

Town of Wilmington Planning Board

Site Plan Review & Special Use Permit Application

7 Community Center Circle
P.O. Box 180

Wilmington, NY 12997 Phone: 518-390-8580 Email: codes@townofwilmington.org



Instructions: All information requested must be supplied except where not applicable. Ten (8) copies of the completed application for site plan shall be submitted to the Code Enforcement Officer at least two (2) weeks in advance of a scheduled Planning Board meeting. All plans shall be at a scale of one-inch equals forty (40) feet or larger scale showing the proposed development and immediate environs.

Site plan review application # _____ Fee: \$50.00 (Plus \$75.00 if Public Hearing is required.)
Sketch Plan Review Date: _____

1. Property Owner's Name: bevanke/Rita Sztyori/Alice Fahm.e Phone: _____

Mailing Address: 2099 Rte 32

City: Saugerties State: NY Zip: _____

Email: _____ Fax: _____

2. Representative's Name: Christina Morganti Phone: 410 703 0312

Mailing Address: 10 White Oak Ct

City: Severna Park State: MD Zip: 21146

Email: chrisym@me.com Fax: _____

3. Parcel ID Number: 16.19-2-47.000 Zone District(s) Town of Wilmington -

4. Property location (911 address) 0 NYS Rte 86 Moderate Intensity

5. Present use of property (vacant, residential, commercial): Vacant

6. Description of site plan proposal: Clear 5-6 acres off Rte 86 facing portion of lot for parking, trees, and Barn (with required set backs 75' road + 30' border), barn minimum SF 1250 ft. Barn with bathroom and electricity and potential commercial selling of wreaths/ornaments. Clear access to rear of property off Hazeltts

7. Easements or other restrictions on property? Yes No (If yes, attach copy of deed) on non paved road and a parking area electric.

8. Is the subject lot within 500 feet of a County or State right-of-way / road, park, municipal boundary, or watershed draining into any County or State facilities, requiring review of the County Planning Board? Yes No

9. Total site area (square footage or acreage): 15

Section I - Site Plan (use page 1, 2 and 3)

1. Anticipated construction time:

Start: 2025 Finish: 2030 Is the project Phased? # of Phases: 3

#1 - Clear road + parking off Hazeltts and clear 5 acres of 86
#2 plant tree 1 acre 1 yr

2. List any other required permits or approvals associated with proposal and their status (APA, DEC).

APA - JIF - approved #3 Barn

3. Existing condition of site (buildings, brush, open field, forest):

brush, forest, field, no buildings

4. Character of surrounding lands: Residential and Commercial lots adjacent

5. Please provide the following information (use additional pages if necessary):

a) Project construction cost estimate: \$ 350,000

b) Proposed colors of siding, roof and lighting, if applicable:

Red siding / Black paint, lights in barn,
possible lights on

c) Any additional information pertinent to your site plan request:

walking path
Plan to clear 5-6 acres for Christmas
tree farm and build multi purpose barn with
benches & deck area

6. Ownership intentions, such as purchase options:

Future:
Add three lots as subdivision in back of A

Parcel for future sale 1.5 acres each, would submit
proper application for approval as required

7. The following are the criteria by which the Planning Board approves any Site Plan Review:

- A) Does the use comply with all other requirements of the zoning ordinance, including the dimensional regulation of the zoning district in which it is proposed to be located?
- B) Is the use in harmony with the general purpose and intent of the zoning ordinance, specifically taking into account the location, character, and size of the proposed use and the description and purpose of the district in which such use is proposed, the nature and intensity of the activities to be involved in or conducted in connection with the proposed use, and the nature and rate of any increase on the burden of supporting public services and facilities which will follow the approval of the proposed use?
- C) Would the establishment, maintenance or operation of the proposed use create public hazards from traffic, traffic congestion, or the parking of automobiles or be otherwise detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to the property and improvements in the neighborhood or the general welfare of the Town?
- D) Would the project have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreation or open space to provide supporting facilities and services made necessary by the project — taking into account the commercial, industrial, education, residential, recreational or other benefits that might be derived from the project?


E) Would the project adversely impact the public health, safety and general welfare as well as the comfort and convenience of the public in general and residents of the immediate neighborhood?


Prepared by: Christine Morganti Date: _____

Check one: Owner Representative

Signature: 

Please certify and initial the following:

 I have reviewed the Site Plan Review Checklist. I understand that my application will not be deemed complete unless all elements are included, unless specific exceptions are deemed acceptable by the Planning Board. I understand that a signed copy of the checklist, as completed by the Code Enforcement Officer in the course of Sketch Plan Review, must be included for this application to be deemed complete.

 I have reviewed the Site Plan Review Instructions. I understand that my Permit will not be final until the Town of Wilmington conducts a final inspection for compliance with Site Plan Approval.

Section 2 - Special Use Permit (use page 1 and 4)

1. List any other required permits or approvals associated with proposal and their status. (APA, DEC, Waterfront Consistency): APA JIF

2. A short or long Environmental Assessment Form (EAF) or a draft Environmental Impact Statement (EIS), as required by the State Environmental Quality Review (SEQR) is included. Yes No

3. Any additional information pertinent to your site plan request: _____

4. The Planning Board shall consider the following criteria when making a determination for a Special Use Permit: (per Article X of the Zoning Ordinance)

- A. Compatibility of the proposed use with the principles of the district, the purposes set forth in the zoning ordinance, and the goals of the Local Waterfront Revitalization Program (LWRP).
- B. Compatibility of the proposed use with the adjoining properties and with the natural and man-made environment.
- C. Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and its accessibility to fire, police, and emergency services.

D. The overall impact on the site and its surroundings considering environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or other nuisances.

E. Restrictions and/or conditions on design or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town.

F. Consistency of the location of the proposed use with the goal of creating a healthy mix of uses that enhances the viability of the hamlet and Town.

G. Compatibility with the historic character and use of the structure or structures and the historic characters of the site and in the surrounding area, if applicable.

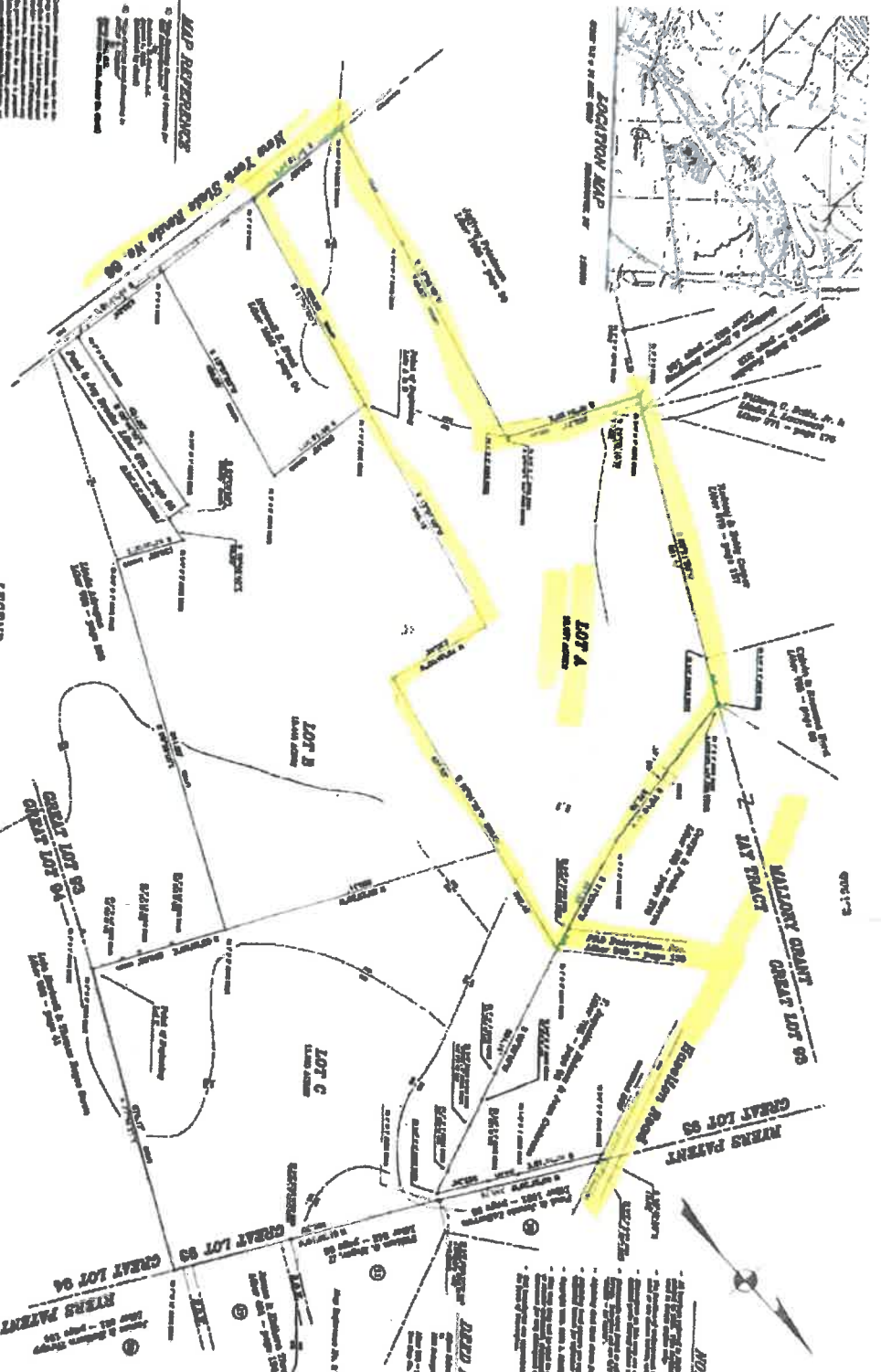
Prepared by: Christie Keegan Date: 11/17/25

Check one: Owner Representative

Signature: 

Please certify and initial the following:

MA I have reviewed the Special Use Permit Instructions. I understand that my Permit will not be final until the Notice of Decision of the Town of Wilmington Planning Board is filed in the office of the Planning Board Clerk.



MAP REFERENCES

1. 2010 Survey of the Town of ...

2. 2011 Survey of the Town of ...

3. 2012 Survey of the Town of ...

4. 2013 Survey of the Town of ...

5. 2014 Survey of the Town of ...

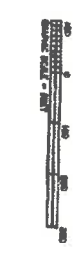
6. 2015 Survey of the Town of ...

7. 2016 Survey of the Town of ...

8. 2017 Survey of the Town of ...

9. 2018 Survey of the Town of ...

10. 2019 Survey of the Town of ...



LEGEND

1. Lot boundaries

2. Easements

3. Right-of-way

4. Survey monuments

5. Survey lines

6. Survey points

7. Survey bearings

8. Survey distances

9. Survey area

10. Survey date

TOTAL ACRES = 43,819 ACRES

MAP OF SURVEY

CONWAYVILLE & ASSOCIATES, INC.

100 N. ...

...



NOTES

1. This map is a true and correct copy of the original survey as shown on the ground.
2. The original survey is on file at the County Clerk's Office, ...
3. The survey was conducted on ...
4. The survey was conducted by ...
5. The survey was conducted in accordance with the ...
6. The survey was conducted in accordance with the ...
7. The survey was conducted in accordance with the ...
8. The survey was conducted in accordance with the ...
9. The survey was conducted in accordance with the ...
10. The survey was conducted in accordance with the ...

MAP REFERENCES

1. 2010 Survey of the Town of ...

2. 2011 Survey of the Town of ...

3. 2012 Survey of the Town of ...

4. 2013 Survey of the Town of ...

5. 2014 Survey of the Town of ...

6. 2015 Survey of the Town of ...

7. 2016 Survey of the Town of ...

8. 2017 Survey of the Town of ...

9. 2018 Survey of the Town of ...

10. 2019 Survey of the Town of ...



Adirondack Park Agency

KATHY HOCHUL
Governor

BARBARA RICE
Executive Director

December 6, 2024

Christina Morganti and Michelle Mabee-Loughren – Via Email to chrisym@comcast.net
and bastraight@warwick.net

10 White Oak Ct.
Severna Park, MD 21146

RE: Jurisdictional Determination J2024-1131
Tax Map Parcel: 16.19-2-47.000
Land Use Area: Moderate Intensity Use and Hamlet
Town of Wilmington, Essex County

Dear Christina Morganti and Michelle Mabee-Loughren:

Thank you for your Jurisdictional Inquiry Form, received by the Agency on December 5, 2024.

Agency review indicates that the proposed establishment of a Christmas tree farm and the construction of a barn as depicted on the provided map and described in the materials submitted does not require a permit or variance from the Adirondack Park Agency. Please note that, in making this determination, the Agency has not reviewed the lawfulness of any structure on the property or any past subdivisions involving the property.

Based on wetland maps available for Essex, there do not appear to be any wetlands on the property. However, please remember that all activities within the Adirondack Park must comply with the Freshwater Wetlands Act, and updated field inspection by Agency staff is the only way to confirm the presence of any wetlands. If you have reason to believe that any wetlands could be affected by the proposal, you are encouraged to contact the Agency to arrange a site visit prior to undertaking the project. Additional information can be found on the Agency's website at www.apa.ny.gov.

Although your proposal does not require Agency approval, please help to prevent the spread of invasive species by ensuring all excavating tools, fill, and other equipment are thoroughly cleaned and that all fill is free of invasive species prior to use on-site. If any portion of the site contains invasives, all construction equipment and vehicles should be thoroughly cleaned prior to moving to other areas. If the proposal will involve any plantings, care should be taken to avoid the introduction of invasive species. Additional information on how to prevent the spread of invasive species in the Adirondack Park can be found at www.adkinvasives.com.

Christina Morganti and Michelle Mabee-Loughren
December 6, 2024
Page 2

In addition, please be aware of the following information and requirements:

1. On Moderate Intensity Use and Hamlet lands, no structure other than residential radio and television antennas and agricultural use structures may exceed 40 feet in height without an Agency permit. For Agency purposes, height is measured from the highest point of the structure to the lowest point of finished or natural grade, whichever is lower.

This letter does not authorize the impairment of any easement, right, title, or interest in real or personal property, and shall not be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local. We recommend that you check with Town authorities to obtain all necessary approvals prior to commencing the project.

Please do not hesitate to contact the Agency with any questions.

Sincerely,

/s/ Matthew Brown

Matthew Brown
Project Administrator

Attachments: Structure Height Flyer

cc: Town of Wilmington – Via Email

