



**Town of Wilton Code Revision Committee:**

To: Town Code Revision Committee

From: Amy DiLeone

CC: Town Board, S. Baldwin

Re: Code Revisions: May 14, 2019 Meeting

Present: R. Barrett, R. Riper, A. DiLeone, Steve Streicher, C. Ramsdill, M. Dobis and J. Klepetar,

Absent: M. Mykins, Ron Slone, D. Gabay and M. Schachner

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- Summary:
1. Background (why are we here)
    - Discuss zoning code revisions in the Hamlet.
    - Councilman McEachron put forth a motion for a moratorium in the Hamlet zone.
    - Supervisor Johnson requested that this committee take another look at the Hamlet Zone (H-1).
    - Councilman McEachron's three primary concerns are:
      - 1) Density
      - 2) Building height
      - 3) Use in commercial space
    - The visions for the Hamlet will benefit our children and grandchildren.
  2. Comp Plan – Definition of Hamlet
    - Mr. Riper read the definition of the Hamlet from the Comp Plan, on page III-16.
  3. Zoning Regulations H – 1
    - No discussion
  4. Other municipalities/city regulations and how they look at density and mixed-use sites
    - Discussed other communities in Saratoga County.
  5. Review submitted Hamlet vision and changes to zoning by participants
    - Discussed at length style, mass of building and setbacks. Concluded that architectural style is most important to the committee.
  6. Discussion:
    - a. Building Height
    - b. Significant discussion, conclusion of front building height being no greater than 50 ft. high and 50 ft. back from the front line of the building. Remaining rear portion shall be no greater than 55 ft.
    - c. Commercial Space
      - Discussion of allowed uses.
      - Mr. Dobis would like to regulate the uses by revising the Schedule G.
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Town of  
**WILTON**  
New York

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- d. Density
    - There can be many different methods for calculating.
    - Leave density at 15 units per acre for now.
    - Look into density by number of bedrooms.
  - e. Architectural Details
    - Discussed at length
    - Details need to be more descriptive per the code
  - f. Building Frontage
    - No long continuous facades
7. 7:00 p.m. Adjourn

Looking forward to seeing you on *Thursday, May 30, 2019 at 5PM.*

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