicant (Item 1)
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

Residential - with single family home

8. PRESENT USE OF ALL IMMEDIATELY ABUTTING PROPERTIES

Residential on both sides with wooded
parcel to rear.

- 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.

AREA Variance requested to create Lot 2
which is 12,738 sq ft substandard to create
the zoning required 20,000 sq ft lot

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

Parcel is flat and has an existing home
w/ shed and storage quarters hut

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

Public - Haselton Road

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

N/A

Existing house is 1 story

13. PUBLIC SERVICES AVAILABLE

Town Water

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

Town water / on-site septic

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: _____ N/A

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 Submitted to APA for jurisdictional determination
B. Regulation or requirement involved and Town of Wilmington Planning Board
C. Date of approval _____

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

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

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

ADK Surveying PLLC
PO Box 334 Jay NY 12940

21. APPLICANT SIGNATURE [Signature] DATE 10-19-25

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

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

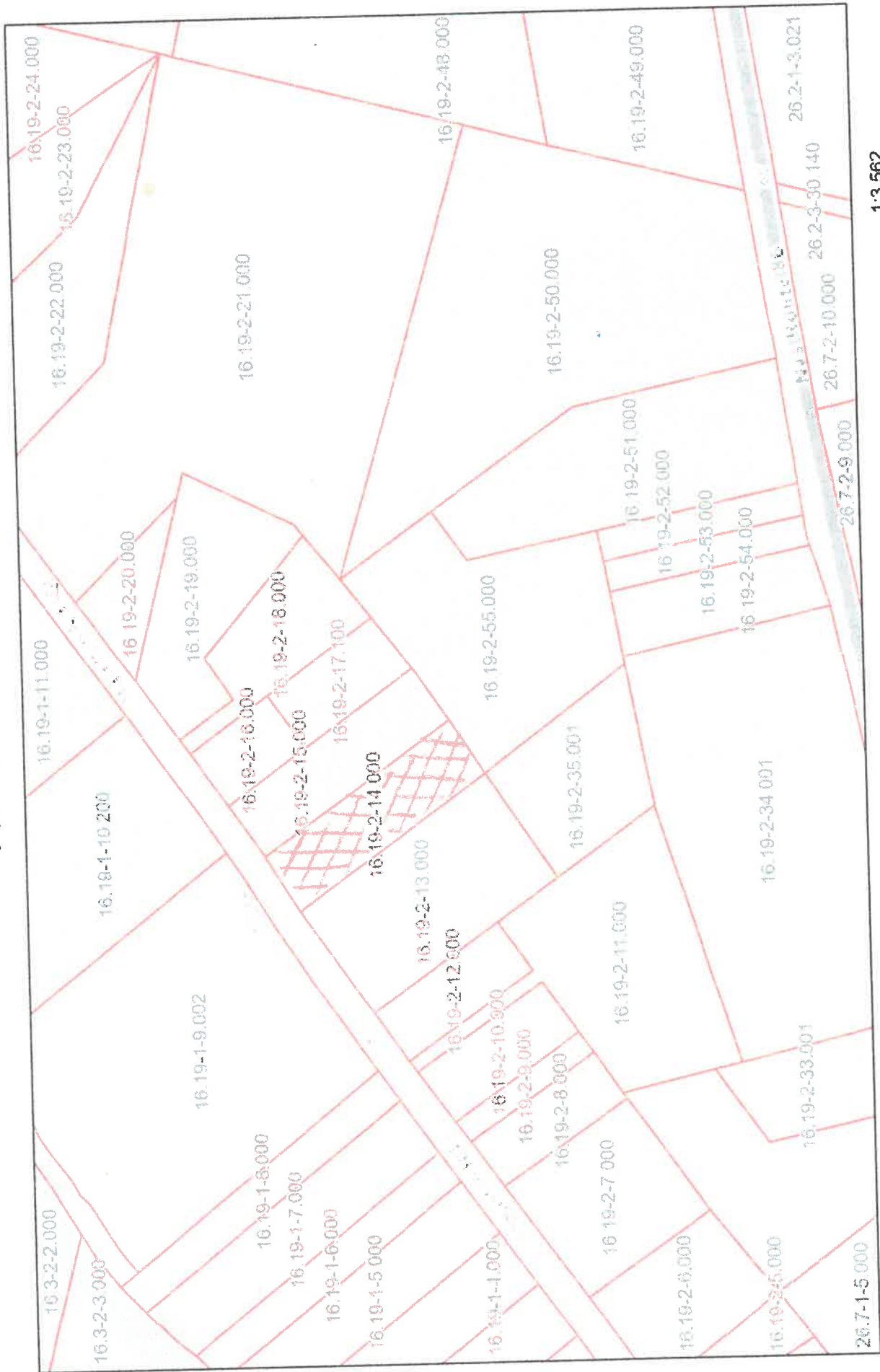
DECISION: APPROVED: _____ DISAPPROVED _____ APPROVED WITH CONDITIONS _____ (below)

CONDITIONS (if any)

SIGNATURE OF ZBA CHAIRPERSON _____

DATE _____

Preston Subdivision



10/20/2025

- ☐ County Boundary
- ☐ Parcels
- ☐ Town Boundaries
- ☐ Citations



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA