

APPENDIX A

INVENTORY & ANALYSIS

A. Physiology & Topography

Inventory

The Town of Wilton is located in north central Saratoga County. The City of Saratoga Springs and Town of Saratoga bound it to the south, the Town of Northumberland to the east, the Towns of Corinth and Moreau to the north and the Town of Greenfield to the west. Saratoga County is situated within the northern extent of the Hudson-Mohawk Lowlands physiographic region and the southern extent of the Adirondack Mountains. The Town of Wilton occupies a transition zone between these two regions.

Most of the topography of the Town of Wilton is the result of glacial events. Following the last glacial period, the area extending from Glens Falls in the north to Albany/Schenectady in the south was under water. Several large rivers emptied into this glacial lake, depositing large quantities of sediment. As the land rebounded from the pressure exerted by the then-receded glacier, the water drained, leaving the sandy sediments exposed. Over time, prevailing winds transformed the landscape into a series of rolling dunes, remnants of which remain today.

The Palmertown Range located in the northwest portion of the Town, is the source of numerous creeks and streams located throughout the Town. These creeks have cut steep ravines in the mountain areas and less prominent ravines in the lowlands.

The Palmertown Range reaches elevations as high as 986 feet above sea level and extends along the Town's western boundary. The majority of the Town exhibits flat to rolling terrain with elevations ranging from 250 to 310 feet. There is a small knoll known as Kendrick Hill rising to nearly 520 feet in the southeast corner of Town before descending to approximately 300 feet at the Town boundary.

Opportunities and Constraints

The topography of a given area is an important component of land use decisions. Level or moderate topography presents opportunities for a variety of uses whereas slopes greater than fifteen (15) percent present constraints. Steep slopes can be unstable and susceptible to erosion, particularly when cleared. Erosion may impact both the built (settlement of

buildings) and the natural environment (sedimentation of streams). Development on steep slopes and atop or along mountains or ridges can adversely impact visual resources. One area of specific concern is the northwest quadrant of the Town west of Route 9. This area contains steep slopes (25% or more in some areas) and includes several deep ravines associated with the Little Snook Kill, the Snook Kill and its tributaries and tributaries of Lake Elizabeth. Development in this area would result in the need for an expanded road system, which would be difficult to design and construct without resulting in adverse environmental impacts.

Opportunities to design in harmony with topographic features would help to limit impacts to the natural and visual environment. Generally steep slopes should be avoided. Continued enforcement and updating of the Town's regulations regarding slopes will benefit both project sponsors and the Town during the project review process.

B. Geology & Soils

Inventory

Based on a review of the "Geologic Map of New York- Hudson-Mohawk Sheet" (New York State Education Department 1970, reprinted 1995), the Town of Wilton is underlain almost entirely by Canajoharie Shale. There is a small area surrounding the Hamlet of Wilton that is part of the Beekmantown Group that is underlain generally by dolostone and limestone.

New York State was impacted by glaciation several times during the Pleistocene Era. Glacial deposits found in the area of the state covered by the Hudson Mohawk sheet are almost entirely of the late Wisconsinian glaciation. In the Town of Wilton these deposits consist generally of dunes, lacustrine sands, lacustrine silt and clay and a small area of kame moraine. In the area west of Route 9 (Palmertown Range) bedrock is exposed.

Weathering of the surface of these glacial deposits resulted in the development of soils. The underlying parent material from which it is derived determines soil characteristics. Generally soils within the Town consist of sands and silts.

Soils information has been compiled by the Natural Resource Conservation Service (NRCS) and is available from the Saratoga Cooperative Extension. The properties of each soil type may warrant investigation for site specific developments in order to identify constraints related to the proposed use,

and the required engineering practices to mitigate these constraints. The fact that the Exit 15 area (north to Waller Road and east to Ingersoll Road) is the only area of the Town included in the Saratoga Sewer District underscores the importance of the above referenced on-site soil investigations. Soil properties in part determine the ability of the land to support certain types of development. Steep slopes for example, limit the type of development that can occur due to issues related to erosion and slope stability. Soils which are wet or exhibit excessive permeability require specialized septic systems to protect both soils and ground and surface water.

Areas of steep slopes are generally limited to the areas west of Route 9, particularly north of Kings Station as elevations ascend to the Palmertown Range. A significant feature just south of Stakos Road, identified by the NYSDEC, is the gorge formed by the Snook Kill at the point where it bisects the McGregor Fault.

The soil composition in Wilton effectively divides the town into four areas:

1. West of NY Route 9;
2. South of Ballard Road Between NY Route 9 and I-87;
3. East of I-87 south of Ballard Road;
4. North of Ballard Road and east of NY Route 9.

The various soil types in the Town are illustrated on Figure A-1 Soils Map.

- **West of NY Route 9.** This relatively steep area has three primary soil series, Charlton loam, and two Chatfield-Hollis complexes. Charlton loam is a very deep well-drained soil formed in glacial till. It is found on the sides and tops of hills in glacially modified uplands. The Chatfield-Hollis complexes are made up of moderately deep, well drained to somewhat excessively drained soils and shallow, well-drained soils. It is on bedrock controlled upland till plains. These series occur where the surface topography is often irregular and sloping in many different directions because of the underlying bedrock.
- **South of Ballard Road between NY Route 9 and I-87.** This area is largely made up of Unadilla very fine sandy loam. It is a very deep well-drained soil formed in deposits of silt and very fine sand that occurs on old lake plains and terraces. Small areas of Fluvaquents (associated with waterways) and Deerfield soils exist. Fluvaquents are very deep, nearly level, somewhat poorly drained to very poorly drained soils formed in recent alluvial deposits on flood plains. The Deerfield series is a very deep, moderately well drained soil formed in water sorted sand. It occurs on glacial outwash plains and terraces.

- **East of I-87 south of Ballard Road.** The Oakville soils series comprises the large majority of land in this area. Oakville soils are very deep, predominantly moderately well drained, but ranging to well drained soils formed in water sorted sand. They are found on glacial outwash plains, lake plains and beach ridges. The Wareham loamy sand soil series is associated with watercourses and wet areas. It is a very deep, nearly level, somewhat poorly drained soil formed in water sorted sand. It occurs on glacial outwash plains, lake plains and deltas. The Deerfield soils series occurs to a lesser extent. Palms muck, ponded soil is associated with the Miller Swamp area. This nearly level, very poorly drained soil formed in deposits of organic materials that are 16 to 51 inches thick over mineral soil material. It exists in level areas or depressions often bordering streams, lakes, ponds and other open bodies of water. These areas are covered by 1 to 3 feet of water during most of the year and are commonly called freshwater marsh.
- **North of Ballard Road and east of NY Route 9.** This area contains the greatest soil diversity. The soil series with greatest representation include Oakville, Deerfield, Unadilla, Wareham, and Scio silt loam. All but the Scio soils are described above. The Scio silt loam series is a very deep, moderately well drained soil formed in deposits of silt and very fine sand. It occurs on old alluvial fans and terraces.

Hydric soil, as defined by the National Technical Committee for Hydric Soils (NTCHS), is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part." (Soil Conservation Service, 1989.) More simply put, hydric soil refers to those soils that are developed under sufficiently wet conditions to support hydrophytic (water loving) vegetation.

A list of hydric soils has been prepared for Saratoga County by the NCRS and a number of these soils occur within Wilton. Projects should be reviewed for the presence of hydric soils and the potential presence of federal jurisdictional wetlands on a case by case basis.

Opportunities and Constraints

There are a variety of development opportunities throughout the Town. Areas that are served by sewer and water include undeveloped parcels for both residential and commercial uses. Lands that are not served by sewer but can be served by standard septic systems are generally limited to a few areas near the Hamlet of Wilton, areas along Parkhurst Road and lands in the vicinity of Exit 16.

Throughout the remainder of the Town are soils with characteristics that will cause additional regulatory review and/or permitting for each development project. These soils include hydric soils (potential wetlands) and various soils that cannot support standard septic systems. Lands that contain these soils should be considered to remain undeveloped or limited to certain types of development that can exist and function in harmony with the qualities of the soils and topography.

C. Water Resources

Inventory

Surface Water

Streams and waterbodies are vital resources for a community and perform a wide variety of functions. Streams drain stormwater and snowmelt from higher elevations and direct them to lakes and ponds, thereby alleviating the potential for flooding. The lakes and ponds act as reservoirs. Water also drains directly into them. Streams and waterbodies provide habitat for a diversity of mammals, fish, birds, reptiles, amphibians, and invertebrates. They represent an important recreation resource, providing opportunities for fishing and wildlife observation and a setting for walks, picnics, and other forms of passive recreation. Water bodies and streams also enhance an area's aesthetics.

Loughberry Lake and Lake Elizabeth are the two largest water bodies in Wilton. Loughberry Lake, in the southwest corner of town, is a water source for the City of Saratoga Springs. Lake Elizabeth, in the central part of the town, is at the center of a subdivision. Surface waters are illustrated on Figure A-2 Surface Water Features.

Surface water features in New York are designated with a water quality classification for the purposes of regulating discharges into these water bodies in accordance with the State Pollutant Discharge Elimination System (SPDES). These classifications refer to the suitability of a given water feature (lake, pond, river, stream) for human use. The higher the classification, the higher the water quality and the more suitable for human use. For example, Class A waters are suitable for "primary contact" (swimming) and as a water supply.

Classifications include water supply designations (AA-S, A-S, AA) and normal designations ranging from A (suitable for most uses) to D (unsuitable for primary contact). Each water quality classification carries

with it a set of discharge limitations designed to protect or improve the water quality. A "T" modifier is used for those streams that have a breeding trout population. Effluent limitations on the demand for oxygen are more stringent, since high oxygen content is essential for trout survival. In addition, the ecology and geomorphology of streams with a classification of C(T) or higher are protected/regulated pursuant to Article 15 of the NYS Environmental Conservation Law and its implementing regulations (6 NYCRR 608).

Work occurring within the bed and banks of streams with a classification of C(T) or higher would require a permit from the NYS Department of Environmental Conservation (NYSDEC). In addition to State regulations, the U.S. Army Corps of Engineers (Corps) regulates all waters of the U.S. Therefore, almost any water body (streams, ponds, and lakes) falls under federal jurisdiction. The extent of regulatory involvement depends on many factors. In general, Section 404 of the Clean Water Act regulates the discharge of dredged or fill materials into all waters of the U.S. Section 401 of the Clean Water Act (federal program granted to the State) regulates the quality of the discharge regulated under Section 404. Section 10 of the 1899 Rivers and Harbors Act regulates most activities in navigable waterways. There are no waters regulated under Section 10 in Wilton.

The five (5) designated water classes, representing the primary existing characteristics of a specific stream or water bodies are shown below in Table A.1.

Table A.1
NYSDEC Water Classification System

Class	Existing Use
A	Used for human consumption and all other uses.
AA	Used for human consumption and all other uses.
B	Used for contact recreation and all other purposes except human consumption.
C	Used for fishing and all other purposes except human consumption, food processing and primary contact recreation.
D	Used for agriculture, industrial use, process water supply and all other purposes except fishing, human consumption and primary contact recreation.

The water quality classifications for the largest streams located in the Wilton are shown in Table A.2 below.

Table A.2
Water Quality Classification
Town of Wilton

Stream/Waterbody	Class	Standard	Notes
Snook Kill ¹	C	C(T)	
Little Snook Kill ¹	C	C(T)	
Loughberry Lake	A	A	Water source for the City of Saratoga Springs
Loughberry Lake Tribes and Sub Tribs	A	A	
Delegan Brook	C	C(T)	
Bog Meadow Brook ²	C	C(T)	From mouth to dam near Loudon Road
Bog Meadow Brook	A	A(T)	From proposed dam near Loudon Road to source
Lake Elizabeth	C	C(T)	
Little Snook Kill Tributary	AA	AA	Tributary of Mt. McGregor water source
<p>1 Unnamed tributaries and subtributaries for the Snook Kill and Little Snook Kill are predominantly classified as C or D. Lake Elizabeth is considered a subtributary of the Snook Kill.</p> <p>2 Emergency Saratoga Springs water source</p> <p>(T) trout stream</p> <p>Source: NYSDEC ECL Title 6 Article 19 Section 941.6</p>			

Groundwater

The availability and quality of groundwater is often a limiting factor for development. It is important, therefore, that this resource be protected particularly for existing users. The primarily sandy soils that overlay bedrock in much of the town can produce well yields of between ten (10) and fifty (50) gallons per minute. This type of sand is permeable and well drained. It should be noted, however, that some areas east of the Northway have poor groundwater yields and may be unsuitable for residential uses (i.e., potable water supply).

West of NY Route 9, where soils have a low permeability, large diameter wells are needed for most residential development. Due to the shallow nature of the soils, wells are often affected by seasonal declines in the water table. It is difficult to predict the yield of bedrock wells.

A small pocket of clay and silt is located near the area known as Kings Station. Clay and silt are, for all practical purposes, impermeable and do

not yield water in usable quantities. Some areas of sand and gravel deposits are underlain by this impermeable layer of clay and silt, which limit the productivity of shallow wells.

Due to the large area of unconsolidated deposits in the town, it appears there generally is an ample water supply. These supplies however, are impacted by both demand, and precipitation patterns and levels. Of note is the fact that several wells in the south central part of town ran dry during the summer of 2002. The groundwater resource also needs to be protected from contamination. To ensure high quality groundwater, care must be taken to minimize the spilling and indiscriminate application/use of petroleum products, fertilizers, herbicides and pesticides. Wells and water systems should be installed and operated in accordance with State and local regulations.

Opportunities and Constraints

Surface and groundwater are vital resources for any community. The abundance of groundwater in the Town provides a number of opportunities for developing potable water sources for future development. Surface water resources also provide excellent opportunities for recreation or open space and provide important wildlife habitat. Streams provide wildlife corridors that allow movement from habitat to habitat without conflicting with humans or the built environment.

Stream corridors and associated floodplain and wetlands provide natural storage capacity during storm events. Recognition and protection of these corridors help to prevent flood damage to homes and businesses.

The Town implemented Stream Resource Management requirements as part of its zoning regulations in the early 1990's. These provisions currently apply to the Snook Kill, Little Snook Kill, Delegan Brook, Bog Meadow Brook, Loughberry Lake, Lake Elizabeth and the streams leading to these lakes. The continued application of these requirements and updating of the requirements as necessary will continue to provide protection to important surface resources in the Town.

D. Floodplains and Drainage

Inventory

Critical to floodplain management is the identification and protection of floodplains and the regulatory floodway, which is administered by the Federal Emergency Management Agency (FEMA). FEMA has determined that there are no significant flood hazard areas in the Town. As a result, the Town of Wilton is not required to participate in the National Flood Insurance Program. However, it is important to note that many streams have floodplain associated with them. Floodplain and associated backwaters and other wetland communities provide natural stormwater storage capacity. Although some may be small, they are part of the overall natural system. Incremental impacts to the storage capacity of the system eventually leads to an increased potential for flooding and flood damage.

More than two thirds of the Town drains into the sub-tributaries and tributaries of the Snook Kill. These streams include Deegan Brook, Little Snook Kill, and Lake Elizabeth. The source of many of these creeks and streams is in the Palmertown Range. The steep topography west of Route 9 associated with the Palmerton Range often can result in minor localized flooding. The area west of the Northway and south of Lake Elizabeth drains south into Loughberry Lake. Loughberry Lake is an emergency water source for the City of Saratoga Springs. Streams east of the Northway and south of Kings Road drain south into Bog Meadow Brook.

Opportunities and Constraints

Existing soil and drainage conditions have resulted in large areas of well drained land with few limitations for development. Land development impacts natural drainage by changing topography and increasing impervious surfaces thus creating the potential for problems related to ponding or localized flooding on the subject site at points downstream or adjacent to the site. This potential impact can occur even in well-drained areas if appropriate stormwater management techniques are not utilized.

In order to protect soil and water resources from potential impacts of poor drainage, the Town should continue to require stormwater management plans as part of site plan review procedures. Stormwater management and erosion control plans should be periodically reviewed to ensure that they are providing maximum protection to soil and water resources. This should

include compliance with current State Pollutant Discharge Elimination System (SPDES) regulations (New York State's version of EPA's Phase II, Storm Water Pollution Prevention Program effective in March 2003).

E. Ecology

Inventory

The Town of Wilton is home to wide diversity of plant and animal species, communities, and ecosystems. Among the town's resident species is one state and federally designated endangered species, one state-threatened species, and three state-designated Species of Special Concern. Because of the sensitivity of some of this information and to protect the specific species and their habitats, only general locations are identified in the text. These are identified and described in the following paragraphs.

Critical Wildlife/Plants

- ❑ **Karner Blue Butterfly.** Once found from Maine to Minnesota and Canada, the Karner blue butterfly has been extirpated from five states and Ontario. Wilton has the most viable Karner blue butterfly population in the eastern United States.

In its larval stage, the Karner blue butterfly depends solely on the leaves of the wild blue lupine. As an adult, the butterfly gets nectar from a variety of native wildflower species. In Wilton, the Karner blue butterfly's habitat usually consists of savannah-like areas with scattered oak and pitch pine. The greatest threats to the butterfly are loss of open areas and fragmentation of existing habitat due to reforestation and development.

As a listed endangered species, no one may take the Karner blue butterfly (during any of its life stages) without a permit from both the New York State Department of Environmental Conservation and the US Fish & Wildlife Service. The word "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collar, or to attempt to engage in any such conduct (Section 3, Endangered Species Act). In addition, damage to or destruction of lupine, necessary nectar species or sheltering vegetation in occupied habitat is similarly prohibited without such permits.

Buffer areas for occupied and unoccupied habitat are needed so that impacts from external stresses are minimized. Additionally, suitable dispersal corridors, including stepping stones of suitable habitat, are

needed to allow for the dispersal among groups of butterflies and for the potential establishment of new groups. Connectivity between groups is essential for maintaining the population structure and genetic health.

- ❑ **Frosted Elfin.** The frosted elfin butterfly is a state-listed threatened species. Like the Karner blue butterfly, the frosted elfin butterfly is dependent upon blue lupine. Its habitat, as well as threats to its survival, is similar to that of the Karner blue butterfly.
- ❑ **Blanding's turtle.** This turtle is a state-listed threatened species and it has recently been found in areas of the Town of Wilton. It averages 7" to 9" in length and is easily recognized by the bright yellow patch on its chin and throat. Primarily aquatic, it is known to travel relatively significant distances over ground. The Blanding's turtle over-winters under or near water, in mud or under vegetation or debris. The major threat to the Blanding's turtle is destruction of habitat caused by residential and recreational development and the construction of roads that interfere with its migration routes.
- ❑ **Eastern Spadefoot Toad.** This reptile is a state-designated Species of Special Concern. While not afforded legal protection, its populations and ranges are being monitored due to declining numbers. This species' name comes from a dark-colored, horny, sickle-shaped structure – the spade – on each foot. The eastern spadefoot uses this spade to burrow in the sandy soils of its habitat where it spends most of its life. It emerges from its burrow and breeds only at night during or after heavy spring rains. The greatest threats to the toad include development, which leads to habitat fragmentation, destruction, and conversion; and groundwater depletion, which leads to altered hydrology, habitat fragmentation, and destruction. Wilton is the northernmost inland habitat for this species.
- ❑ **Eastern Hognose Snake.** This reptile is also a state-designated Species of Special Concern. This two (2) foot long snake uses its upturned snout to burrow in sandy soils. When this snake is threatened, it raises its head and neck, hisses and inflates its head area to create a hood-like appearance, similar to a cobra. If this threat does not succeed, the snake will become limp and "play dead". The greatest threats to its survival are the same as those that confront the eastern spadefoot toad.
- ❑ **Blue-spotted Salamander.** This species is a designated Species of Special Concern. This salamander resembles an enamelware pot in its appearance, black with flecks or spots of blue, white and black. It breeds in vernal pools and small woodland wetlands and spends the rest of its life in woodland areas under moist rotting debris. Similar to other reptiles and amphibians, the major threat to its survival is destruction of

habitat caused by development and the construction of roads that interfere with its migration routes.

Critical Habitats

In addition to state and federal wetlands, there are a number of other critical habitats within the town's boundaries.

- ❑ **Appalachian Oak-Pine Forest (Pine Barrens).** Remnants of this once-widespread community are found within the Wilton Wildlife Preserve & Park study area (see Figure A-3). In general, this area extends from the New York State Northway (I-87) in the west to the Wilton town line in the east and extends from north of Loudon Road in the south to north of Ballard Road in the north. This area supports all of the federal and state designated and listed species described above.
- ❑ **Pine Barrens Vernal Ponds.** This community is largely found within the area bounded by Scout Road to the north, Cole Brook Road to the east, Loudon Road to the south, and Edie Road to the west. Much of this area is within the Wilton Wildlife Preserve & Park study area. The New York State Heritage Program classifies this community as very rare and vulnerable to extinction. These areas are especially important to reptile and amphibian species.
- ❑ **Deer Yards.** In deep snow, deer have difficulty moving and finding food. Hemlock forests catch a percentage of snowfall thus reduce the snow depth on the forest floor. Deer congregate in these areas and, as a result, have a greater chance of winter survival. Four (4) deer wintering areas have been identified in Wilton.
- ❑ **Snook Kill Gorge.** This gorge bisects the McGregor fault south of Strakos Road. Adirondack plants are represented in the environment created by this significant physical feature.

Wetlands

Wetlands are those areas whose land surfaces or soils are wet during part or all of the year. Depending on the size, type and location of wetlands, they can provide numerous natural functions that are very important to the ecology of an area. Some of these functions include flood storage, habitat, nutrient cycling, filtration of pollutants, and recreation.

Ecologically, wetlands are very productive areas. They provide habitat and breeding ground for many species of mammals, birds, waterfowl, fish, reptiles, amphibians, and invertebrates. They are also home to many flowering and non-flowering plants. Wetlands provide wonderful

opportunities for observing wildlife. With widespread reports of rapidly declining amphibian populations, the value and importance of wetlands are underscored.

Available wetland mapping that includes NYSDEC Freshwater Wetland maps and National Wetland Inventory maps were compiled to create Figure A-4 Wetland Map. This is provided for reference. Boundaries and regulatory jurisdiction must be established by each of the regulatory agencies as discussed below.

- ❑ **Federal Wetlands.** By virtue of their administrative role in implementing and enforcing Section 404 of the Clean Water Act and Section 10 of the 1899 Rivers and Harbors Act, the U.S. Army Corps of Engineers (ACOE) has jurisdiction over all waters of the United States, including wetlands. Federally designated wetlands have no size threshold but must have a hydrologic connection to another surface water drainage system (stream network) that is a tributary to navigable waters. This is a requisite that, due to a 2001 US Supreme Court case, is narrower than that which existed pre-2001. The recent federal approach relegates some small isolated wetlands to an unprotected status. Some isolated wetlands can be considered “adjacent” to regulated waters and would therefore become jurisdictional. The actual identification of federal wetlands and their boundaries requires a wetland delineation and verification by ACOE.
- ❑ **National Wetland Inventory.** The National Wetlands Inventory Center (part of the US Fish & Wildlife Service) uses aerial photo interpretations to identify areas that may meet federal wetland criteria. There are approximately 1,661 acres of these wetlands throughout the town. In some locations state designated wetlands overlay National Wetlands Inventory wetlands.

The NWI wetlands are classified in accordance with the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979). Five major categories are used: marine, estuarine, riverine, lacustrine, and palustrine.

Ecological information is very important when identifying the significance of wetland impact. In the absence of any formalized wetland evaluation method acceptable to ACOE, forested wetlands are afforded the greatest value due to the length of time necessary to establish these wetland systems. For more information on the other modifiers used in the Cowardin/NWI classification system please refer directly to the NWI Figure legends provided on the NWI quadrangles.

Copies can be viewed at the Saratoga County Planning offices or obtained by contacting the U.S. Fish and Wildlife Service.

- ❑ **Vernal Pools.** Vernal pools are typically small depressions that flood in spring or after a heavy rainfall, and are filled again in autumn. They provide essential habitat for a number of species. Vernal pools support a diverse group of invertebrates and amphibians that depend upon them as breeding ponds. Since vernal pools cannot support fish populations, there is no threat of fish predation on amphibian eggs or invertebrate larvae. Many amphibian, invertebrate and plant species have adapted to vernal pools and rely on them for all or part of their life cycles. Although amphibians may be found in vernal pools for one or two months of the year, without them it is unlikely that some species could breed anywhere else. Many amphibian species will breed only in vernal pools due to the absence of fish (predators).

One particular type of vernal pool, a pine barren vernal pond, is found in Wilton and, according to the New York Natural Heritage Program, is very rare and vulnerable to extinction.

- ❑ **State Wetlands.** State-designated freshwater wetlands are defined by the presence and predominance of hydrophytic (water loving) vegetation. They must be greater than 12.4 acres (5 hectare) or deemed to be of unusual local importance. In part, NYSECL Article 24; 6 NYCRR Parts 662 and 663, sometimes referred to as the “Freshwater Wetland Act” is aimed at preventing these wetlands from being filled and/or drained. Activities within one hundred (100) feet of these wetlands are regulated. A permit from the NYSDEC is required for disturbance of state-designated wetlands and their buffer areas. There are approximately 1,280 acres of state-designated freshwater wetlands in Wilton. These wetlands are concentrated in the eastern and southern portions of town. Miller Swamp (approximately 180 acres) is the largest wetland in Wilton.

Opportunities and Constraints

The ecology of the Town provides numerous opportunities for recreation and the preservation of visual quality and rural character. Forested areas and wetlands provide opportunities for trail development and nature facilities. Ecological communities provide many functions that protect other resources. For example, trees and other vegetation filter the air and provide noise abatement and visual buffers. Diverse wildlife reduces populations of nuisance animals, such as rats and mice, and minimizes the occurrence of

disease. Many species of birds, bats, amphibians and insects keep harmful insects in check. Wetland communities filter pollutants from water and provide habitat, among many other functions and values.

The presence of wetlands and other important habitat on a given piece of property can conflict with development plans. Sometimes the extent of important habitat is so great as to preclude development on a given parcel. However, many times these resources can be preserved and protected through innovative site design. The concept of designing with nature is widely accepted practice and very desirable to potential homeowners. Currently, the NYSDEC and the Corps regulate wetlands.

F. Land Use & Zoning

Inventory

Land Use

Prior to the construction of the Northway in 1962, the predominant land uses in the Town were agriculture and low density residential. Large subdivisions, commercial and industrial uses were limited. Much has changed since the Northway was completed. Development of all types has occurred including large residential subdivisions, and large commercial, retail, and light industrial development (Figure A-5 Existing Land Use Map). Table A.3 provides a breakdown of the various land uses in the Town and approximate land area of each.

**Table A-1
Existing Land Use**

Use	Acres	% of Total
Apartments	244	1
Commercial	1339	6
Farm Land	760	3
Forest	465	2
Mobile Home Parks	345	2
Preserved Open Space	2383	11
Residential	7465	34
Schools	173	1
Municipal	248	1
Vacant	8644	39
Total	22,066	100

The largest single active land use in the Town is residential (more land identified as vacant or unused). The most intense area of residential development lies between Route 9 and the Northway south of Ballard Road with some recent developments shifting the line of development northward a bit. This area consists of suburban style development in subdivisions of varying sizes. Less intense residential development is scattered throughout

the remainder of the Town. This development consists of small subdivisions and individual lots.

Commercial/retail development is centered on the Exit 15 area along Route 50 extending northeast as far as Old Gick Road. Commercial uses vary considerably including everything from freestanding fast food restaurants, car dealerships, strip malls, and an enclosed mall. A new shopping plaza was recently constructed (Shoppes at Wilton) with access on the northeast side of Route 50 across from the southern Wilton Mall entrance. There is over 900,000 square feet of commercial retail in this area not including Wilton Mall.

The Exit 16 area includes a variety of uses from rural residential to town facilities to commercial to light industrial. In the immediate vicinity of the Exit is a truck stop, Stewart's Shop, Target Distribution Center, Ace Distribution Center, a large mobile home park, a small commercial subdivision and some residential development. In addition, the old Wilton Development Center is currently proposed to be renovated and expanded as a commercial/industrial park.

The Route 9 corridor includes a mixture of diverse small commercial uses, predominantly south of Worth Road. These uses include a new auto park, banks, professional offices, and retail stores. There has been a progressive change in use as residential properties are sold and renovated for commercial use. North of Worth Road the commercial growth is slower and is mainly residential with occasional commercial uses.

Agricultural uses in the Town include a number of properties used as working farms. These operations are longstanding, family operations and provide a secondary income. Much of the land that was once used for farming has been sold and developed. Unless specific protections and alternative opportunities for land owners are presented, continued loss of farmland is anticipated.

There is a significant amount of open space in the area covered by the Wilton Wildlife Preserve & Park study area. The open space in this area falls into a number of categories including vacant lands in private ownership. Permanently protected open space currently includes approximately 1,600 acres with a goal to protect nearly 3,000 acres. The permanently protected lands in the study area include forest lands owned by Saratoga County and lands owned by the town, Nature Conservancy and New York State. In addition, some of the permanently protected open space is held in conservation easements by PLAN (Preserving Land and Nature - previously known as the Saratoga Land Trust). Other permanently protected open space is scattered throughout the town and is generally associated with subdivisions.

Large, privately-owned undeveloped parcels occurring throughout the Town (generally outside the Wilton Water and Sewer Authority service area) contribute to the rural character of those areas.

Although the town has faced increasing development pressure and has, at times, felt the effects of this fast-paced development, there are still large parcels of undeveloped land in all areas of the town. Many of these areas remain undeveloped as a result of physical constraints; for example, the steep slopes west of Route 9. Other areas remain less developed due to soil conditions and the WWSA policy not to provide or allow central sewer and/or water service in these areas. The entire area east of the Northway is an example of this policy. This policy helps to reduce development pressure in the WWP&P Study Area.

Zoning

The following is a summary of permitted land uses for the various zoning districts in the Town based on the current zoning map (Figure A-6):

R-1 Residential District - This zone is intended to consist of primarily detached, single family homes. Allowable uses include one family dwellings and recreational parks and playgrounds. Allowable accessory uses include uses that are associated with residential units such as a garage or swimming pool. Uses requiring special use permits include home occupations, two-family dwellings, accessory apartment, places of worship, private New York State Regents approved schools and privately owned parks and playgrounds. Mobile homes may be granted a special permit for temporary use under special circumstances. Lot sizes start at 20,000 square feet if connected to both a sewer and water system. A residential lot with no public utilities requires 40,000 square feet.

R-2 Residential District - Allowable uses include all principle permitted uses allowed in the R-1 Residential District, and customary agricultural operations such as raising livestock, poultry, and farm produce including sales of produce grown on the premises, and private stables. Special permit uses include public utility, sewage lift station or power stations, boarding of horses and/or riding stable, animal farms, clubs or lodges, golf and country clubs, recreational vehicle or tenting campsites, community services (places of worship, New York Regents approved schools, public libraries, museums and privately owned parks and playgrounds), boardinghouses, tourist homes and bed and breakfast facilities. Lot sizes for residential uses range from 40,000 to 80,000 for residences depending on the availability of utilities.

R-3 Residential District - Allowable uses include single family homes, agriculture, and private stables. Special permit uses include all uses

permitted by special permit in the R-2 District plus two-family dwellings and home occupations. Lot sizes for residential uses range from 80,000 square feet to 120,000 square feet regardless of the availability of utilities.

R-3CD Residential District - Allowable uses include single family dwellings and private stables. Special permit uses include all those allowed by special permit in the R-1 District as well as community services, public libraries, museums, hospitals, and under special circumstances, mobile homes. Minimum lot size is 120,000 square feet with no density bonus for utilities.

R-M Mobile Homes and Mobile Home Parks District – The purpose of this district is to allow mobile home parks that meet specific requirements and promote the health, safety and general welfare of the inhabitants of the Town.

C-1 Commercial District – The C-1 commercial district is intended for business development. Allowable uses include veterinary hospitals, restaurants, funeral parlors, business offices, banks, personal service shops, nursery/garden centers, drive-in or drive-through establishments except commercial laundry or dry cleaning and roadside stands, professional services, motels and hotels, federal, state and local offices, retail or wholesale businesses, service stations, bowling establishments, indoor and outdoor recreational facilities, public libraries and museums, hospitals, outdoor sales including autos and mobile homes, laundromat, kennels, pet cemeteries, golf and country clubs, clubs and lodges, places of worship and enclosed shopping malls. Senior living communities are allowed by special permit as issued by the Town Board. Lot sizes vary from 40,000 to 200,000 square feet depending on the. Enclosed shopping malls require a minimum lot size of 2,178,000 square feet.

C-2 Non-Retail Business/Professional District – This district is intended to provide a compatible transition between residential and commercial areas or zones. Single family residences, public utility offices, medical and dental offices, business offices, mail order sails, clubs, lodges or community buildings, and veterinary offices (no boarding) are allowable uses. Two-family dwellings are allowed as a special permit use in this zone. Lot sizes generally vary between 40,000 and 120,000 square feet.

C-3 Commercial/Light Industrial District – Industrial and commercial parks utilizing common access and utilities are encouraged. Allowable uses include: electronics, telecommunication and computer business, institutional, philanthropic and governmental offices, training and instructional classrooms, public utilities, nursery/garden centers, light manufacturing, assembly, fabricating or packaging of products, mechanical,

electrical, optical, photographic, scientific, or electronic manufacturing, bakeries, hardware, wallpaper, paint and building supply stores, laboratories for industrial or scientific research, warehousing and distribution facilities, commercial laundry and dry-cleaning facilities, printing and publishing facilities, sawmills and hospitals. The majority of uses require an 80,000 square foot lot with the exception of sawmills and hospitals.

C-4 Commercial/Light Industrial District – This zone is intended for business development. Industrial and commercial parks utilizing common access and utilities are encouraged. Residential uses are specifically prohibited in this zone. Examples of permitted uses are as follows: electronics, telecommunication, and computer businesses, institutional, training and instructional facilities, nursery/garden centers, light manufacturing, mechanical, electrical, optical, or scientific manufacturing, bakeries, laboratories, warehousing and distribution, commercial laundry and dry cleaning, printing and publishing facilities, hospitals, veterinary hospitals, restaurants, funeral parlors, business offices, banks, personal service shops, drive in or drive through establishments (excluding commercial laundry, dry-cleaning facilities or roadside stands), professional services, motels/hotels, retail or wholesale businesses, service stations, bowling establishments, indoor-outdoor recreation facilities, public libraries/museums, outdoor sales, laundromats, kennels, pet cemeteries, clubs/lodges and places of worship. The minimum lot size is 40,000 square feet while the maximum is 200,000 square feet.

CR-1 – This zone is intended to allow some mixed use development consisting of residential with appropriately scaled commercial uses. Allowable uses include: one family dwellings, veterinary hospitals, restaurants, funeral parlors; undertaking establishments, business offices, banks, personal service shops such as barbershops and beauty parlors, nursery/garden centers, drive in or drive through establishments, excluding commercial laundry or dry-cleaning facilities and roadside stands, professional services, motels, hotels, federal, state, and local offices, retail or wholesale businesses and bowling establishments. Special permits uses include: public utilities, senior living communities, townhouses, self-service storage facilities, home occupations, two-family dwellings/accessory apartments, mobile home uses, NYS Regents approved schools, service stations such as public garages, gas stations/convenience stores, outdoor sales including new and used automobiles, mobile homes, and kennels. The minimum lot size is 20,000 square feet while the maximum is 200,000 square feet for hospitals.

I-1 Industrial District – Allowable uses in the I-1 district are as follows: Assembly plants, warehousing, component manufacturers, research laboratories, warehousing and distribution facilities, printing and publishing

facilities, heavy equipment sales, composting facilities, and automobile wrecking/junkyards. The district purpose is to provide areas for uses that involve fabrication, assembly, treatment, packaging or incidental storage, sales and distribution of products from previously manufactured materials, excluding basic industrial processing. Residential uses are specifically excluded. The lot size requirement is 120,000 square feet for all uses except composting facilities and automobile wrecking/junkyards.

CO1 Conservation Overlay District – This district provides additional protection to environmentally sensitive land areas in the Town. These areas include NYSDEC regulated wetlands, significant habitat, pine barrens, rare/plant/animal/natural communities, deer wintering areas and unique physical features. In this district applicants must meet the requirements of the underlying zoning as well as any additional requirements of the overlay district. Projects should minimize or mitigate impacts to the resource that has been identified.

NC-1 Northway Corridor Overlay District – The intent of the NC-1 district is to provide a green buffer between all development and the Northway. Buffer requirements vary depending on the adjacent zoning district.

CRT Composting/Recycling/Transfer/C&D Processing Facility District
This district allows composting, recycling handling and recovery facilities, transfer stations and construction and demolition debris processing facilities. All uses require a minimum 120,000 square foot lot except composting facilities which require 200,000 square feet. Currently this district is limited to two locations: Ballard Road and Washburn Road.

Opportunities and Constraints

The Town of Wilton via the Wilton Water and Sewer Authority (WWSA) took a very proactive and important step in controlling their growth by establishing clear policy for the provision/extension of water and sewer service in the Town, consistent with the Town's Comprehensive Plan. In addition to limiting their service to a reasonable portion of Town, they further precluded the development of package treatment and related facilities.

Considerable land area exists in the rural portions of the Town located east of the Northway, west of Route 9, and generally north of Ballard Road. Left to build-out under current zoning, the rural character of these areas could be lost, especially the character as viewed along the currently rural roads through these areas. Opportunities to address this character, preserve open

space, and help to keep the current farming operations in place are available through both standard and innovative growth management tools.

Quality of life is an important factor to consider for the future of the developed areas of Town. The current vehicle oriented land use patterns present impacts that can become significant over time and erode the character that brought many people to this community. Opportunities to increase the consideration of the pedestrian environment in both new projects and redevelopment efforts should be considered. Additionally, redevelopment and reinvestment in the commercial corridors and areas of the town, particularly the Exit 15 area, should be considered to establish a more pedestrian friendly environment, reduce traffic conflicts and congestion, and promote sustainable development.

Finally, the ecology of the town is an important component, providing habitat for threatened and endangered species. Significant efforts have been made to preserve these resources. These efforts should continue since it contributes to the rural character of the community and promotes a healthy environment for humans as well as wildlife.

G. Agricultural Resources

Inventory

Active agricultural lands within Wilton are limited. Even more limited are lands included in a New York State Agriculture and Markets Agricultural District. The only lands included in an Agricultural district are lands in the northeast corner of the Town that are part of Agricultural District #1. Other “active farms” as identified by the Agricultural & Farmland Protection Plan for Saratoga County December, 1977 and the Town of Wilton Environmental Map include several parcels fronting on Route 50 near Jones Road, a parcel in the Parkhurst Road area fronting off of Route 9, a small area off of Gailor Road, and several parcels near the D&H Railroad near the eastern Town boundary. These parcels are shown on Figure A-7 Agricultural Uses. Several of these parcels are in developed areas, convenient to I-87 with services in close proximity, thereby experiencing development pressure.

Opportunities and Constraints

Farms and agriculture is an important part of the overall appeal of tourism in Saratoga County (i.e. pick your own operations, farm stands, harness track, thoroughbred track). The Town has the opportunity to protect remaining farmlands by participating in programs that provide assistance to farm operations including Purchase of Development Rights (PDR) programs, incentive zoning, and tax abatements such as those associated with term easements.

There are numerous constraints on farming operations. Many of these constraints are directly related to the economics of farming for a living. Farming practices have changed over the years. Small to medium size farms that prosper have converted to specialized operations and products. Farming is also impacted by suburban expansion that drives up land values and increases taxes. The fact that good farmland soils often have few limitations for residential development further complicates this issue. Often new homeowners are unfamiliar with farming practices and find them to be unpleasant.

Agricultural activity is generally incompatible with suburban residential development. With proper design, the two may coexist but this requires a certain level of understanding on the part of the resident who may be impacted by dust, noise and odors, all common residuals of farming.

H. Recreational Resources

Inventory

The Town of Wilton offers both active and passive recreational opportunities. Existing facilities include Gavin Park, a XX acre park that includes soccer fields, tennis and basketball courts, baseball fields, a large pavilion area and a playground area. The facility located off of Jones Road also includes several buildings that support the Town's recreational program. There is one privately owned golf course in the Town located at the McGregor Country Club on Northern Pines Road.

Additionally, the Wilton Wildlife Preserve and Park provides passive recreational opportunity.

Opportunities and Constraints

Considerable land is available in the community to develop additional parks and passive recreational uses as needed to support the population. A recreation master plan would help to identify what the current needs are in the community and would help to project future land area requirements. Trails are also an important component of the recreation use and should be incorporated throughout the community, especially where linkages can be made between populated areas and important destinations, such as the town park.

I. Municipal/Community Services

Inventory

Police Protection - Police services are currently provided by both the Saratoga County Sheriff and the State Police. State Police Barracks are located on Ballard Road. Saratoga County Sheriff Offices are located on County Farm Road in Ballston Spa.

Fire Protection – There are two fire districts serving the residents of Wilton. The Wilton Fire District with a station located on Ballard Road serves the entire area north of Northern Pines Road. The Greenfield Fire District station is located on Maple Avenue and serves the southern part of Route 9 and the Exit 15 area. These fire districts are staffed entirely by volunteers and have been able to maintain appropriate levels of volunteers to adequately serve fire safety needs of the Town. The fire districts are funded by a special district tax.

Emergency Medical Services (EMS) – Emergency Medical Services in the Town of Wilton are provided by the Wilton Emergency Squad with headquarters on Jones Road. The EMS staff is comprised of a combination of paid and volunteer staff. EMS services are funded by a special district tax.

Education – Residents are served by one of three districts: Saratoga Springs City Schools, South Glens Falls or Schuylerville. District boundaries are shown on Figure A-8 School District Map. The majority of students attend schools that are part of the Saratoga Springs City School District. Nearly the entire area south of Gailor and Scout roads are included within this district. The Dorothy Nolan Elementary School is part of the Saratoga Springs District. The Ballard Road Elementary School is part of the South Glens Falls School District.

The Maple Avenue Middle School is also part of the Saratoga Springs School District. The district is in the midst of capital improvements which include new classrooms, a new gymnasium and other facilities. The district has also realigned its school structure moving from a Jr. High format to Middle School format.

Waste Disposal - Waste disposal is provided by private waste haulers that are contracted by individual residences and businesses. Waste is transported to licensed landfills and other facilities.

Opportunities and Constraints

Police Protection – There are no known issues with police protection in the Town. Many suburban communities in Saratoga County use this mix of County and State forces. There does not appear to be a need for a local police force at this time.

Fire Protection – The Greenfield Fire District has identified the potential need to acquire a bucket truck to allow them to respond to fires in taller structures particularly in the commercially developed Exit 15 area. Currently, equipment from the City of Saratoga Springs is used in this event. There is no consensus regarding the necessity of this equipment within the Fire District. The fire district and the Town should keep an open dialogue in this regard to ensure that appropriate levels of protection continue in this area of Town.

The Wilton Fire District did not identify any equipment needs. Both fire districts are adequately staffed and do not anticipate any short term problems in this regard.

Emergency Medical Services (EMS) - In August 2002, EMS personnel made a presentation to the Town Board outlining plans for a new facility to be built on the existing site. Groundbreaking was originally planned for October 2002. At this time, it is presumed that groundbreaking will occur during the 2003 construction season.

Contact with EMS personnel did not identify any equipment needs. It is anticipated this service will continue to be provided to residents by a combination of paid and volunteer personnel.

Education- Opportunities to work with the school districts to project growth and conduct land use planning would be beneficial. Educational services are a valuable asset to the community and, although mandated, should not be taken for granted. Understanding district needs is key to ensuring high quality education now and in the future.

Waste Disposal- Waste disposal will continue to be an important issue throughout the country. Limiting landfill space will eventually drive up disposal costs. Waste reduction and recycling should be emphasized in the community.

J. Utilities

Inventory

Water

The Town's first private water systems were originally built by developers in the early 1980's. These systems were purchased by the WW&SA when it was established in 1992. A number of facilities combine to meet the Town's water supply needs. These include systems located at the McGregor Links Country Club and Mulberry Estates water supply system.

The water supply facility at McGregor Links includes two sources near the first and seventeenth fairway. Water facilities at the first fairway include two storage tanks, nine drilled wells, shallow point well field, distribution pumps and chlorinating equipment. This system has an approved capacity of 455 gpm. The water supply at the seventeenth fairway operates on a stand by basis and includes a storage tank, twelve well points, distribution pumps and chlorinating equipment. The distribution pump has a capacity of 120 gpm and the stand-by fire pump has a capacity of 700 gpm.

The Mulberry Estates system was originally constructed to serve the Mulberry Estates, furlong Hills, and Indian Springs developments with plans to serve future areas with excess capacity. It is now part of the Town's centralized water system and consists of six wells, a 330,000 gallon storage tank, a booster pump station, and chlorinating equipment. The approved capacity for the Mulberry Estates water source is 396 gpm.

A 180,000 gallon water storage tank, booster pump and watermain are also located near Ballard Road in the vicinity of Northway Exit 16.

The area served by municipal water (illustrated on Figure A-9) includes the area between I-87 and Route 9 as far north as Ballard Road and extending to include portions of the Hamlet of Wilton and North Road. Commercially zoned lands north of Loudon Road, east of the Northway and south of the Delaware and Hudson Railroad are served through an agreement with

Saratoga Springs. It is the intent of that Plan that service be limited to this area described and mapped in that Plan.

Sewer Service

The SCSD No. 1's existing boundary extends only into the southwestern portion of Wilton. Generally this includes the Exit 15 area as far north as Waller Road, extending west along Jones Road to Perry Road and south along Perry Road to the Town boundary (Figure A-10). Users outside these boundaries are allowed to connect to SCSD facilities with the approval of the SCSD Board. Once approved these users pay 1.5 times the rate charged to in-district users.

The portion of the system within the SCSD boundary consists of a collector sewer system, a pump station and forcemain located within the I-87 Exit 15 area. The Exit 15 system was originally constructed as part of Wilton Mall's off-site sewer improvements. This system consists of a collector sewer system, a pump station. The Wilton developmental Center and the Mount McGregor Correctional Facility are also served by the SCSD. These facilities are not located within the SCSD #1 boundary. Forcemains from both locations are both 6" diameter. They intersect with a forcemain at Northern Pines road and discharge into a manhole on Jones Road which runs to the City of Saratoga Springs and Town of Wilton line.

The WWSA's wastewater collection facilities consist of the network of sanitary sewers located within the Town that are outside the SCSD No.1 boundary. These facilities serve The Fairways, Kings Mills, The Green's at McGregor, O'Briens Fairways, McGregor Village, Target, Indian Springs, Furlong Hills, The Estates at Northern Pines and Mulberry Estates. Areas of the Town served by sanitary sewers are identified on Figure A-10.

Opportunities and Constraints

The availability of utilities or the ability to service them is perhaps one of the strongest precursors of development pressure. Development is either constrained or encouraged by the availability of utilities. The lack of utilities in an area combined with potential constraints related to soils can severely limit the pace and scale of development.

The Comprehensive Plan for Water and Wastewater Management prepared under the direction of the WW&SA (2000) sets policy in regards to the location and expansion of utilities, and was originally prepared to conform to the Town's Technical Master Plan. The policies set forth in that document clearly define the benefit area for both sewer and water, recognizing that these areas have been and will continue to experience the greatest intensity of development. The benefit area is generally bounded by Route 9 to the west,

the Northway to the east, Ballard Road to the north, and the Exit 15 commercial zones.

In recognition of the well-known link between water and sewer service and development, the Town has determined that this service will not be expanded beyond the benefit area and therefore development outside the benefit area will remain rural in nature and be more closely tied to land suitability.

In order to maintain this strong policy of utilities management and growth management, the Comprehensive Plan for Water and Wastewater Management should be re-evaluated upon completion of this Comprehensive Plan to ensure consistency between these two important policy statements.

K. Transportation and Mobility

Inventory

Residents of the Town of Wilton are generally dependent on their vehicles to move from place to place in their daily lives. There is limited mass transportation available.

The Town of Wilton is comprised of a network of roadways that include an interstate, a U.S. highway, state highways, county routes, and town roads, as illustrated on Figure A-11. The Northway (I-87) is a major interstate highway that is the primary artery between Albany and the North Country. More importantly, it is the primary artery serving the large residential communities in throughout Saratoga County. The Northway has two exits within the Town (Exits 15 and 16). Exit 15 provides access to the residential area in the southern portion of the Town, its growing retail and commercial area and to downtown Saratoga Springs. Exit 16 provides access to the northern section of Town.

U. S. Route 9 is a principal arterial providing north-south access to both Saratoga Springs and Glens Falls. Route 9 is an important collector for many secondary roads. New York Route 50, which intersects the southeastern quadrant of the Town, provides access between Saratoga Springs and Northumberland.

County roads include Ballard Road (CR 33), Northern Pines Road/Traver Road (CR 34), Gansevoort Road (CR 32), Greenfield Road (CR 36), and King Road (CR 39).

Table A.4
Comparison of Average Daily Traffic for Interstate and State Roads
Town of Wilton

Interstate & State Routes	AADT 2002	AADT 2000
I – 87		
• Exit 15 North of Saratoga Springs Line	43,200	39,595
• Exit 16	43,900	42,293
NYS Route 9		
• North of Saratoga Springs Line	11,300	10,700
• North of CR 34	11,300	10,700
• North of Ballard Road Intersection	7,140	6,950
NYS Route 50		
• Old Pyramid Mall East entrance	21,400	9,572
• CR 39	6,640	4,872
• CR 33	4,940	4,850
• North of CR 33 to Town line	2,210	2,187

Source: NYSDOT 2000 Traffic Volume Report and NYSDOT Coverage & 2000 Special Count Hourly Report

Table A.5
Comparison of Average Daily Traffic for County Roads
Town of Wilton

County Routes (CR)	1988	1998	2000
County Route 32 (Ganesvoort Road)			
• East of CR 34	372	798	704
• West of Gansevoort	1371	2390	1760
County Route 33 (Ballard Road)			
• East of Northway Exit	2791	2540	3009

• East of CR 34	2582	5021	5477
• West of Northway Exit	2270	7306	12701
• North of Route 50	1738	2094	2557
County Route 34 (Northern Pines Road)			
• East of Route 9	4741	5088	5174
• South of Traver Road	1756	3334	3807
• South of CR 33	737	1906	1481
County Route 36 (Greenfield Road)			
• East of Route 9N	1266	1765	2017
• East of Braim Road	980	1479	1791
• West of Route 9	732	1127	1265
• East of Strakos Road	921	2050	2561
County Route 39			
• East of Route 50	860	1911	1934
• West of CR 40	765	1290	1955

Source: Saratoga County Department of Public Works

Opportunities and Constraints

Generally, the transportation system in the Town is in good condition. However, tables A.4 and A.5 show the impact of commercial growth in the Exit 15 area. Additionally, growth in the residential core between Route 9 and the Northway stress local and county roads during morning and evening peak hours. Recognizing that the majority of the population is commuting to work south of the Town, the emphasis should remain on providing efficient access to the Northway. This should be done in a manner that protects neighborhoods and the integrity of collector roads. Furthermore, the Exit 15 area requires further consideration to reduce congestion and improve the pedestrian environment, which is currently non-existent.

L. Socioeconomic Resources

Inventory

Population

The Town of Wilton continues to grow steadily. From its roots as a rural farming community in 1950 with a population of less than 1500 people Wilton has grown to its present status as a dynamic, suburban community with numerous business operations and a population of 12,511. Recent

population trends indicate that Wilton will continue to attract new residents and businesses. Wilton's location just north of Saratoga Springs and just south of the Adirondacks as well as access to I-87 is several of the many reasons it is a candidate for continued development pressure.

The 2000 Census population of 12,511 represents an increase of 1,893 people (18%) since the 1990 Census. The largest percentage increase during this time period was felt in the 1970's when the Town's population jumped from 2,984 to 7,182. Since that time the population has continued to climb at rates of 10- 20% per decade. Although the Town still has large areas of undeveloped land, there has been significant development pressure in a number of areas throughout the Town. Population trends from 1950 through 2000 are shown on Table A.6 below.

Table A.6
Population Trends 1950- 2020

Year	Wilton	Saratoga County	Capital District
1950	1,407	74,689	589,359
1960	1,902	89,096	657,503
1970	2,984	121,679	721,910
1980	7,182	153,759	741,580
1990	10,623	181,276	777,783
2000	12,511	200,635	
2010*	14,931	218,372	
2020*	16,030	231,854	
2030*	16,940	244,277	

*Source: US Census 2000, *CDRPC Projections based on US Census Data*

The Town was nearly evenly divided between males (6,157) and females (6,354) in the 2000 Census. Age characteristics of the population are shown in the table below:

Table A.7
TOWN OF WILTON
AGE CHARACTERISTICS

AGE (YEARS)	WILTON	SARATOGA COUNTY
Under 5	913	12,995
5 to 9	1,016	14,362
10 to 14	1,075	14,552
15 to 19	909	13,277
20 to 24	492	10,636
25 to 34	1,588	27,771
35 to 44	2,344	35,429
45 to 54	2,115	30,179
55 to 59	624	10,906
60 to 64	442	7,544
65 to 74	606	12,285
75 to 84	325	8,177
85 and older	62	2,522
MEDIAN AGE	36.2	36.9

Source: US Census 2000

The population between the ages of 20-64, was 7,605 or 61% of the total population. The presence of a significant working age population makes the availability of good paying and sustainable jobs either in Wilton or within an acceptable commuting distance important. Currently the average travel time for workers living in Wilton is just over 23 minutes.

Residents are well educated which underscores the necessity for the types of job opportunities that will allow people to find suitable employment. According to the 2000 Census nearly 91% of Wilton's population 25 years or older have earned a high school diploma. Over 63% of those 25 years or older have earned an Associates degree while just over 1/3 of the population have earned bachelors degrees. In Saratoga County these statistics are High School Diploma 88%, Associates Degree 57%, and Bachelors Degree 31%.

Housing

The demand for housing, particularly single family units has continued to grow to meet the housing needs of the Town of Wilton's increasing population. This trend which began in the 1980's and identified in the 1990 Technical Master Plan has continued steadily, seemingly not impacted by the poor economy of the late 1990's and early 2000's. As reported in the 1990 Technical Master Plan, there were approximately 2,396 residential

units in Wilton in 1980 which increased to approximately 4,785 housing units in 2000 (2000 US Census). Housing trends by decade are shown in the table below.

Table A.8
Town of Wilton Housing Trends

Housing Type	1980	1990	2000
Single Family	1,370	2,355	2,971
Multi-family	329	336	692
Mobile Homes	697	1,026	1,122
TOTALS (# of units)	2,396	3,750*	4,785

**1990 census data identifies 50 units as "other".*

Source: US Census Bureau: 2000 and 1990, Town of Wilton Technical Master Plan, 1990

Residential development continues to focus on the south, central and western areas of Wilton. The vast majority of residential development occurs in subdivisions in areas that can offer municipal sewer, water or both. Some of the larger subdivisions that have been approved or constructed in the last decade include Kings Mills Estates, Furlong Hills, Mulberry Estates, Estates at Northern Pines, and Canyon Run. Since the year 1991 over 1930 residential units have been approved by the Town. These approvals range from a low of 42 in 2000 and 401 in 1991.

There are a number of residential projects that have been approved by the Planning Board but have not applied for or received building permits. In addition there are numerous projects that have been submitted to the Town and are under Planning Board or Town Board review. As of December 31, 2003, the number of units under review for which no approvals or building permits had been issued totaled approximately 124 units. The majority of these residential units are multi-family.

Economics

Residents of the Town of Wilton are generally financially secure. Based on the 2000 Census, illustrated in Table A.9 below, approximately 55 percent of the household incomes are over \$50,000 per year. In comparison, this is slightly higher than the County and State. A breakdown of 2000 income levels is provided in the Table A.9.

Table A.9
Household Income Levels

Income Levels 1999	Town of Wilton	Percent of total	Saratoga County	Percent of total	NY State	Percent of total
\$0-14,999	340	7.5	7,710	9.8	126,827	17.9
15,000-24,999	622	13.6	8,668	11.1	822,611	11.7
25,000-34,999	420	9.2	9,555	12.2	807,043	11.4
35,000-49,000	705	15.4	13,627	17.4	1,047,001	14.8
50,000-74,999	1,118	24.5	17,758	22.7	1,297,712	18.4
75,000-99,999	800	17.5	10,518	13.4	746,384	10.6
100,000-149,000	458	10.0	7,180	9.2	639,525	9.1
150,000-199,999	16	1.7	1,795	2.3	202,640	2.9
200,000+	71	1.6	1,415	1.8	234,852	3.3
No of households	4550	100%	78,226	100%	5,924,595	100%

Source: CDRPC: Profile of Selected Economic Characteristics: 2000 & US Census Bureau

Unemployment rates in the capital district are generally low. A review of unemployment rates for Wilton as compared to Saratoga County and the Capital District indicates that area employment had been generally steady since 1994. Unemployment in the Capital District was 5% in January 1994 as compared to 4.1% in January 2003. Comparisons at the County level indicate employment in the County remains relatively stable. Unemployment rates for Saratoga County in January of the identified years are as follows:

- 1994: 5.4%,
- 1997: 4.7%,
- 2000: 4.5%,
- 2002: 4.5%,
- 2003: 4.2%.

The county is consistently one of the New York State Counties with a low unemployment rate. This indicates good stability as the County, state and nation have experienced a number of economic changes over the course of these nine years. This may be linked to a number of factors most notably the well educated work force and the variety of employers located within the region. The local economy includes many sectors which helps insulate it against job losses in one sector.

An analysis of employment and industry show that the majority of the Town's residents work in other communities. This conclusion is reached by comparing statistics about the Town's industries with statistics about the town's workers.

A review of labor force statistics show that the Town's labor force works in a wide range of industries. Of the over 6,000 employed residents, over 1500 are employed in education, health or social service fields and over 900 in the retail trades. Table A.10 below provides an overview of labor force characteristics.

Table A.10
Town of Wilton
Industries for Employed Persons 16 Years and Older

INDUSTRY	Wilton	Saratoga County
Agriculture, Forestry, Fishing, Hunting & Mining	49	762
Construction	339	6,226
Manufacturing	600	11,145
Transportation and Warehousing & Utilities	271	4,261
Information	195	2,906
Wholesale Trade	256	3,660
Retail Trade	952	12,378
Finance, Insurance, Real Estate, & Rental and Leasing	495	7,935
Professional, Scientific, Mgmt., Admin., & Waste Mgmt. Serv.	562	10,016
Education, Health & Social Services	1557	23,483
Arts, Entertainment, Recreation, Accommodation & Food Services	435	7,269
Other services (except public administration)	279	4,231
Public Administration	378	8,626
TOTAL # of Workers	6368	102,898

Source: CDRPC: Census 2000, Profile of Selected Economic Characteristics

These figures can then be viewed in light of figures below obtained from the 1997 Economic Census to find out how many of these workers are employed within the Town of Wilton. Because the 1997 Economic Census is the most recent data available the numbers can only be used as a general comparison. Table A-9 "Economic Sector Statistics" represents businesses that are physically located within the Town of Wilton. These represent the North American Industry Classification System (NAICS) industries as defined by the Census Bureau as the

taxable portion of the services sectors, the wholesale sector and other sectors in the Economic Census.

Economic Sector Statistics

Town of Wilton, 1997

NAICS Industry Code	Industry Description	Number of Establishments	Number of Employees	Annual Payroll (\$1,000)	Shipments/ Sales/ Receipts (\$1,000)
42	Wholesale trade	16	100-249	D	D
44-45	Retail trade	78	1,168	15,075	175,571
53	Real estate & rental & leasing	3	7	60	694
54	Professional, scientific, & technical services	12	25	962	3,059
56	Administrative & support & waste management & remediation	4	27	434	1,216
61	Educational services	2	0 - 19	D	D
62	Health care & social assistance	6	26	816	2,176
71	Arts, entertainment, & recreation	2	20-99	D	D
72	Accommodation & foodservices	21	341	3,176	12,028
81	Other services (except public administration)	3	15	324	1,219

Source: U.S. Bureau of the Census, 1997 Economic Census

D: Withheld to avoid disclosing data of individual companies; data are included in higher level totals

The 1997 Economic Census shows that there are a relatively small number of people employed by companies located in the Town (1729-1976 people). It can be assumed that some or all jobs in the table above are filled by workers who do not live in the Town. On a county level over 50,000 people live and work in Saratoga County, however more than 51,000 people commute outside the county for work (**Capital District Data** “2000 Census Capital District Journey-to-Work Data”, Published by the Capital District Regional Planning Commission, Jan/Feb 2003). The positive is that Saratoga County residents hold nearly 75% of all the available jobs in Saratoga County. In the four county region Albany County is the only county with more people commuting into the county for employment than people commuting out.

Opportunities and Constraints

The population of the Town of Wilton continues to grow. This poses many issues with regard to land use and services. The Town continues to be a desirable place to live and should therefore continue to focus on those elements that draw people to Wilton. Efforts to capture and retain

sustainable business will be beneficial to the tax base and may help to reverse some of the typical travel patterns. Major regional economic development projects in Saratoga County, such as the Luther Forest Technology Center, could have major implications in the rate of growth in the region. The Town should be prepared to address this growth pressure to prevent unintended impacts to community character and quality of life.

M. Historic & Cultural Resources

The one common link between the Native Americans, early settlers, and present day residents of Wilton is "Love of the Land ". As the Iroquois were attracted by the forests, streams, mineral waters, and good fertile land, so were the first pioneer families.

Trails used by trappers and traders crossed Wilton both North-South and East-West. In 1693 there was a three day battle near one of these crossings between British troops under Peter Schuyler and parties of French and Indians. The battle took place near Stiles Corners. Neither side could claim victory, but the skirmish is known as the "Battle of Wilton". The site is noted by an historic marker at the corner of Parkhurst and Gailor Roads.

During the time between the French and Indian War and the Revolutionary War, settlers came to Wilton, (previously known as Palmertown) in increasing numbers. In 1764, the Brisbin brothers began a saw mill on the Snook Kill, located in the Palmertown Mountain Range in the North West section of Wilton. After the Revolution, the families of Stiles, Kings, Phillips, Laings, Perrys, Emersons, Dimmicks, Johnsons and McGregors left their marks as well as their names on many small hamlets including: King's Station, Stiles Corners, Dimmicks Corners, Emersons Corners, and Mt. McGregor.

Emersons Corners was named for Broadstreet Emerson who owned a tavern c.1790 that was the first seat of Government in Wilton. The tavern was the site of Wilton's first Town meeting held in 1819 after the town was created from a portion of Northumberland. The site is marked by an historic marker at the corner of Ballard and North Roads.

In the late 1800's a bottling plant distributed the Gurn Spring Mineral Water and Emersons Corners became better known as Gurn Spring. Competition from mineral water enterprises in Saratoga Springs caused the operation at Gurn Springs to close in the early 1900's.

The Gurn Spring Methodist Church c.1885, The South Wilton Church and the Wiltonville Church 1871 are still in existence, but no longer operate as Methodist churches. The combined congregation now occupy the Trinity Methodist Church on Ballard Road.

The McGregor brothers came from Scotland in 1787 and settled in an area near Palmertown. They began farming and operated a gristmill soon after they arrived. Duncan McGregor built a small hotel atop a mountain which became known as Mt. McGregor. The Hotel Balmoral, a grand luxury hotel, was built on the mountain in 1883 and was destroyed by fire in 1897.

Mt. McGregor is better known as the dying place of President Ulysses S. Grant. In July 1885, the terminally ill Grant occupied Drexel's cottage, the original hotel of Duncan McGregor, for several weeks until his death. After fire destroyed the Hotel Balmoral, Mt. McGregor lay idle until 1913 when it was purchased by the Metropolitan Life Insurance Company. It was subsequently purchased by New York State and served several institutional purposes. Currently the site serves as a correctional facility.

Known historical sites as identified by the town historian are illustrated on Figure A-12.

Opportunities and Constraints

Wilton has a rich history and includes numerous sites of regional and local significance. Although much change has taken place in the town, there are still excellent examples of structures built during the 18th and 19th centuries particularly in the areas of the Wilton Hamlet and Gurn Springs. There are also numerous important sites and structures in the area of Route 9.

Areas that have been deemed locally significant should be protected and enhanced whenever possible. This could at times constrain development on a particular site, but in most cases good site design should make it possible to develop a site and protect and enhance historic resources. Consideration could be given to incentives that would provide density bonuses or other concessions in exchange for the preservation of the historic resources. If properly planned both the historic resources as well as proposed projects can be enhanced through this approach.