

Town of Wilton

Development Report 2020



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



Cover Image: View of Wilton, NY from
Grant's Cottage taken by R.Riper

Contents

Development Report Update 2020	4
Introduction.....	4
Building Department.....	5
Building Permits Issued	5
Certificates of Occupancy and Certificates of Compliance Issued	6
Building Department Financial Report for 2020	7
Planning Department.....	8
Planning Department Financial Report for 2020	8
Non-Residential Projects.....	8
Projects Constructed in 2020 (<i>Planning Board Approval Prior to 2020</i>).....	8
Projects Approved or Amended in 2020.....	10
Development Associated with Non-Residential Projects from 2011-2020	12
Residential Projects	13
Projects Approved in 2020.....	13
Development Associated with Residential Projects from 2011-2020	15
Residential Development Build-out Summary.....	16
Overview Build-out Chart for All Approved Residential Development.....	16
Detailed Build-out Table for All Approved Residential Development.....	17
Town Roads Accepted in 2020	19
List of Roads Accepted This Year.....	19
Centerline Miles from 2011-2020	19
Map of Approved Development 2011-2020	20
Land Use Distribution in 2020	21
Town Zoning Map	22

Development Report Update 2020

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 2020***

The Town of Wilton is experiencing continued growth both in residential and commercial development despite the challenges of 2020 faced throughout our community and the world. This growth continued while staff and the community adjusted to the new normal caused by the global pandemic, COVID-19.

The offices at Town of Wilton remained operating, serving the public at a capacity that was safe for both staff and residents. Even with these operating difficulties, the Town managed to establish continued progress. Public meetings were held virtually via videoconferencing as allowed by the State.

Throughout these uncertain times, the residents of Wilton and developers continued to invest both time and resources into their homes and projects. 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.

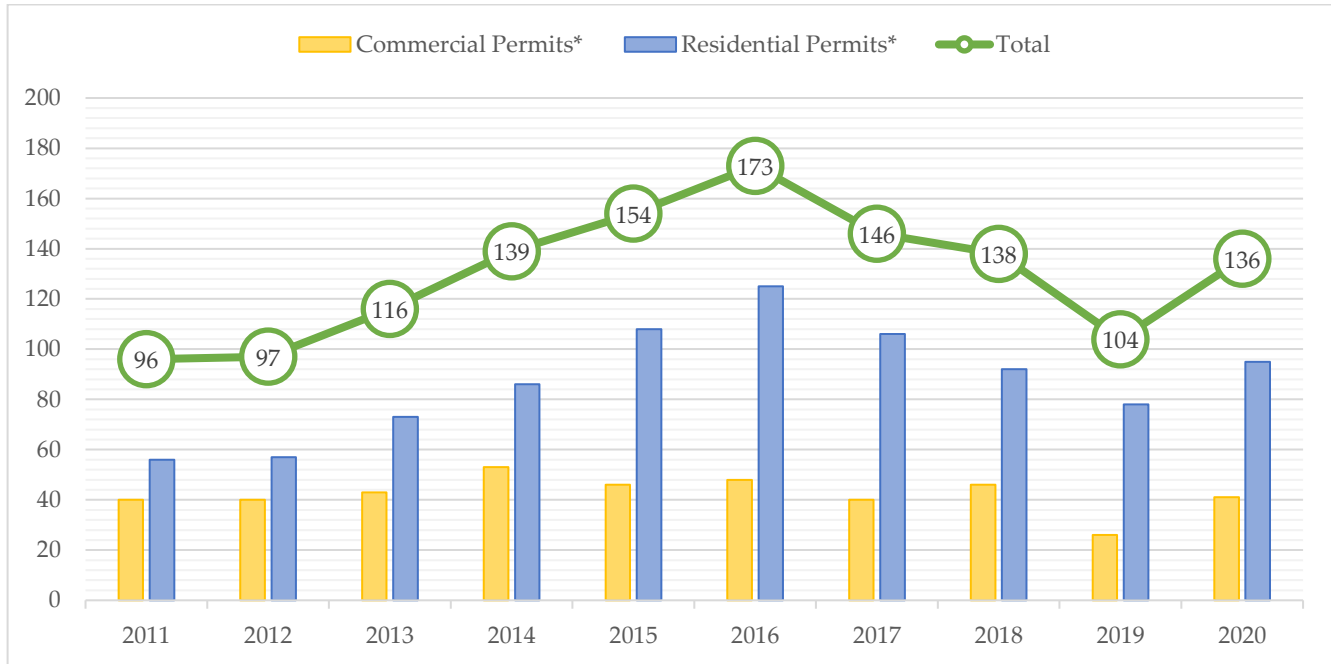
If you have any questions about this report, please contact Amy DiLeone, Executive Secretary for the Planning Department at (518) 587-1939 ext. 211. adilenone@townofwilton.com

Building Department

Building Permits Issued

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

2011-2020 Chart



2011-2020 Table

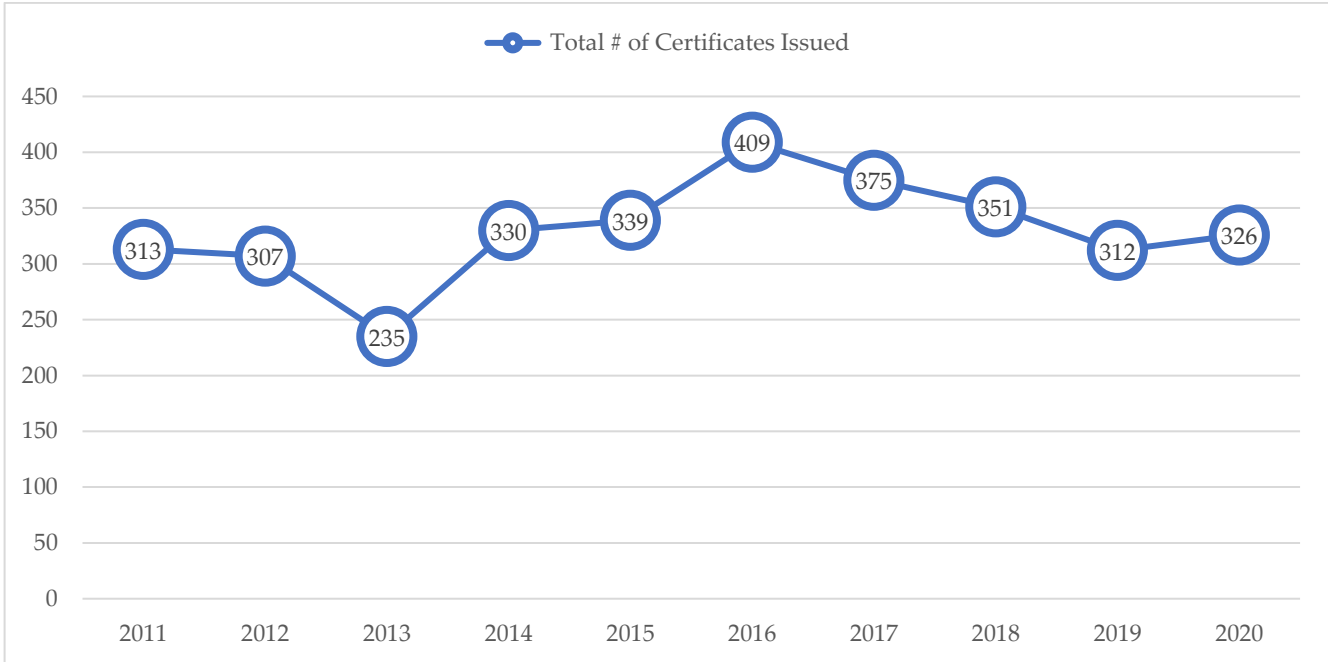
Year	Commercial Permits*	Residential Permits*	Total
2011	40	56	96
2012	40	57	97
2013	43	73	116
2014	53	86	139
2015	46	108	154
2016	48	125	173
2017	40	106	146
2018	46	92	138
2019	26	78	104
2020	41	95	136

* 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

2011-2020 Chart



2011-2020 Table

Year	Total # of Certificates Issued
2011	313
2012	307
2013	235
2014	330
2015	339
2016	409
2017	375
2018	351
2019	312
2020	326

Building Department Financial Report for 2020

Description	Permits Issued	Fees Collected
Single Family	44	\$28,738
Multi-Family	0	\$0
Additions/Remodels	51	\$5,565
Garages	19	\$4,185
Commercial	13	\$27,118
Commercial Alterations	28	\$86,758
Signs	23	\$7,363
Miscellaneous*	235	\$13,996
Renewals	86	\$8,820
Total	499	\$182,543

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



Figure 1. Residential home under construction

Planning Department

Planning Department Financial Report for 2020

Description	Fees Collected
Residential Applications	\$3,780
Commercial Applications	\$14,090
Engineering Review	\$26,810
Construction Inspection	\$27,913
Parks and Recreation	\$26,400
Traffic Mitigation	\$82,741
Total	\$181,734

Non-Residential Projects

Projects Constructed in 2020 (Planning Board Approval Prior to 2020)



Figure 2. Cole's Collision Center of Wilton



Figure 3. Warren Tire Service



Figure 4. Saratoga Motorcycle Center

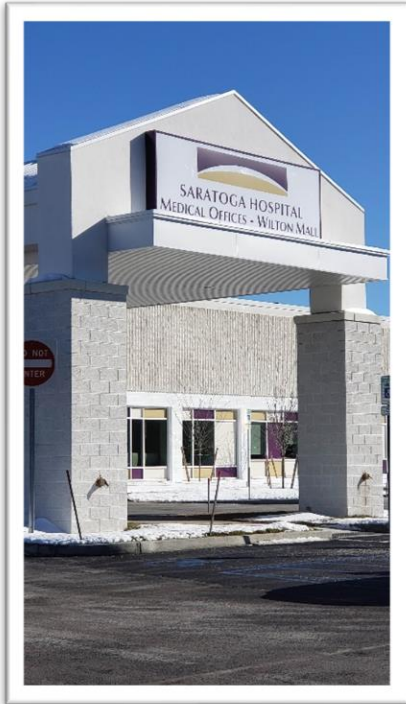


Figure 6. Saratoga Hospital Medical Offices at the Wilton Mall

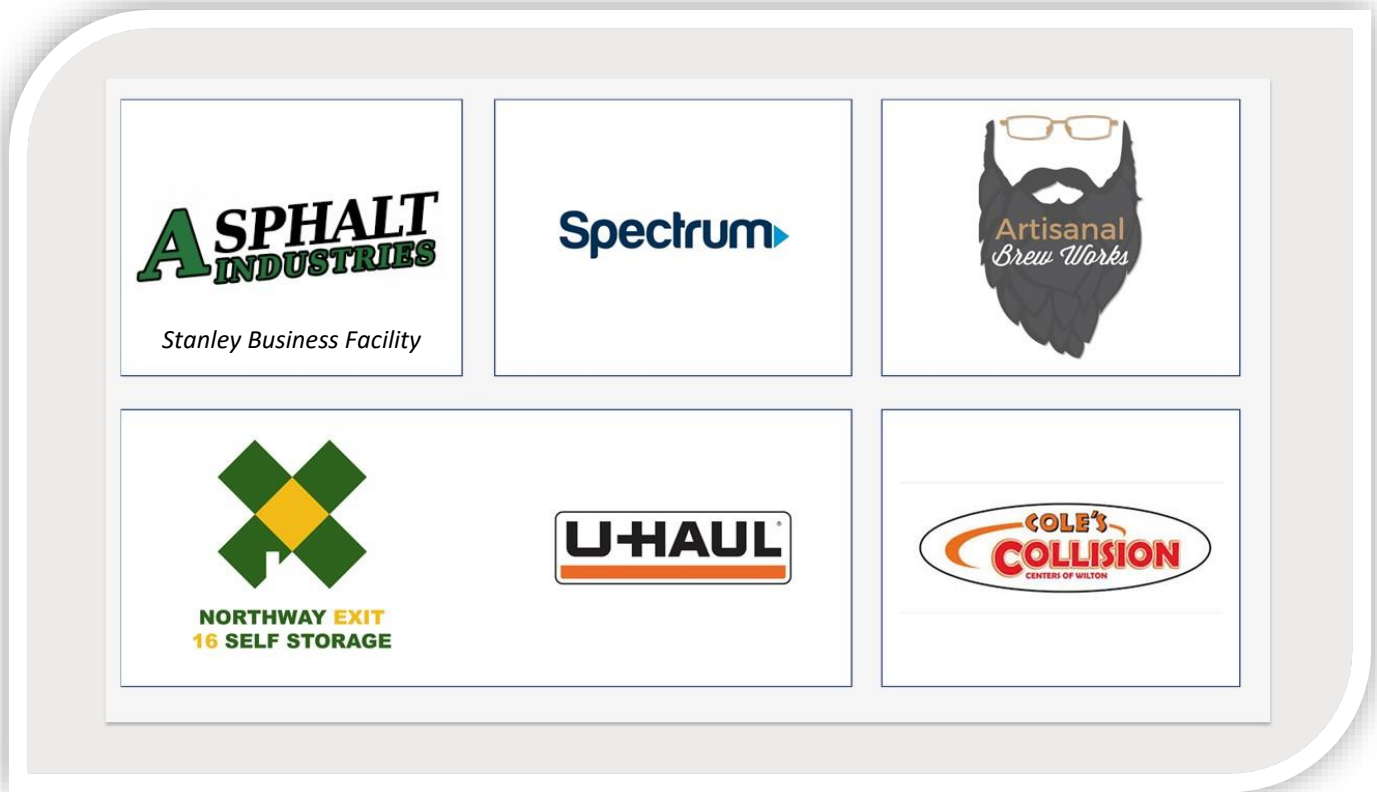


Figure 5. JAG Construction Warehouse



Figure 7. ALDI at Wilton Marketplace and the construction of Marketplace Road

Projects Approved or Amended in 2020



Date	Applicant/Project	Description
5/20/2020	Stanley Business Facility John Stanley Tax Maps No. 128.-1-91 Zoned C-2	Site Plan to develop a one story 4,000-sf garage with an attached 624-sf office and two (2) 10,000-sf single story self-storage facilities

7/15/2020	Commercial Building William Mevec Tax Map No. 114.8-1-16 Zoned RB-1	Site Plan for a one-story commercial building that will be lease as multiple retail spaces
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7/15/2020	Spectrum at Wilton Marketplace Michael Decker Tax Map No. 153.-3-124 Zoned C-1	Site Plan for the construction of a 4,050-sf commercial building
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8/19/2020	Exit 16 Self-Storage/U-Haul Business Exit 16, LLC Tax Map No. 115.-2-38 Zoned C-3	Amended Site Plan for a proposed U-Haul rental business with on-site truck storage
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9/16/2020	Artisanal Brew Works Kurt Borchardt Tax Map No. 140.-3-26 Zoned PUDD	Amended Site Plan for a brewery and taproom with on-premise consumption and retail
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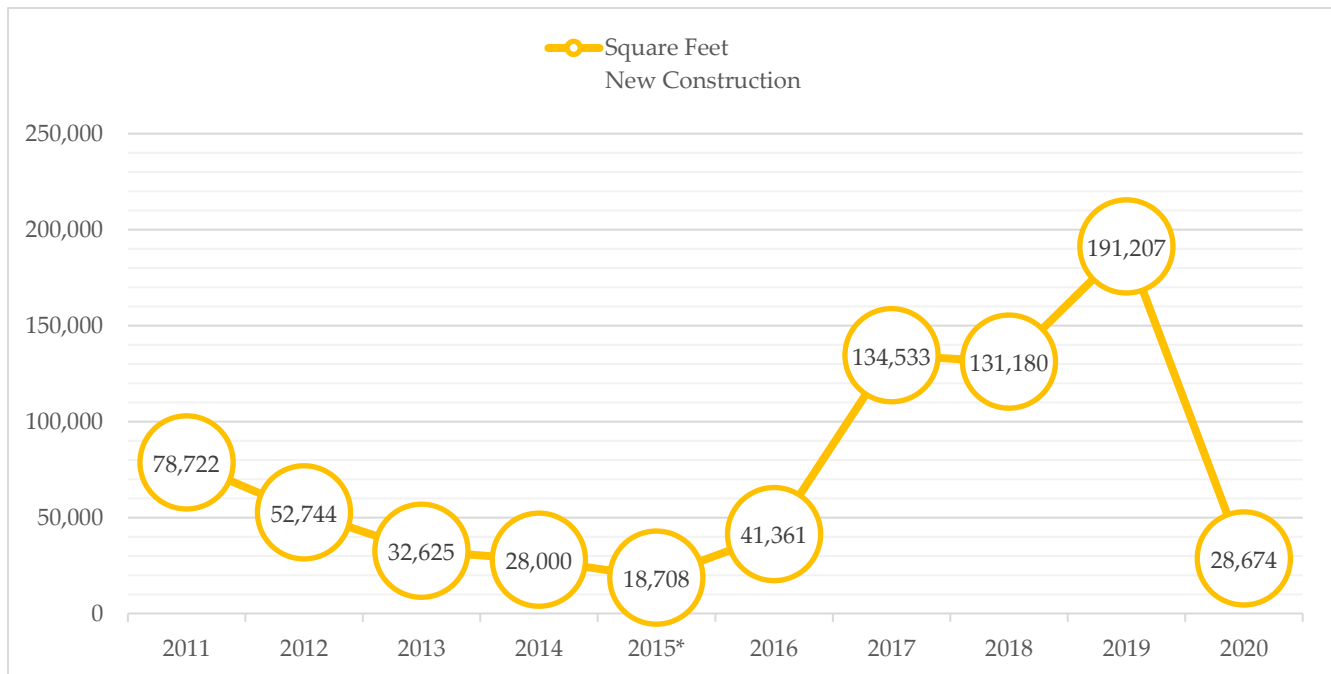
10/21/2020	Wilton Solar Array #'s 1 & 2 Lumens Holdings 3, LLC Tax Map No.'s 128.-1-36.2 & 129.-1-129 Zoned R-2	Site Plan for two (2) 5.0-MW ground-mounted solar arrays submitted under the NY-Sun Incentive Program
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10/21/2020	Cole's Collision John Cole Tax Map No. 153.-1-15.111 Zoned CR-1	Amended Site Plan for eliminating the 10'd x 15'w x 8'h masonry dumpster enclosure
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Development Associated with Non-Residential Projects from 2011-2020

Year	Total Square Feet of New Construction
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
2020	28,674

* 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 2020

Date	Applicant/Project	Description
2/19/2020	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	Amended subdivision plan for Phase I revisions to the 321-lot conservation subdivision
8/19/2020	Ridgeview Commons Ridgeview Commons Townhomes Tax Map No.'s 114.-2-73, 114.-2-15.2, 114.-2-15.31 Zoned PUDD	Amended Site Plan for a lot line adjustment, in order to have all townhomes on one lot
11/18/2020	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	Amended subdivision plan for dividing Phase I into Phase IA and Phase IB and changing the unit types on Pichot Court from type 2 to type 4

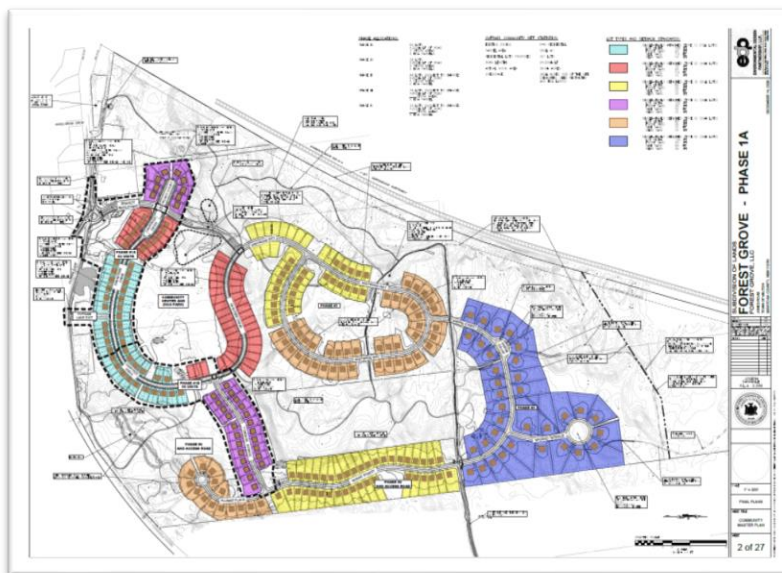


Figure 8. Subdivision plan for Forest Grove 321-Lot Conservation Subdivision



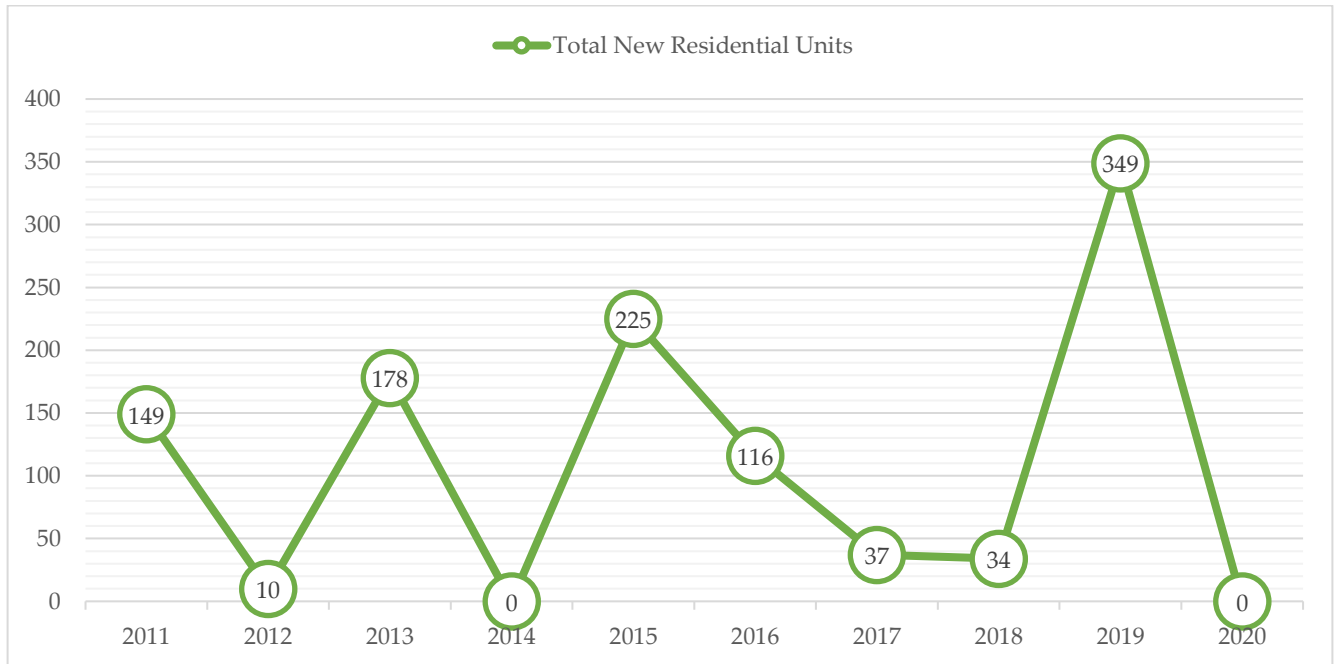
Figure 9. Mixed-use project at 628 Maple Ave that was approved in 2019, constructed 2020



Figure 10. Residential homes under construction

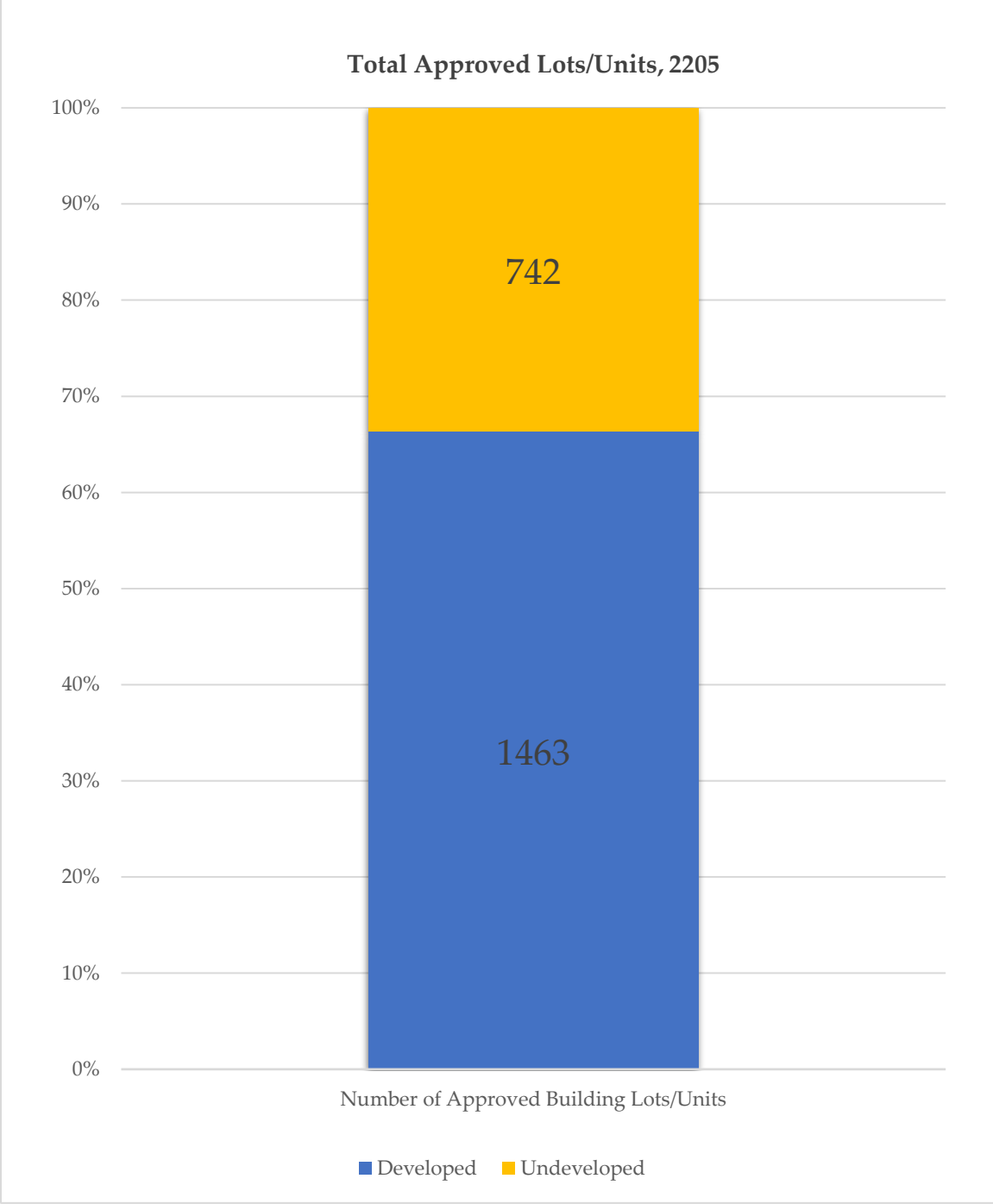
Development Associated with Residential Projects from 2011-2020

Year	Total New Residential Units
2011	149
2012	10
2013	178
2014	0
2015	225
2016	116
2017	37
2018	34
2019	349
2020	0



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	8	23	26%
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	36	19	65%
Burnham Hollow Extension	6	0	6	0%
Canyon Run	47	45	2	96%
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	49	0	100%
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	11	12	48%
Loughberry III, Sections 2 & 3	37	35	2	95%
Mill at Smith Bridge	68	68	0	100%
Morris, Lands of	24	0	24	0%

Northern Pines PUDD	8	6	2	75%
Olson Farm	55	53	2	96%
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	20	1	95%
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	19	10	66%
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	33	33	50%
Spencer Subdivision	8	2	6	25%
Streicher, Lands of	4	1	3	25%
Sydney Hill	28	26	2	93%
Traver Road (5 Lot)	5	5	0	100%
Wilton Woods	19	0	19	0%
Woodcock	4	2	2	50%
Wood's Edge at Ushu Court	9	8	1	89%
Total	2203	1461	742	66%

Town Roads Accepted in 2020

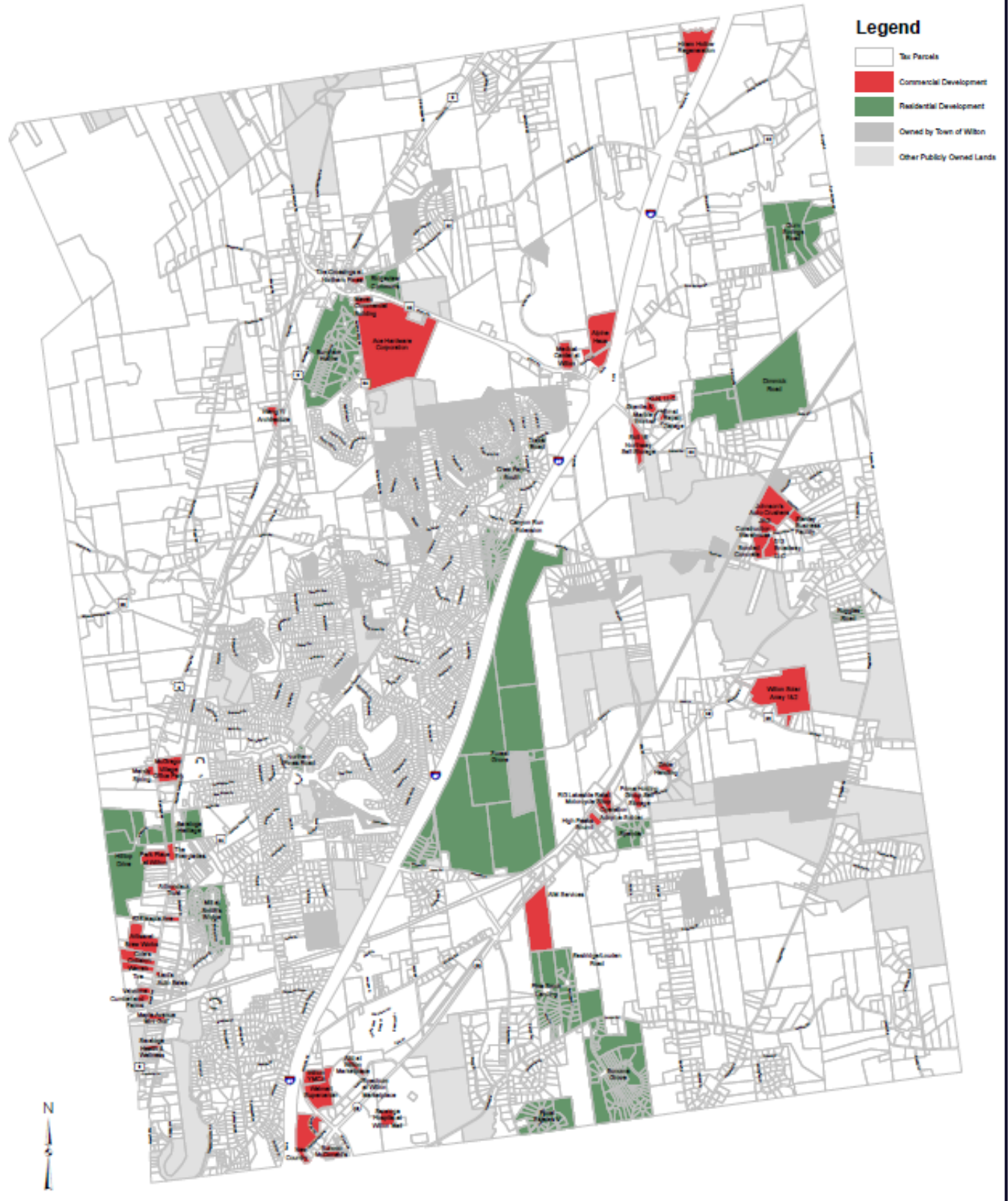
List of Roads Accepted This Year

Town Road Name	Length (ft)	Length (miles)
Marketplace Road	834	0.16
Total	834	0.16

Centerline Miles from 2011-2020



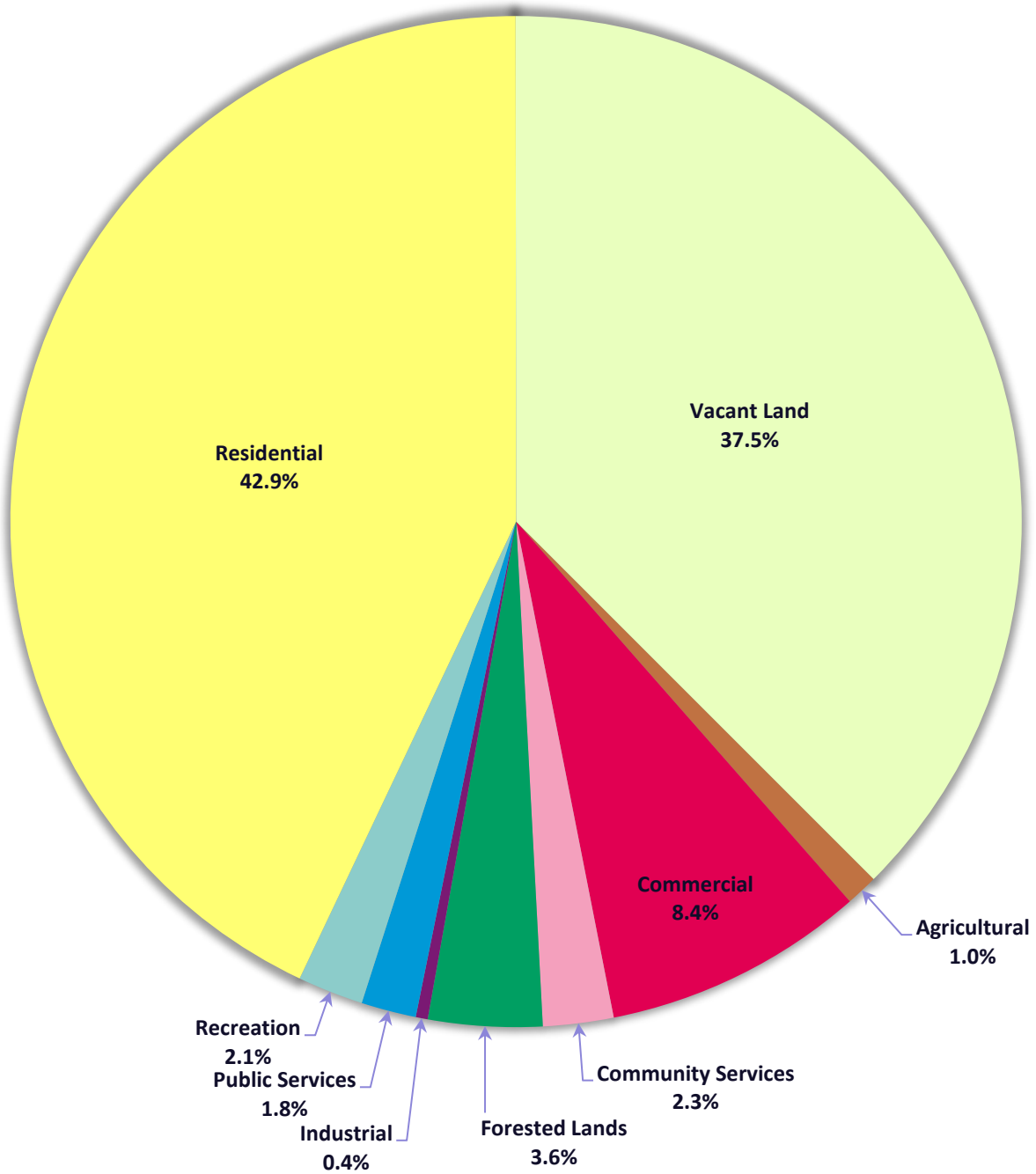
Map of Approved Development 2011-2020



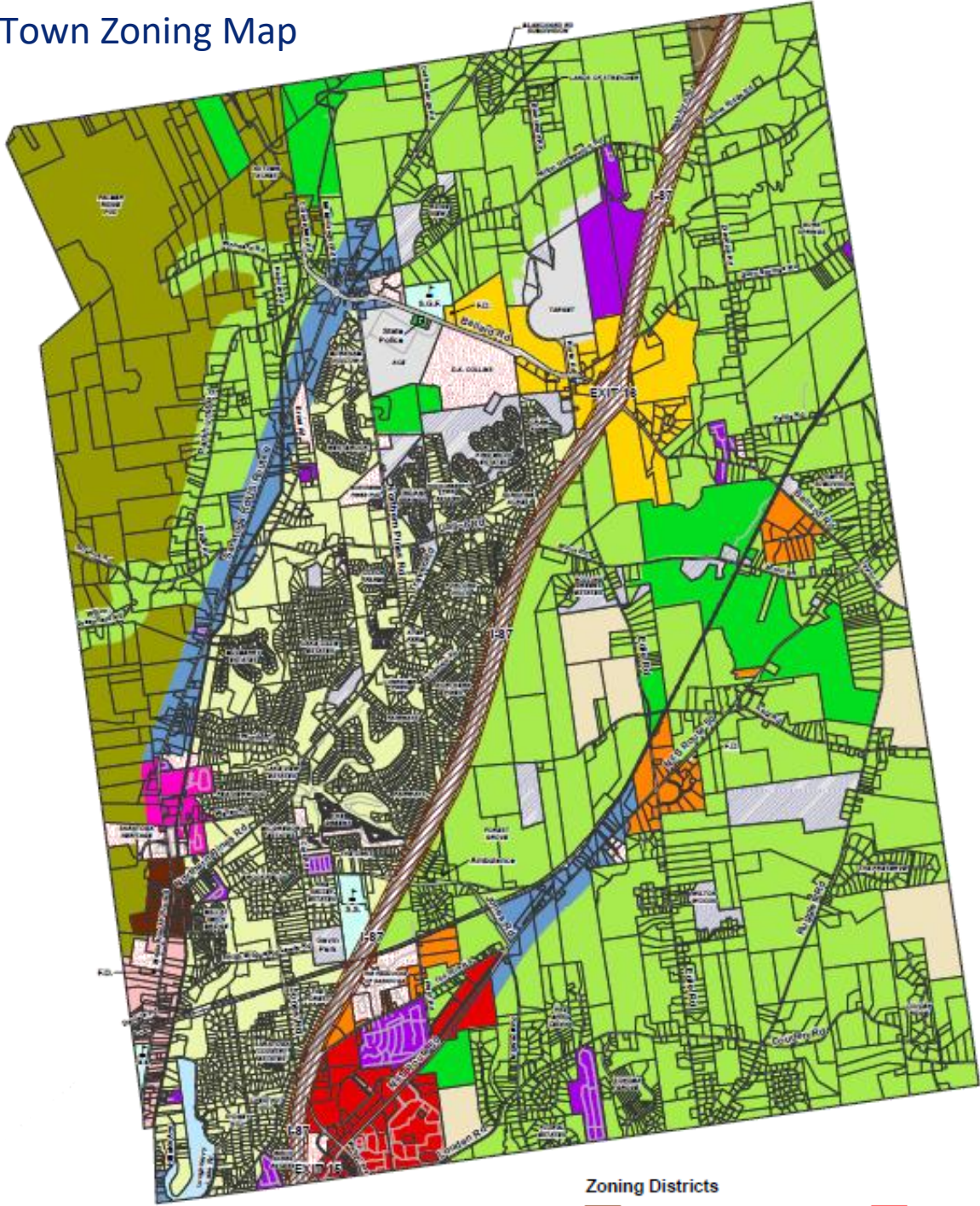
Visit www.townofwilton.com for full size map document

Land Use Distribution in 2020
















New York State developed property class codes to provide a statewide uniform classification system for assessment administration. Town assessors assign a code to each property on an assessment roll. The diagram below is based on the codes that were assigned to each property within the town of Wilton.



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. October 2020.

Visit www.townofwilton.com for full size map document

End of the 2020 Development Report



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Wilton Planning Department

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