



DEVELOPMENT REPORT UPDATE

2016

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 2016

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 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. lhallow@townofwilton.com

BUILDING PERMITS ISSUED 10 YEAR HISTORY

TOWN OF WILTON BUILDING DEPARTMENT

2006-2016

YEAR	COMMERCIAL PERMITS*	RESIDENTIAL PERMITS
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
2016	48	73

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

2016 BUILDING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	PERMITS ISSUED	FEES COLLECTED
SINGLE FAMILY	73	\$45,910.75
MULTI-FAMILY	1	\$860.80
ADDITIONS/REMODELS	51	\$4,136.30
GARAGES	9	\$928.80
COMMERCIAL	1	\$742.50
COMMERCIAL ALTERATIONS	47	\$126,709.97
SIGNS	15	\$5,904.55
MISCELLANEOUS*	213	\$12,725.17
RENEWALS	127	\$11,070.00
INSPECTION FINES	3	\$300.00
ZONING MAPS	0	\$0.00
TOTAL	540	\$209,288.84

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

409 Certificates of Occupancy and Compliance were issued in 2016

2016 PLANNING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	FEES COLLECTED
RESIDENTIAL APPLICATIONS	\$ 1,320.00
COMMERCIAL APPLICATIONS	\$ 11,173.74
ENGINEERING REVIEW	\$ 23,164.00
CONSTRUCTION INSPECTION	\$ 4,464.20
TRAFFIC MITIGATION	\$ 11,111.38
TOTAL	\$ 51,233.32

2016 SUMMARY OF RESIDENTIAL UNITS BY PROJECT NAME

TOTAL UNITS			
APPROVED 1,836	DEVELOPED 1247	UNDEVELOPED 589	
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	19	30
Crossings at Northern Pines	36	36	0
Dennis Land (Eighteenth Pass)	8	4	4
Fairways III	196	195	1
Floral Estates V	18	18	0
Forest Phase III	13	11	2
Gurn Springs Road	6	2	4
Huckleberry Finn Estates	42	36	6

Project Name	Approved	Developed	Undeveloped
Indian Springs	127	121	6
Links, The	21	20	1
Louden Ridge	23	9	14
Louden Road	17	1	16
Loughberry III, Sections 2 & 3	37	34	3
Mill at Smith Bridge	68	37	31
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	114	0
Perry Road Senior Community	202	110	92
Pine Brook Landing	21	11	10
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	10	19
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 Subdivision	27	0	27
Sonoma Grove	66	0	66
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 2016

TOTAL NEW CONSTRUCTION 41,361 SQUARE FEET

DATE	APPLICANT/PROJECT	DESCRIPTION
3/16/16	Stewart's Shop #314 4208 Route 50 Tax Map No. 141.-1-30 Zoned RB-1	Amend site plan for addition of fueling stations and other site improvements
3/16/16	513 Broadway, LLC 11 Blue Lupine Lane Tax Map No. 128.-1-97 Zoned C-2	Amend site plan for construction of 9700 SQ FT addition to existing commercial building
3/16/16	Bonded Concrete, Inc. 13 Blue Lupine Lane Tax Map No. 128.-1-98 Zoned C-2	Amend site plan for 2,534 SQ FT addition to existing commercial building
3/16/16	Friendly's Ice Cream, LLC Friendly's Restaurant 3075 Route 50 Tax Map No. 153.-3-86.111 Zoned C-1	Amend site plan for construction of drive-through addition
6/15/16	Wilton Senior Community One Perry Road Tax Map No. 153.-3-37.1 Zoned C-1	Amend site plan for addition of covered entranceway and sports court
6/15/16	Walmart Stores, Inc. Walmart Store Old Gick and Lowes Drive Tax Map No. 153.-3-110 Zoned C-1	Amend site plan for construction of 3600 SQ FT addition to existing Walmart Store
8/17/16	New Country Subaru New Country Auto Park Tax Map No. 153.-3-84.11 Zoned PUD	Amend site plan for construction of 3075 SQ FT addition with 1765 SQ FT canopy

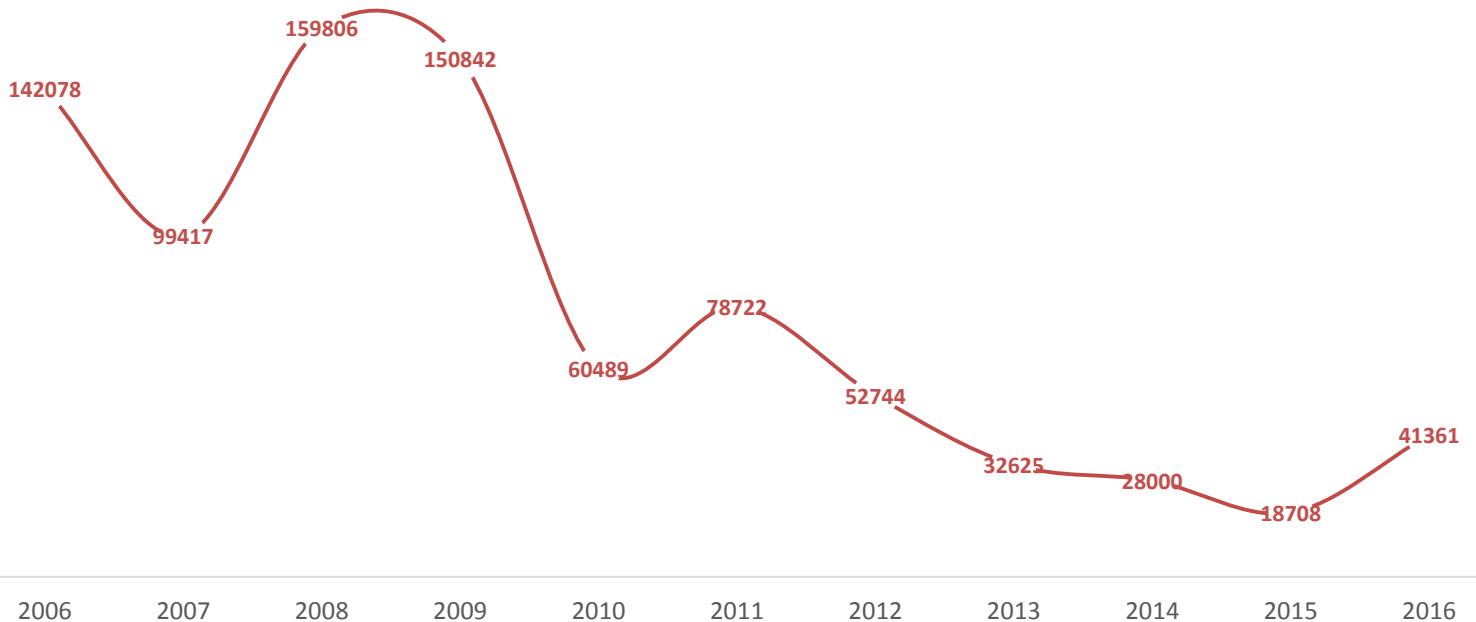
9/21/16	KLN, LLC 12 Commerce Park Drive Tax Map No. 115.-2-89.2 Zoned C-3	Amend site plan to add 8432 SQ FT warehouse to existing commercial site
9/21/16	Wilton Senior Community One Perry Road Tax Map No. 153.-3-32.122 Zoned C-1	Creation of additional lot to accommodate SCSD #1 pump station
10/19/16	McDonald's Restaurant 3003 NYS Route 50 Tax Map No. 153.19-2-21 Zoned C-1	Amend site plan for construction 5400 SQ FT McDonald's Restaurant, replacing existing building
11/16/16	Everglades Mixed Use Development Thomas J. Farone Homebuilders, Inc. Tax Map No. 140.13-1-1 Zoned H-1	Site plan approval of 50 residential units and 8620 SQ FT commercial space
11/16/16	Route 9 Wilton Holding Corp. NYS Route 9 Tax Map No. 153.-1-15.11 Zoned CR-1	Approval of 3 lot commercial subdivision near intersection with Smith Bridge Road

NON-RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2006-2016

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
2016	Total New Construction	41,361	Square Feet

NON-RESIDENTIAL PROJECTS TOTAL NEW SQ. FT.



*ACE HARDWARE DISTRIBUTION CENTER: 400,000 SQUARE FEET OMITTED IN 2015 FOR RELATIVE COMPARISON OF OTHER CONSTRUCTION

RESIDENTIAL PROJECTS APPROVED IN 2016

Total New Living Units: 116

DATE	APPLICANT/PROJECT	DESCRIPTION
7/20/16	Floral Estates LLC Sonoma Grove Conservation Subdivision Tax Map No. 154.-1-22, 154.-1-25.1 Zoned R-2	Approval for 66 lot conservation subdivision on Louden Road
11/16/16	Everglades Mixed Use Development Thomas J. Farone Homebuilders, Inc. Tax Map No. 140.13-1-1 Zoned H-1	Mixed Use Development with 50 residential units

RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2006-2016

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
2016	Total New Units	116

