



DEVELOPMENT REPORT UPDATE

2017

Wilton Planning Department

22 Traver Road

Wilton, New York 12831

www.townofwilton.com

TABLE OF CONTENTS

INTRODUCTION.....3

BUILDING PERMITS ISSUED 10 YEAR HISTORY.....4

2017 BUILDING DEPARTMENT FINANCIAL REPORT5

2017 PLANNING DEPARTMENT FINANCIAL REPORT6

2017 SUMMARY OF RESIDENTIAL UNITS BY PROJECT NAME7-9

NON-RESIDENTIAL PROJECTS APPROVED IN 201710-12

NON-RESIDENTIAL PROJECTS APPROVED 10 YEAR TABLE13

RESIDENTIAL PROJECTS APPROVED IN 201714

RESIDENTIAL PROJECTS APPROVED 10 YEAR TABLE.....15

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 2017

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.

lharlow@townofwilton.com

BUILDING PERMITS ISSUED 10 YEAR HISTORY

TOWN OF WILTON BUILDING DEPARTMENT

2007-2017

YEAR	COMMERCIAL PERMITS*	RESIDENTIAL PERMITS
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
2017	40	106

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

2017 BUILDING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	PERMITS ISSUED	FEEES COLLECTED
SINGLE FAMILY	59	\$39,928.48
MULTI-FAMILY	0	\$0.00
ADDITIONS/REMODELS	47	\$5,400.29
GARAGES	16	\$2,161.70
COMMERCIAL	3	\$7,578.43
COMMERCIAL ALTERATIONS	37	\$36,033.75
SIGNS	18	\$5,976.72
MISCELLANEOUS*	176	\$10,328.21
RENEWALS	130	\$12,290.00
INSPECTION FINES	0	\$0.00
ZONING MAPS	0	\$0.00
TOTAL	486	\$119,697.58

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

375 Certificates of Occupancy and Compliance were issued in 2017

2017 PLANNING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	FEES COLLECTED
RESIDENTIAL APPLICATIONS	\$ 14,870.00
COMMERCIAL APPLICATIONS	\$ 22,359.92
ENGINEERING REVIEW	\$ 33,539.09
CONSTRUCTION INSPECTION	\$ 62,254.32
PARK AND RECREATION	\$ 48,000.00
TRAFFIC MITIGATION	\$ 71,554.40
TOTAL	\$ 252,577.73

2017 SUMMARY OF RESIDENTIAL UNITS BY PROJECT NAME

TOTAL UNITS

APPROVED 1,874

C O's ISSUED 1,286

UNDEVELOPED 588

Project Name	Approved	CO's	Undeveloped
Adirondack Estates	10	7	3
ANW Holdings	4	1	3
Autumn Acres	3	2	1
Biss, John and Lisa	2	1	1
Blanchard Road	7	7	0
Brooke Park	13	11	2
Burnham Hollow	55	20	35
Cahill's Forest	15	0	15
Canyon Run	61	44	17
Carriage Pines PUDD	12	0	12
Chestnut Hill	16	4	12
Connor's Way (Stewart Court)	5	5	0
Craw Farm	49	26	23
Crossings at Northern Pines	36	36	0
Dennis Land (Eighteenth Pass)	8	6	2
ER Design Build LLC	4	0	4
Fairways III	197	196	1
Floral Estates V	18	17	1
Forest Phase III	13	11	2

Project Name	Approved	CO's	Undeveloped
Gurn Springs Road	6	2	4
Huckleberry Finn Estates	42	36	6
Indian Springs	127	122	5
Links, The	21	20	1
Louden Ridge	23	9	14
Louden Road/Eastview	17	2	15
Loughberry III, Sections 2 & 3	37	35	2
Mill at Smith Bridge	68	48	20
Morris, Lands of	26	2	24
Northern Pines PUDD	8	5	3
Olson Farm	55	44	11
Paddocks PUDD	84	84	0
Park Place at Wilton	114	114	0
Perry Road Senior Community	202	110	92
Pine Brook Landing	21	14	7
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	14	15
Safian, Lands of	3	2	1
Salmonson, Gerald et al	3	1	2
Saratoga Heritage Phase III 5-lot	5	0	5

Project Name	Approved	CO's	Undeveloped
Saratoga Heritage Phase II Multi-Family	16	16	0
Saratoga Heritage Phase III	40	40	0
Sass, Lands of	9	0	9
708 Route 9	48	16	32
Smith Subdivision	27	0	27
Sonoma Grove	66	0	66
Spencer Conservation Subdivision	8	0	8
Streicher, Lands of	4	1	3
Sydney Hill	28	26	2
Traver Road 5-Lot	5	1	4
Traver Road – Ushu Court	9	5	4
Wilton Woods	19	0	19
Woodcock	4	2	2
TOTALS	1874	1286	588

NON-RESIDENTIAL PROJECTS APPROVED IN 2017

TOTAL NEW CONSTRUCTION 134,533 SQUARE FEET

DATE	APPLICANT/PROJECT	DESCRIPTION
1/18/17	CGLF, LLC 502 Maple Avenue Tax Map No. 153.13-1-1.2 Zoned CR-1	Site plan application to convert residential use to professional office space with site improvements
2/15/17	Cumberland Farms, Inc. 571 Maple Avenue Tax Map No. 153.-1-4 Zoned CR-1	Site plan application for construction of 4786 SQ FT service station and convenience store
2/15/17	Richard C. Woodcock Jr. 245 Ballard Road Tax Map No. 115.-1-16 Zoned C-3	Change of use from sales of self-storage units to pick-up and delivery area for sheds
2/15/17	Country Realty Company New Country Subaru New Country Way Tax Map No. 153.-3-84.11 Zoned PUDD	Amend proposed expansion of existing auto sales building to replace and construct new 4731 SQ FT building
4/26/17	Granite & Marble Works 8 Commerce Park Drive Tax Map No. 115.-2-74 Zoned C-3	Site plan amendment to construct 8499 SQ FT addition
4/26/17	KLN, LLC 12 Commerce Park Drive Tax Map No. 115.-2-89.2 Zoned C-3	Site plan amendment to add 1,168 SQ FT previously approved 8432 SQ FT warehouse.
5/17/17	Saratoga Sports Club, Inc. 4252/54 NYS Route 50 Tax Map No. 141.-2-83 Zoned RB-1	Special use permit and site plan application to convert residential space into a sports club and indoor practice facility

DATE	APPLICANT/PROJECT	DESCRIPTION
5/17/17	Alpin Haus, Inc. Gordon Lane Tax Map No. 115.-1-39.2 Zoned C-3	Site plan amendment to construct 3600 SQ FT addition to existing commercial site
6/21/17	Park Place at Wilton 665 Rt. 9 Tax Map No. 140.-3-34 Zoned H-1	Site plan amendment to add gazebo, two-foot bridges, walking trail, playground and dog park
6/21/17	Cumberland Farms Inc. 571 Maple Avenue Tax Map No. 153.-1-4 Zoned CR-1	Site plan amendment to add 489 SQ FT to previously approved service station and convenience store
7/19/17	AIM Services, Inc. 4227 NYS Route 50 Tax Map No. 141.-2-26 Zoned RB-2 and R-2	Site plan amendment to construct 10,810 SQ FT office space
8/16/17	High Peaks Sound Durrin, Inc. 4272 NYS Route 50 Tax Map No. 141.-2-76 Zoned RB-1	Special use permit and site plan application to construct 9600 SQ FT commercial and office space
8/16/17	Walmart Store 16 Old Gick Road Tax Map No. 153.-3-110 Zoned C-1	Minor site plan amendment to add on-line grocery pick-up service, 4 bay canopy, sign and directional signage
9/20/17	Home Depot Store 3043 NYS Route 50 Tax Map No, 153.-3-48-1 Zoned C-1	Site plan amendment for installation for solid oxide fuel cells
10/18/17	648 Maple Avenue LLC 648 Maple Avenue Tax Map No. 140.13-1-6 Zoned H-1	Site plan amendment for Jacquelyn L. Saxton

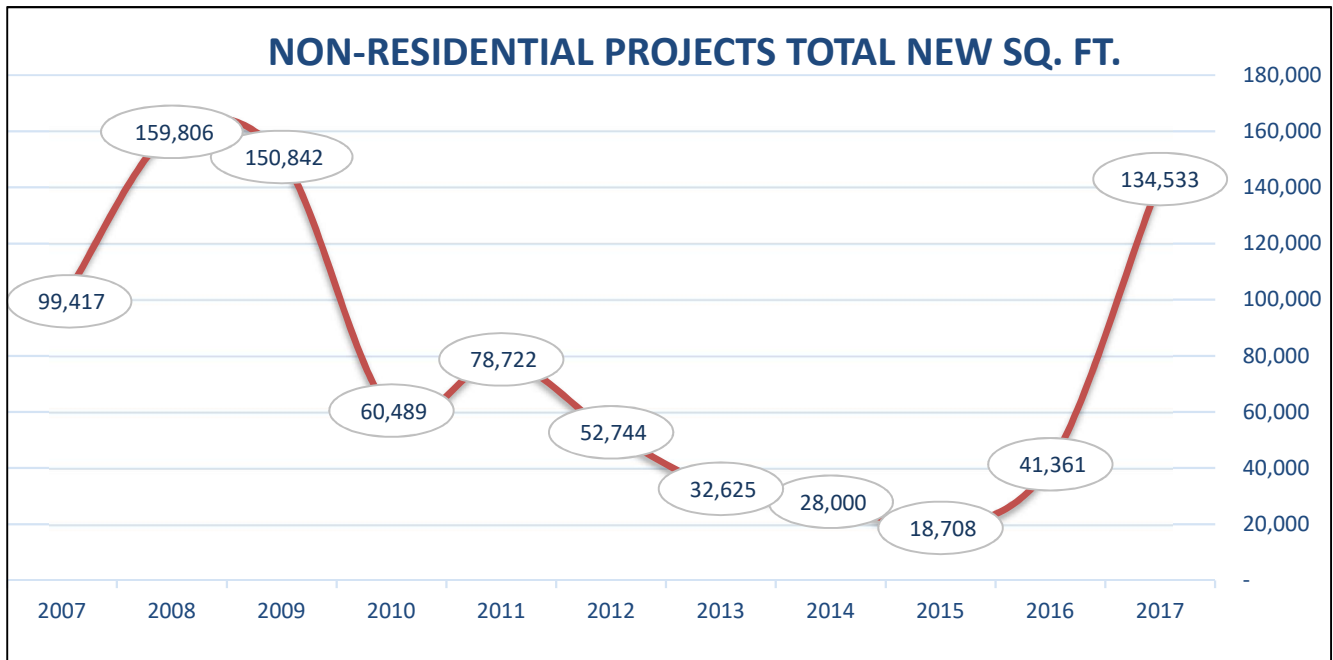
DATE	APPLICANT/PROJECT	DESCRIPTION
10/18/17	Adirondack Trust Company 650 Maple Avenue Tax Map No. 140.13-1-19 Zoned H-1	Site plan amendment to adjust lot-line to acquire a portion of the adjacent parcel
10/18/17	Adirondack Trust Company 650 Maple Avenue Tax Map No. 140.13-1-5 Zoned H-1	Site plan amendment to add .23 acres to parcel
12/20/17	Prime Edie Road LLC 4297 NYS Route 50 Tax Map No. 141.-2-14.112 Zoned C-2	Site plan application for 90,850 SQ FT two-story climate-controlled self-storage

NON-RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2007-2017

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
2017	Total New Construction	134,533	Square Feet

*Ace Warehouse



RESIDENTIAL PROJECTS APPROVED IN 2017

Total New Living Units: 37

DATE	APPLICANT/PROJECT	DESCRIPTION
2/15/17	Gerald M. and Daniel W. Salmonson Dimmick Road Tax Map No 115.-3-21 Zoned R-2	Application for 3-Lot residential subdivision
7/19/17	John and Lisa Biss 4250 NYS Route 50 Tax Map No. 141.-2-47 Zoned RB-1	Application for 2-Lot subdivision
7/19/17	Stephen K. Spencer et al West site of Edie Road Tax Map No. 141.-2-16.111 Zoned R-2	Application for 8-Lot conservation subdivision
8/16/17	ER Design Build LLC 360-370 Ruggles Road Tax Map No. 129.-1-63 Zoned R-2	Application for 4-Lot conservation subdivision
10/18/17	Traver Road 5-Lot Subdivision 39 Traver Road Tax Map No. 115.-1-24.1 Zoned R-1	Application for 5-Lot conventional subdivision
10/18/17	Cahill's Forest J. Thomas Roohan Harran Lane Tax Map No. 140.-2-48.41 Zoned R-2	Application for 15-Lot conservation subdivision

RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2007-2017

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
2017	Total New Units	37

