



DEVELOPMENT REPORT UPDATE

2015

Wilton Planning Department

22 Traver Road

Wilton, New York 12831

www.townofwilton.com



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INTRODUCTION

The Town of Wilton produces this annual planning and building development report to provide information to the public about the residential and commercial development within the Town and to show how that development is part of the overall growth in Saratoga County.

The report includes data from the Wilton building and planning departments such as:

- Building Department Permit History and Financial Report
- Planning Department Financial Report
- Reports on Residential, Non-Residential/Commercial Projects Approved in 2015

There has been considerable growth in Wilton in the past year. Several large residential and commercial projects have been approved and/or under construction or are in the process of being approved. For instance:

- ACE Hardware – Wilton Retail Distribution Center is expanding by 400,000 SQ FT
- Wilton Senior Housing – One Perry Road will have 110 independent living apartments and 92 assisted living apartments
- Park Place at Wilton on Route 9 has 114 apartment units and over 16,000 SQ FT of commercial/professional office space
- Belmonte Builders has developed two “upscale” subdivisions: Floral Estates V and the Mill at Smith Bridge which have a total of 83 new homes. Floral Estates VI is currently before the Planning Board with 66 new lots.
- Currently under construction are the Craw Farm Subdivision, Pine Brook Landing and the Loudon Road Conservation Subdivision, which will add 97 new homes in Wilton.

The Town of Wilton is enjoying a period of growth both in residential and commercial development. This can be attributed to the high quality of life provided to its residents and the desirability of Wilton as a thriving commercial center in a fast-growing Saratoga County and Capital District.

If you have any questions about this report, please contact Lucy Harlow, Executive Secretary for the Planning Department at (518) 587-1939 ext. 211. lharrow@townofwilton.com

2015 COMPREHENSIVE PLAN UPDATE

An important accomplishment of 2015 was the update of the Town of Wilton Comprehensive Plan and the adoption of the Generic Environmental Impact Statement (“GEIS”). The Comprehensive Plan was originally adopted in 2004. The Town Board voted to form a committee comprised of members of the Town Board, the Planning Board and the Zoning Board of Appeals as well as the town engineer, the building code enforcement officer and consultants from MJ Engineering and Land Surveying. Over a period of eight months, the Comprehensive Plan Update Committee met and discussed changes to the plan that addressed potential new or emerging issues and identified the needs of the community in 2015 and beyond. In the course of adopting the 2015 plan, the public was invited to comment via the town website link and to participate in the public hearings that were held before the updated plan was adopted in November of 2015. The 2015 Comprehensive Plan document provides a shared vision and guide for the future growth and development of the Town of Wilton and sets out the future needs, goals and objectives of its residents with respect to public health, safety, fiscal management and general welfare.

BUILDING PERMITS ISSUED 10 YEAR HISTORY

TOWN OF WILTON BUILDING DEPARTMENT

2005-2015

YEAR	COMMERCIAL PERMITS*	RESIDENTIAL PERMITS
2005	38	87
2006	45	55
2007	28	74
2008	24	34
2009	34	39
2010	35	30
2011	40	29
2012	40	34
2013	43	45
2014	49	45
2015	46	71

**Figures are for commercial new construction, additions and remodels*

2015 BUILDING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	PERMITS ISSUED	FEES COLLECTED
SINGLE FAMILY	69	\$36,567.90
MULTI-FAMILY	2	\$28,422.33
ADDITIONS/REMODELS	37	\$4,047.95
GARAGES	12	\$1,352.85
COMMERCIAL	1	\$33,293.25
COMMERCIAL ALTERATIONS	45	\$24,123.61
SIGNS	18	\$3,706.39
MISCELLANEOUS*	231	\$11,459.18
RENEWALS	115	\$6,620.00
INSPECTION FINES	0	\$0.00
ZONING MAPS	0	\$0.00
TOTAL	455	\$149,593.46

**Pools, mobile homes, decks, sheds and all other permits*

339 Certificates of Occupancy and Compliance were issued in 2015

2015 PLANNING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	FEES COLLECTED
RESIDENTIAL APPLICATIONS	\$ 28,170.00
COMMERCIAL APPLICATIONS	\$ 17,352.09
ENGINEERING REVIEW	\$ 78,981.90
CONSTRUCTION INSPECTION	\$ 80,463.45
PARKS AND RECREATION	\$ 128,500.00
STORMWATER BASIN MAINTENANCE FEES	\$ 2,500.00
SIDEWALK INSTALLATION	\$ 0.00
TRAFFIC MITIGATION	\$ 86,638.00
TOTAL	\$ 422,605.44

2015 SUMMARY OF RESIDENTIAL UNITS BY PROJECT NAME

TOTAL UNITS			
APPROVED 1,770	DEVELOPED 1058	UNDEVELOPED 712	
Project Name	Approved	Developed	Undeveloped
Adirondack Estates	10	7	3
ANW Holdings	4	1	3
Autumn Acres	3	2	1
Blanchard Road	7	7	0
Brooke Park	13	11	2
Burnham Hollow	55	18	37
Canyon Run	61	44	17
Carriage Pines PUDD	12	1	11
Chestnut Hill	16	4	12
Connor's Way (Stewart Court)	5	5	0
Craw Farm	49	10	39
Crossings at Northern Pines	36	36	0
Dennis Land (Eighteenth Pass)	8	4	4
Fairways III	196	195	1
Floral Estates V	18	16	2
Forest Phase III	13	11	2
Gurn Springs Road	6	2	4
Huckleberry Finn Estates	42	35	7

Project Name	Approved	Developed	Undeveloped
Indian Springs	127	121	6
Links, The	21	20	1
Louden Ridge	23	9	14
Louden Road	17	0	17
Loughberry III, Sections 2 & 3	37	32	5
Mill at Smith Bridge	68	34	34
Morris, Lands of	26	2	24
Northern Pines PUDD	8	5	3
Olson Farm	55	42	13
Paddocks PUDD	84	84	0
Park Place at Wilton	114	56	58
Perry Road Senior Community	202	0	202
Pine Brook Landing	21	9	12
Pravda, Lands of	5	2	3
Preserve at Ruggles Road	49	48	1
Ridgeview Commons Zone 1A	58	58	0
Ridgeview Commons Zone 2	22	0	22
Ridgeview Estates	38	12	26
Rolling Greens Executive Estates	29	9	20
Safian, Lands of	3	2	1
Saratoga Heritage Phase 11 Multi-Family	16	16	0
Saratoga Heritage Phase III Single Family Lots	5	0	5
Saratoga Heritage Phase III	40	40	0

Project Name	Approved	Developed	Undeveloped
Sass, Lands of	9	0	9
708 Route 9	48	16	32
Smith	27	0	27
Streicher, Lands of	4	1	3
Sydney Hill	28	26	2
Traver Road	9	3	6
Wilton Woods	19	0	19
Woodcock	4	2	2

NON-RESIDENTIAL PROJECTS APPROVED IN 2015

TOTAL NEW CONSTRUCTION 418,708 SQUARE FEET

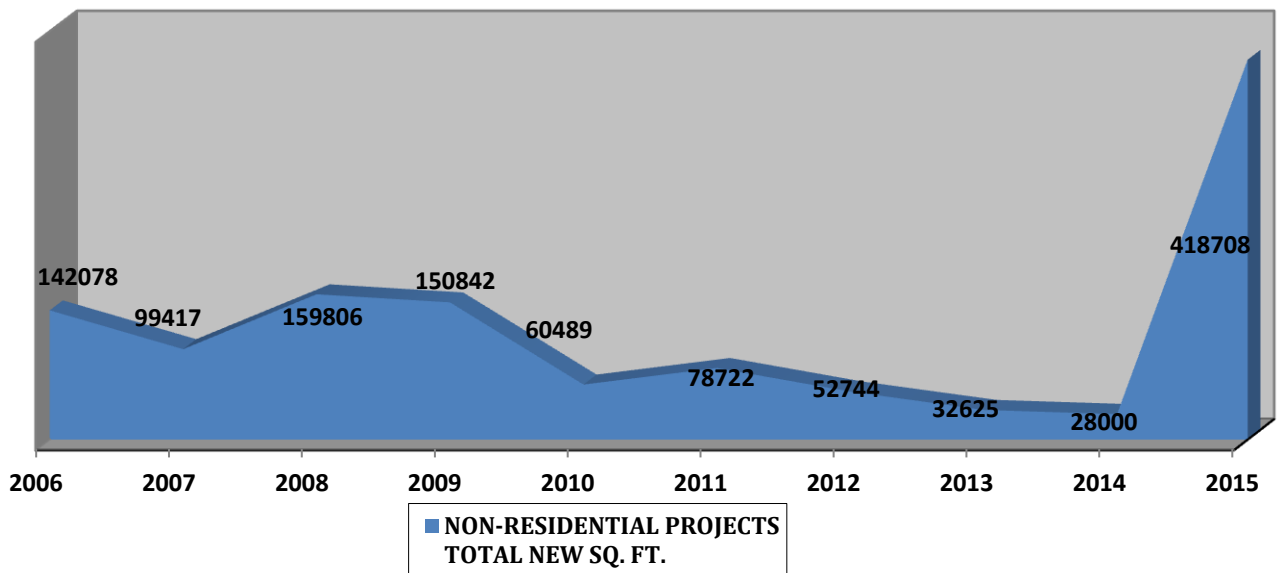
DATE	APPLICANT/PROJECT	DESCRIPTION
2/25/15	Wang Yi Architecture 845 Route 9 Tax Map No. 114.-2-72.1 Zoned RB-1	7800 SQ FT Mixed Use
2/25/15	Macerich Co., Wilton Mall LLC Wilton Mall Tax Map No. 153.-3-86.111 Zoned C-1	Renovation of site for Home Goods Store
4/14/15	Zinter Handling 4313 Route 50 Tax Map No. 141.-3-2.111 Zoned C-2	7540 SQ FT addition to existing commercial building
5/20/15	Northeast Petroleum Technologies 3009 Route 50 Tax Map No. 153.19-2-17 Zoned C-1	168 SQ FT addition to Sunoco Convenience Store
5/20/15	Superior Plus Energy 21 Traver Road Tax Map No. 115.-1-22 Zoned C-3	Replace temporary propane tank with permanent 30,000 gallon propane tank
6/17/15	John J. Lant 590 Route 9 Tax Map No. 153.5-1-26 Zoned CR-1	3200 SQ FT pre-fab building to replace existing automotive repair shop
7/15/15	Wang Yi Architecture 845 Route 9 Tax Map No. 114.-2-72.1 Zoned RB-1	Amend site plan to phase construction mixed use building.

9/16/15	Richard Woodcock 241 Ballard Road Tax Map No. 115.-1-15 Zoned C-3	Change of use to retail shed sales (Versatile Shed Sales)
9/16/15	Blue Rhino/Ferrell Gas BJ Wholesale 3067 Route 50 Tax Map No. 153.-3-86.12 Zoned C-3	Site plan application for placement of free standing display of 20 lb. propane gas cylinders
10/21/15	Red Robin International 3008 Route 50 Tax Map No. 153.3-51.12 Zoned C-1	Amend site plan for Uno Pizzeria to change façade of existing building and other site improvements
10/21/15	Nemer, Chrysler, Jeep, Dodge, Ram of Saratoga 617 Maple Ave. Tax Map No. 140.-3-26 Zoned PUD	Amend site plan to add 150 additional parking spaces and other site improvements
11/18/15	Ace Hardware Corporation 55 Northern Pines Road Tax Map No. 114.-2-60.1 Zoned I-1	400,000 SQ FT addition to existing retail distribution center

NON-RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2006-2015

2006	Total New Construction	142,078	Square Feet
2007	Total New Construction	99,417	Square Feet
2008	Total New Construction	159,806	Square Feet
2009	Total New Construction	150,842	Square Feet
2010	Total New Construction	60,489	Square Feet
2011	Total New Construction	78,722	Square Feet
2012	Total New Construction	52,744	Square Feet
2013	Total New Construction	32,625	Square Feet
2014	Total New Construction	28,000	Square Feet
2015	Total New Construction	418,708	Square Feet



RESIDENTIAL PROJECTS APPROVED IN 2015

Total New Living Units: 225

DATE	APPLICANT/PROJECT	DESCRIPTION
1/21/15	Belmonte Builders & Smith Bridge LLC Mill at Smith Bridge Zoned R-2	Amend subdivision to add five building lots to existing approved subdivision
2/25/15	Belmonte Builders & Smith Bridge LLC Mill at Smith Bridge Zoned R-2	Amend subdivision by subdividing Lot 67 into two lots
4/15/15	The Nigro Group Perry Road (eastern side near Route 50) Tax Map No. 153.-3-32.12 Zoned C-1	Senior community project: 110 independent living units and 92 assisted living units to be built in 2 phases
4/15/15	The Nigro Group Perry Road Tax Map No. 153.-3-32.12 Zoned C-1	Subdivision of parcel 153.-3-32.12 into 2 lots
8/19/15	R.J. Taylor Builders 309 Loudon Road Tax Map No. 154.-1-9 Zoned R-2	Approval of a 17 lot conservation subdivision

RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2005-2015

2006	Total New Units	553
2007	Total New Units	100
2008	Total New Units	206
2009	Total New Units	59
2010	Total New Units	49
2011	Total New Units	149
2012	Total New Units	10
2013	Total New Units	178
2014	Total New Units	0
2015	Total New Units	225

