

Town of Wilton

Development Report 2019



Maple Ave (NYS Route 9)

Town of Wilton, New York
Wilton Planning Department
22 Traver Road
Wilton, New York 12831
www.townofwilton.com



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Cover Image: Project Approved in 2019
628 Maple Ave Mixed Use (see page 8)

Development Report Update 2019

Introduction

The Town of Wilton has established a collective vision of a vibrant community:

The Town of Wilton aspires to be a safe, welcoming community for families and residents of all ages. The community shares a sense of responsibility for the Town's natural, agricultural, open space and scenic resources. The Town enjoys a high quality of life and a healthy tax base resulting from a conscious balance of commercial development, residential growth and natural areas. Civic involvement and community engagement are fostered by a mutual respect for all stakeholders.

The Town recognizes the impact of growth and development on the quality of life of its citizens and commits itself to planning town growth in a way which encourages the preservation of the existing community character, protects environmental quality and balances land uses. In working toward this vision, the Town is committed to providing quality services and diverse economic opportunities. At the same time, the Town will exercise fiscal prudence and accountability while ensuring an aesthetically pleasing commercial design. Wilton actively encourages civic involvement and open government based upon a shared respect of all stakeholders.

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 show how that development aligns with this vision and 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 2019***

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.

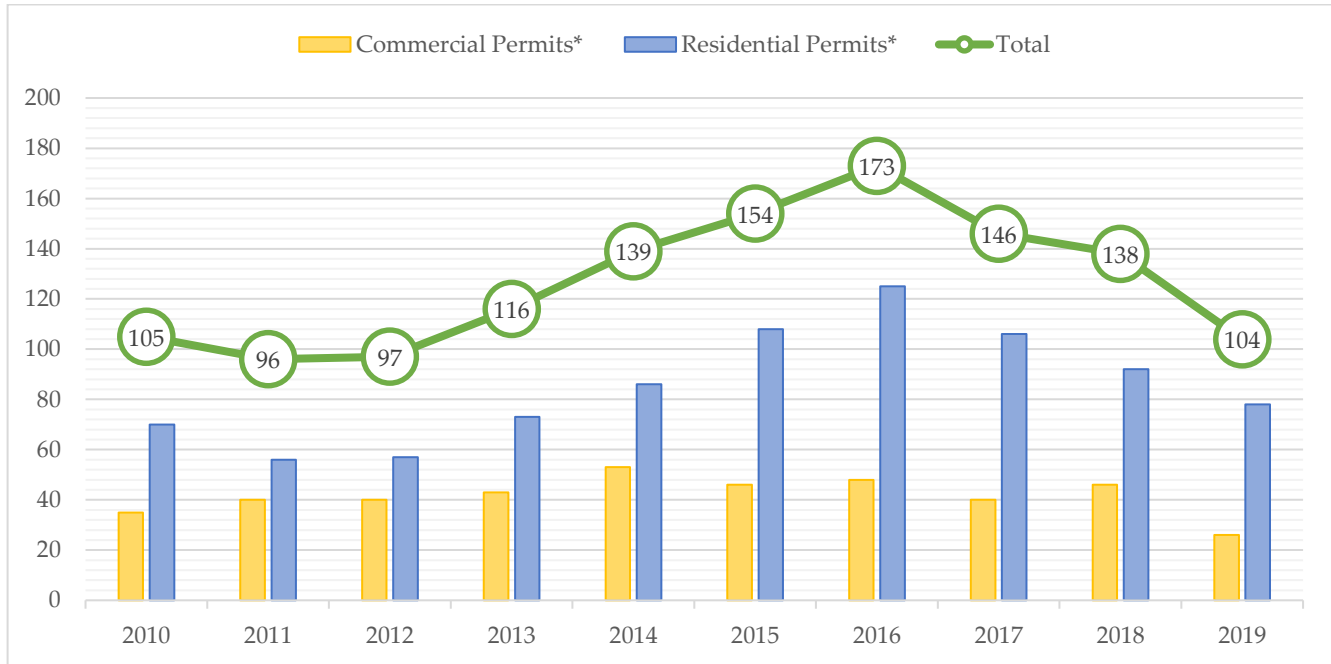
If you have any questions about this report, please contact Amy DiLeone, Executive Secretary for the Planning Department at (518) 587-1939 ext. 211. adilenone@townofwilton.com

Building Department

Building Permits Issued

10-year History of Permits Issued by Town of Wilton Building Department

2010-2019 Chart



2010-2019 Table

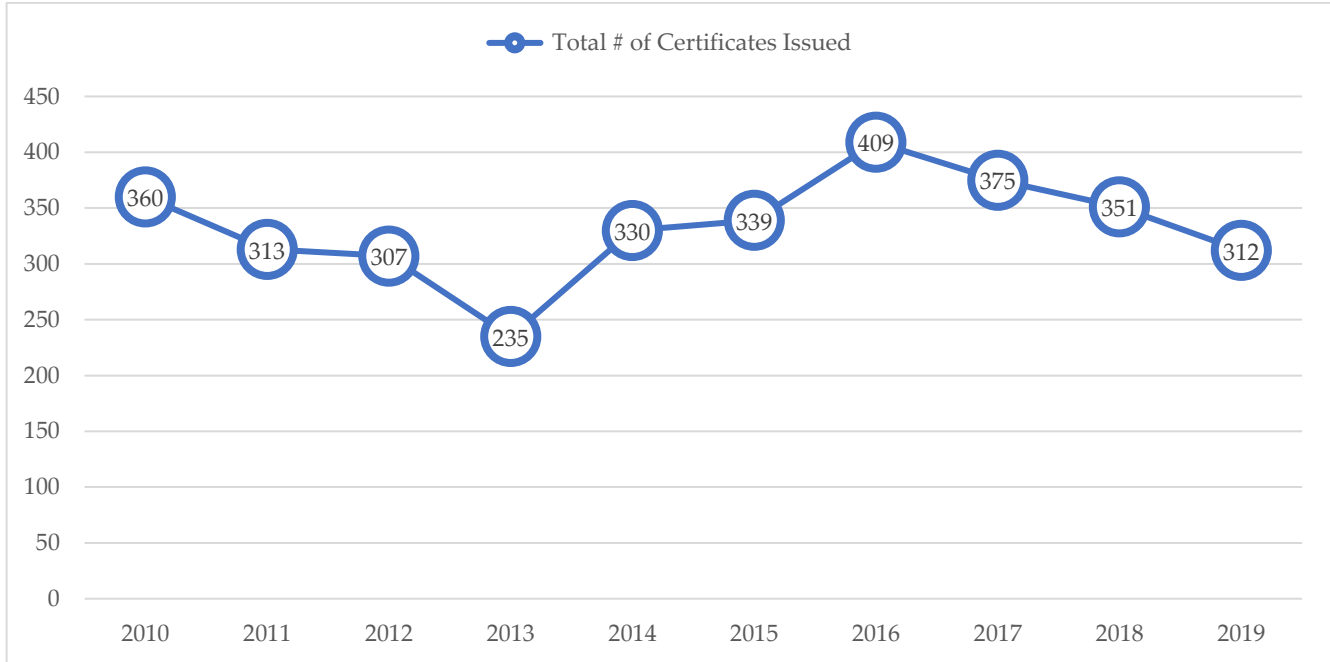
Year	Commercial Permits*	Residential Permits*	Total
2010	35	70	105
2011	40	56	96
2012	40	57	97
2013	43	73	116
2014	53	86	139
2015	46	108	154
2016	48	125	173
2017	40	106	146
2018	46	92	138
2019	26	78	104

* Figures for commercial are for new construction, additions, and remodels. Figures for residential are for single family, multi-family, additions, and remodels.

Certificates of Occupancy and Certificates of Compliance Issued

10-year History of Certificates Issued by Town of Wilton Building Department

2010-2019 Chart



2010-2019 Table

Year	Total # of Certificates Issued
2010	360
2011	313
2012	307
2013	235
2014	330
2015	339
2016	409
2017	375
2018	351
2019	312

Building Department Financial Report for 2019

Description	Permits Issued	Fees Collected
Single Family	36	\$24,399
Multi-Family	2	\$4,375
Additions/Remodels	40	\$4,447
Garages	6	\$1,362
Commercial	5	\$25,464
Commercial Alterations	21	\$44,189
Signs	13	\$4,948
Miscellaneous*	186	\$12,508
Renewals	131	\$12,950
Total	440	\$134,641

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



Planning Department

Planning Department Financial Report for 2019

Description	Fees Collected
Residential Applications	\$15,790
Commercial Applications	\$10,290
Engineering Review	\$20,431
Construction Inspection	\$12,635
Parks and Recreation	\$117,600
Traffic Mitigation	\$65,446
Total	\$242,192

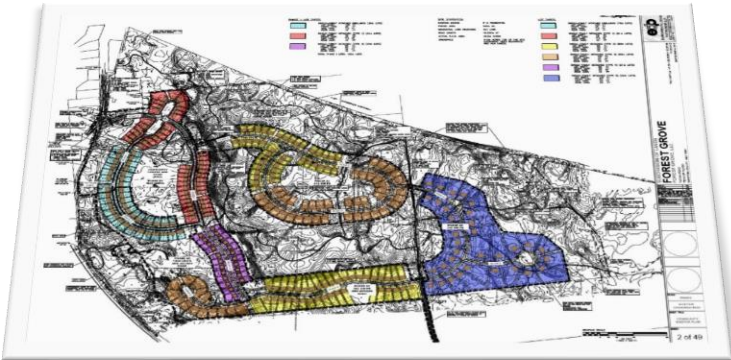


Figure 1. Forest Grove Subdivision



Figure 2. Mandy Spring Nursery

Non-Residential Projects

Projects Approved in 2019



Date	Applicant/Project	Description
2/20/2019	Aldi at Wilton Marketplace Aldi, Inc. Tax Maps No.'s 153.-3-37.1 and 37.32 Zoned C-1	Site Plan to develop 19,896-sf of commercial space
5/15/2019	628 Maple Ave Mixed Use BMA Acquisitions, LLC Tax Map No. 140.17-1-4 Zoned H-1	Site Plan for mixed use development w/ 5,300-sf of commercial space and 31 residential units. Total Building Area of 52,860-sf.
7/17/2019	Hillcrest Foods Chris Barkyoumb Tax Map No. 128.-1-52.22 Zoned C-2	Amended Site Plan for proposed parking lot expansion
8/21/2019	Cole's Collision John Cole Tax Map No. 153.-1-15.11 Zoned CR-1	Site Plan for a proposed 14,000-sf body shop
9/18/2019	648 Maple Avenue 648 Maple Avenue, LLC Tax Map No. 140.13-1-6.1 Zoned H-1	Amended Site Plan for the addition of 3 parking spaces for an existing office building

9/18/2019	RG Lakeside Retail Motorcycle Shop JAG1, LLC Tax Map No. 141.-2-12.2 Zoned RB-1	Site Plan for a proposed 6,000-sf retail motorcycle shop
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9/18/2019	Valvoline Instant Oil Change Galena Associates, LLC Tax Map No. 153.-1-4.1 Zoned CR-1	Site Plan for proposed 3,776-sf of commercial space
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10/16/2019	Warren Tire Service Center Bob Kellogg Tax Map No. 153.-1-15.112 Zoned CR-1	Site Plan for proposed 6,300-sf of commercial space
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11/20/2019	JAG Construction Warehouse JAG 1, LLC Tax Map No. 128.-1-100 Zoned C-2	Site Plan for proposed two-phase development that will include 25,200-sf of commercial space
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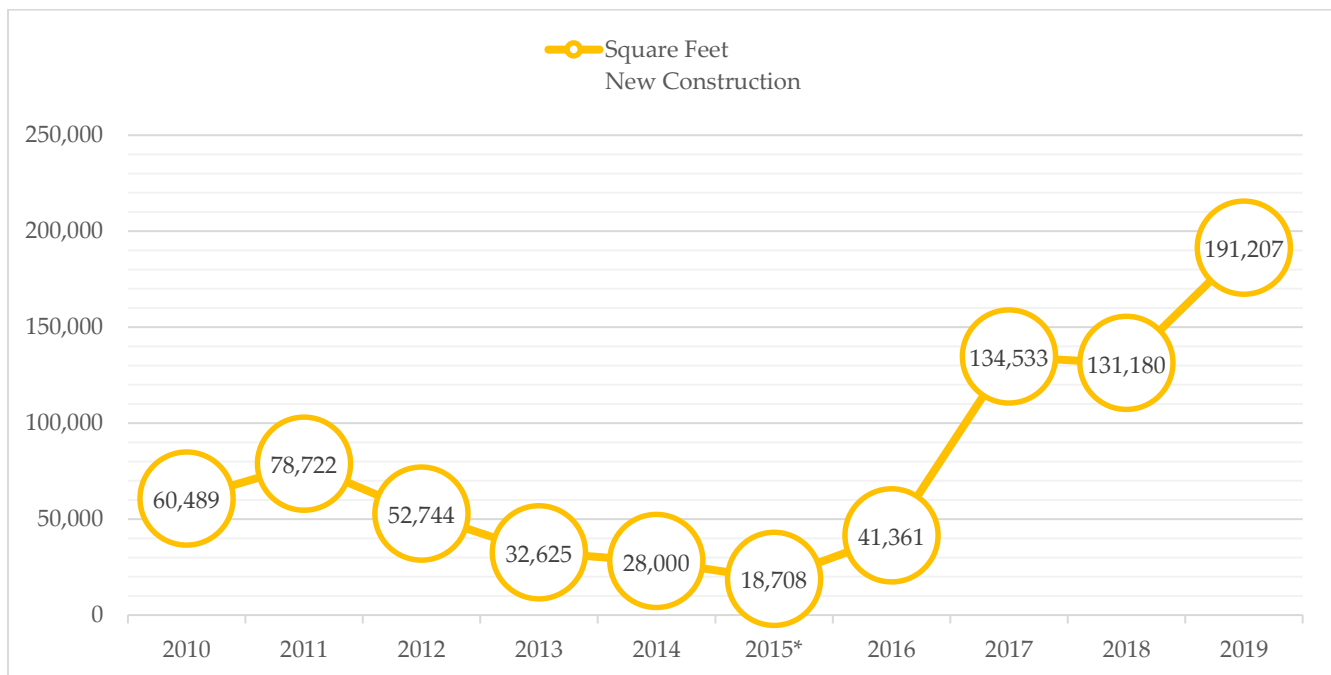
11/20/2019	Mandy Spring Todd & Leoni Smith Tax Map No. 140.-3-6 Zoned CR-2	Site Plan for proposed 8,175-sf of commercial space for a business office and retail space
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11/20/2019	Saratoga Hospital, Wilton Mall Saratoga Hospital Tax Map No. 153.-3-86.111 Zoned C-1	Minor Site Plan Amendment for the proposed 55,000-sf renovation of existing mall area with minor site changes to parking lot; for a Primary Care medical office space and standard office space for a variety of programs
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Development Associated with Non-Residential Projects from 2010-2019

Year	Total Square Feet of New Construction
2010	60,489
2011	78,722
2012	52,744
2013	32,625
2014	28,000
2015*	418,708
2016	41,361
2017	134,533
2018	131,180
2019	191,207

* 2015 - Ace Warehouse Expansion of 400,000 square feet is not included graphically below to better represent the scale of new square footage.



Residential Projects

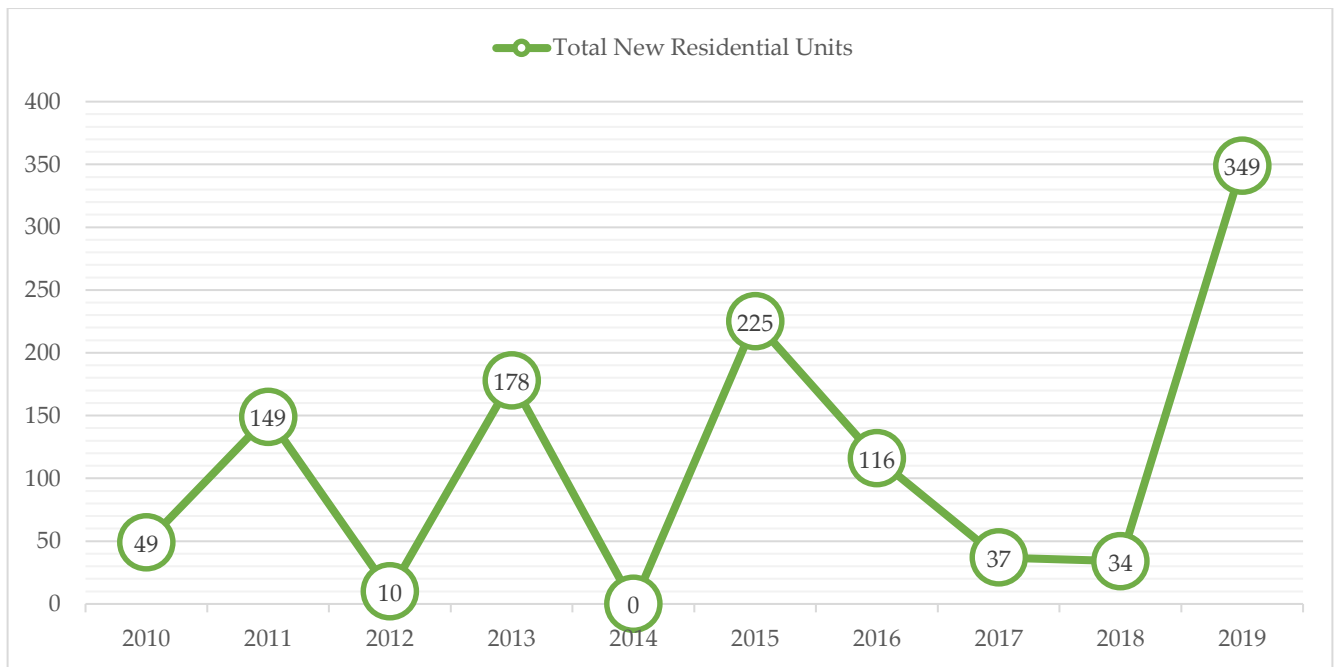


Projects Approved in 2019

Date	Applicant/Project	Description
5/15/2019	Burnham Hollow Extension 6-Lot Subdivision North Manor Development Tax Map No. 114.15-3-8.1 Zoned R-1	Extension of a residential project that includes an additional 6-lot subdivision
8/21/2019	Ridgeview Commons 22-Lot Subdivision Ridgeview Commons Townhomes, LLC Tax Map No. 114.-2-15.2 Zoned PUDD	Residential project that includes a 22-lot subdivision
9/18/2019	Forest Grove 321-Lot Conservation Subdivision Forest Grove, LLC Tax Map No.'s 141.-1-25,28,29, 128.-1-69,71.22,87, 141.-2-2,3,4.2, 140.16-3-1 thru 6, 140.12-3-1 thru 11 and 99 Zoned R-2	Residential project w/ 321 residential units to be completed in phases

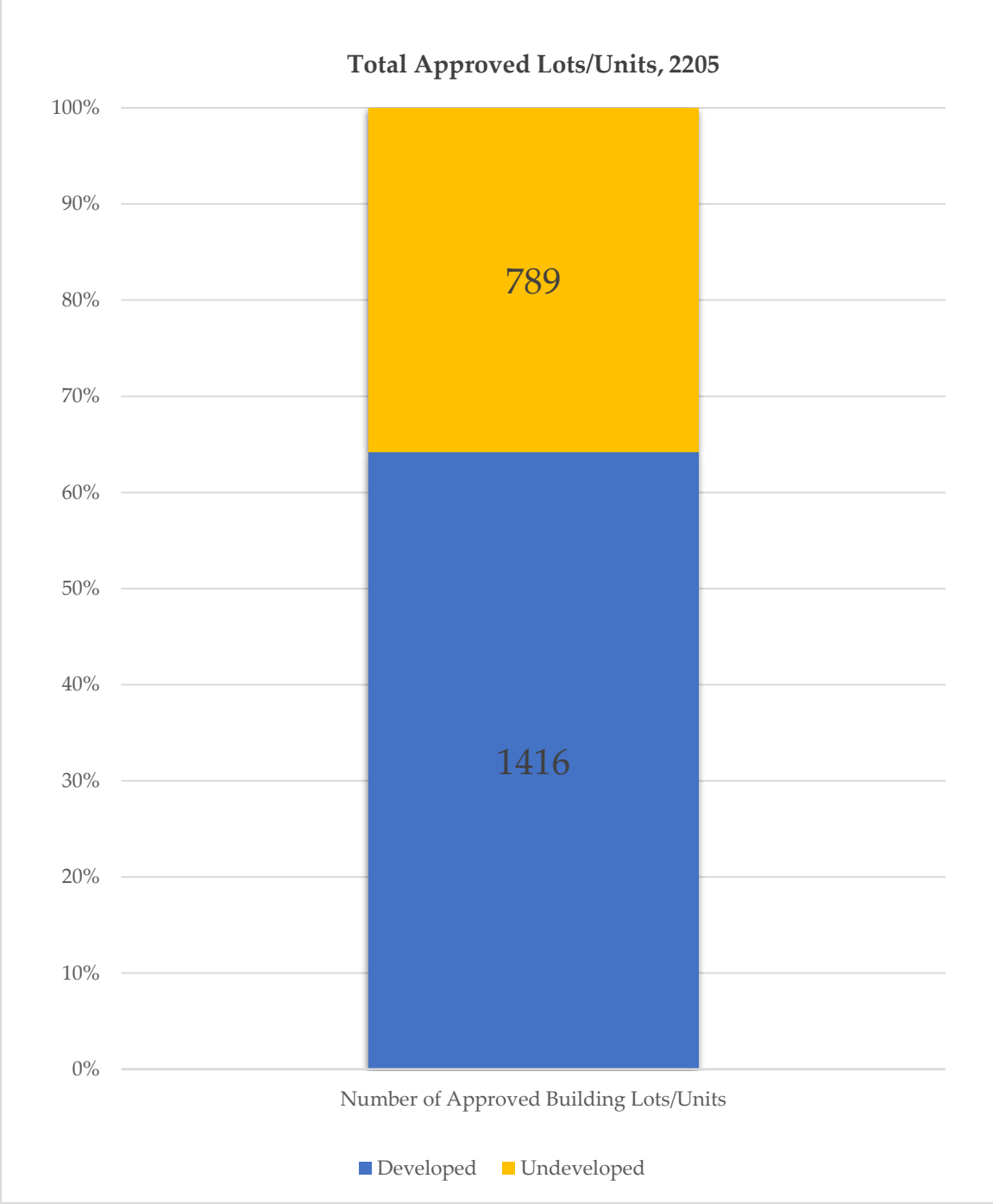
Development Associated with Residential Projects from 2010-2019

Year	Total New Residential Units
2010	49
2011	149
2012	10
2013	178
2014	0
2015	225
2016	116
2017	37
2018	34
2019	349



Residential Development Build-out Summary

Overview Build-out Chart for All Approved Residential Development



Detailed Build-out Table for All Approved Residential Development

Note: The Subdivision/Neighborhoods names shaded green indicate 100% build out.

Subdivision/Neighborhood Name	Approved	Developed	Undeveloped	Percent Developed
628 Maple Ave	31	0	31	0%
708 Route 9	48	16	32	33%
Adirondack Estates	10	7	3	70%
ANW Holdings	4	1	3	25%
Autum Acres	3	2	1	67%
Biss, John and Lisa	2	1	1	50%
Blanchard Road	7	7	0	100%
Brooke Park	13	11	2	85%
Burnham Hollow	55	25	30	45%
Burnham Hollow Extension	6	0	6	0%
Canyon Run	47	44	3	94%
Canyon Run Extension	44	0	44	0%
Carriage Pines PUDD	12	0	12	0%
Chestnut Hill	16	6	10	38%
Connor's Way (Stewart Court)	5	5	0	100%
Craw Farm	49	45	4	92%
Craw Farm South	19	0	19	0%
Crossing at Northern Pines	36	36	0	100%
Eastview	17	6	11	35%
Eighteenth Pass	8	8	0	100%
ER Design Build LLC	4	1	3	25%
Fairways	199	199	0	100%
Floral Estates V	18	18	0	100%
Forest Grove	321	0	321	0%
Forest Phase III	13	11	2	85%
Green Acres	21	17	4	81%
Gurn Springs Road	6	2	4	33%
Hammond Drive	9	9	0	100%
Huckleberry Finn Estates	42	40	2	95%
Indian Springs (The Oaks)	127	123	4	97%
Links, The	21	20	1	95%
Louden Ridge	23	10	13	43%
Loughberry III, Sections 2 & 3	37	35	2	95%
Mill at Smith Bridge	68	67	1	99%
Morris, Lands of	26	2	24	8%

Northern Pines PUDD	8	5	3	63%
Olson Farm	55	48	7	87%
Paddocks PUDD	84	84	0	100%
Park Place at Wilton	114	114	0	100%
Perry Road Senior Community	110	110	0	100%
Pine Brook Landing	21	19	2	90%
Preserve at Ruggles Road	49	48	1	98%
Ridgeview Commons Zone 1A	58	58	0	100%
Ridgeview Commons Zone 2	22	0	22	0%
Ridgeview Estates	38	14	24	37%
Rolling Greens Executive Estates	29	18	11	62%
Ruggles Road (4-Lot)	4	1	3	25%
Safian, Lands of	3	2	1	67%
Salmonson, Gerald et. al.	3	1	2	33%
Saratoga Heritage Phase II (Multi-Family)	5	0	5	0%
Saratoga Heritage Phase III	16	16	0	100%
Saratoga Heritage Phase III (5-Lot)	40	40	0	100%
Sass, Lands of	9	0	9	0%
Smith Subdivision	27	0	27	0%
Sonoma Grove	66	25	41	38%
Spencer Subdivision	8	0	8	0%
Streicher, Lands of	4	1	3	25%
Sydney Hill	28	26	2	93%
Traver Road (5 Lot)	5	3	2	60%
Wilton Woods	19	0	19	0%
Woodcock	4	2	2	50%
Wood's Edge at Ushu Court	9	7	2	78%
Total	2205	1416	789	64%

Town Roads Accepted in 2019

List of Roads Accepted This Year

Town Road Name	Length (ft)	Length (miles)
Pine Bark Place	1135	0.21
Berkeley Way	2100	0.40
Monterey Court	750	0.14
Total	3985	0.75

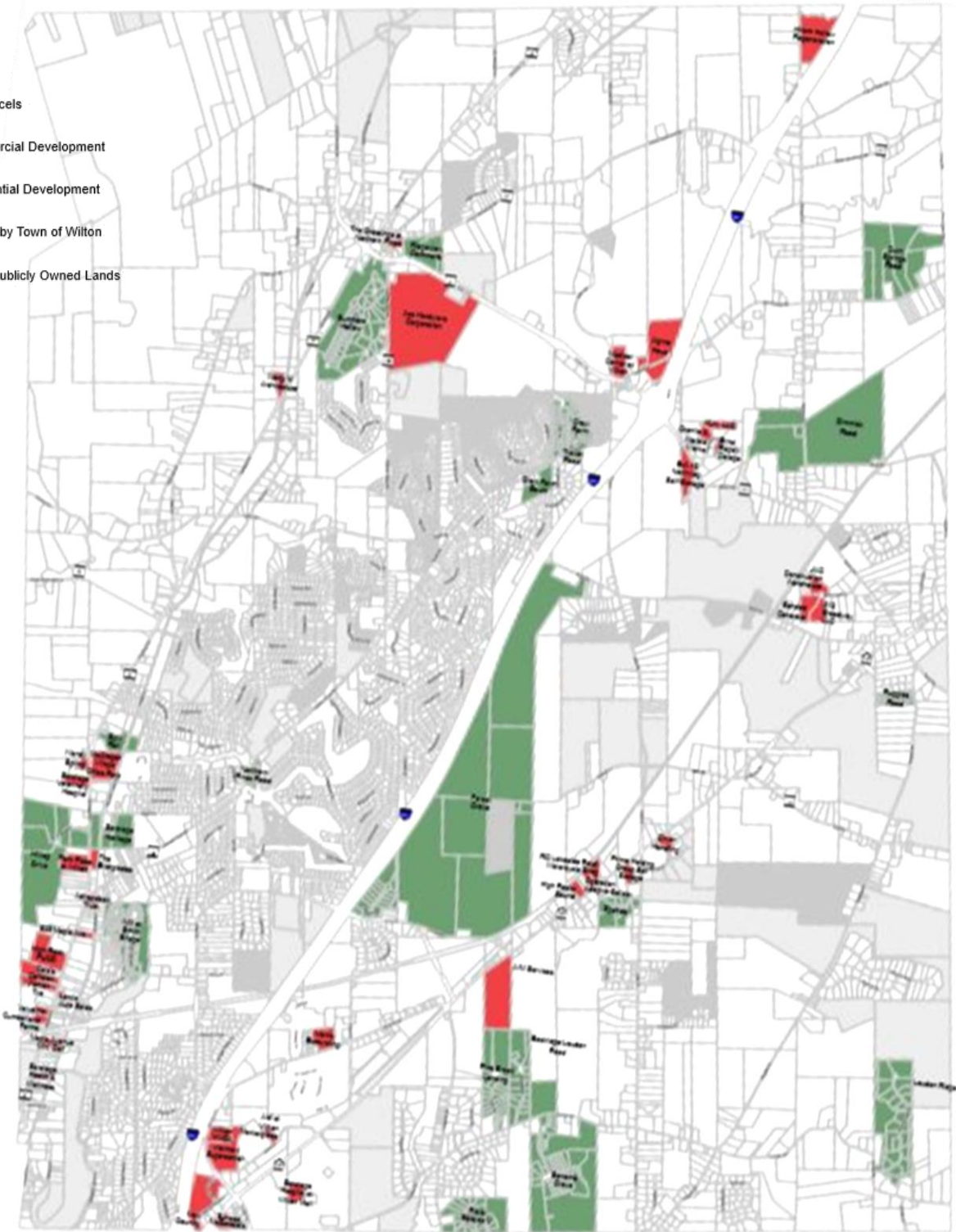
Centerline Miles from 2010-2019



Map of Approved Development 2010-2019

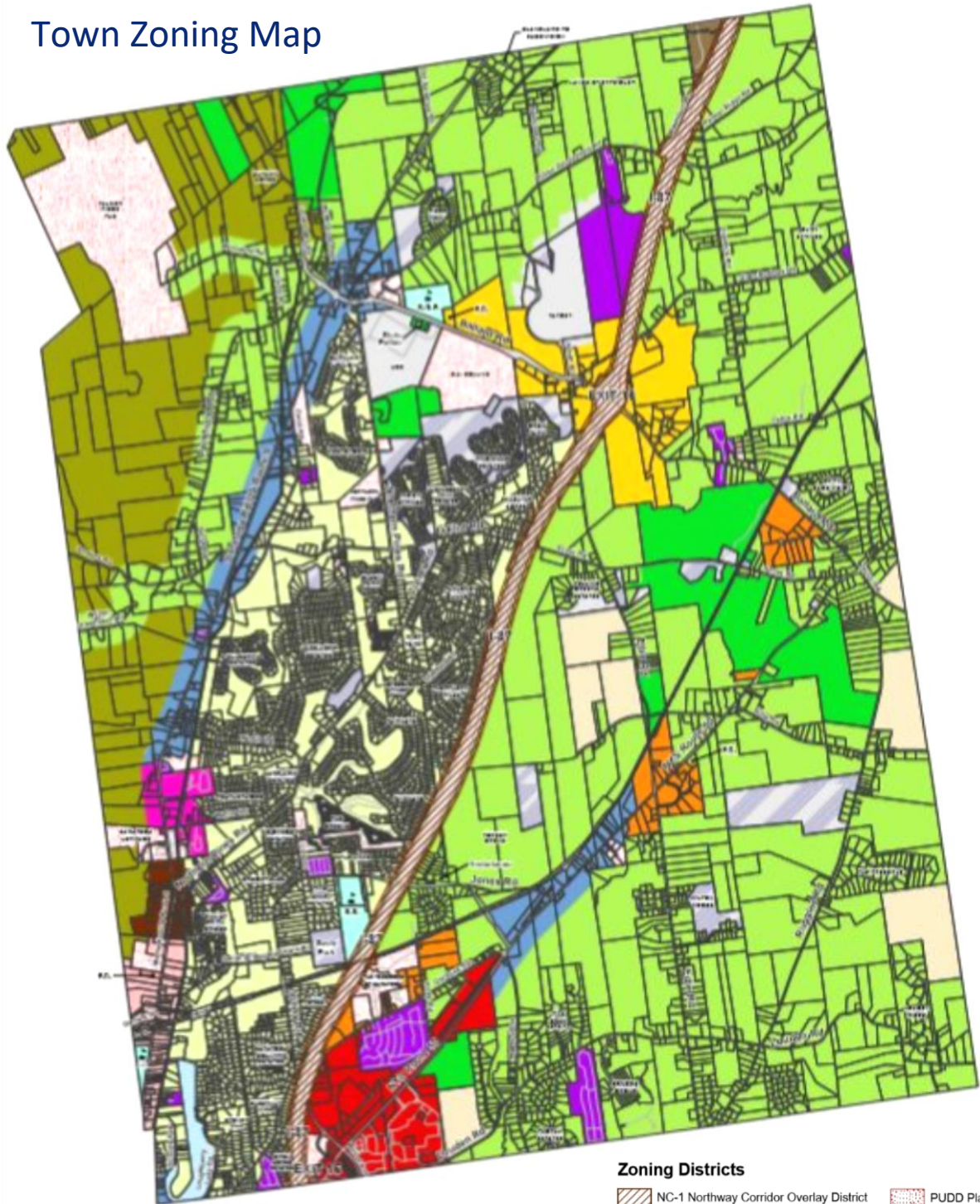
Legend

-  Tax Parcels
-  Commercial Development
-  Residential Development
-  Owned by Town of Wilton
-  Other Publicly Owned Lands






















Visit www.townofwilton.com for full size map document

Town Zoning Map



Zoning Districts

- | | |
|---|---|
|  NC-1 Northway Corridor Overlay District |  PUDD Planned Unit Development |
|  C-1 Commercial |  R-1 Residential |
|  C-2 Business/ Light Industrial |  R-2 Residential 2 |
|  C-3 Commercial/ Light Industrial |  R-3 Residential 3 |
|  CR-1 Commercial/ Residential |  RB-1 Residential Business |
|  CR-2 Commercial/Residential 2 |  RM Mobile Home and Mobile Home Park |
|  CRT Composting/Recycling/Transfer |  SC Saratoga County Lands |
|  H-1 Hamlet |  SD School District Lands |
|  I-1 Industrial |  TW Town of Wilton Lands |
|  NYS State Lands | |

Mapping produced by the Town of Wilton Planning Department. Information is deemed accurate but not guaranteed. December, 2019

Visit www.townofwilton.com for full size map document

End of the 2019 Development Report



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