

Town of Wilton

Development Report 2021



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



Cover Image: Town Hall Wilton, NY
photo taken by R.Riper

Contents

Development Report Update 2021	4
Introduction.....	4
Local Government 2020 Census Data	5
Building Department.....	6
Building Permits Issued	6
Certificates of Occupancy and Certificates of Compliance Issued	7
Building Department Financial Report for 2021	8
Planning Department.....	9
Planning Department Financial Report for 2021	9
Town Revenue Sources	9
Budgeted Revenue – 2021 Amended (August 2021)	9
Revenues by Sources Over Time	10
Annual Growth Rates	10
Non-Residential Projects.....	11
Projects Under Construction in 2021	11
Projects Approved or Amended in 2021	12
Development Associated with Non-Residential Projects from 2012-2021	14
Residential Projects	15
Projects Under Construction in 2021	15
Projects Approved in 2021	16
Development Associated with Residential Projects from 2012-2021	17
Residential Development Build-out Summary.....	18
Overview Build-out Chart for All Approved Residential Development, 2012-2021	18
Detailed Build-out Table for All Approved Residential Development.....	19
Town Roads Accepted in 2021	21
List of Roads Accepted This Year.....	21
Centerline Miles from 2012-2021	21
Map of Approved Development 2012-2021	22
Land Use Distribution in 2021	23
Town Zoning Map	24

Development Report Update 2021

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 2021***

The Town of Wilton is experiencing continued growth both in residential and commercial development despite the challenges of 2021 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 and in-person 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

Local Government 2020 Census Data

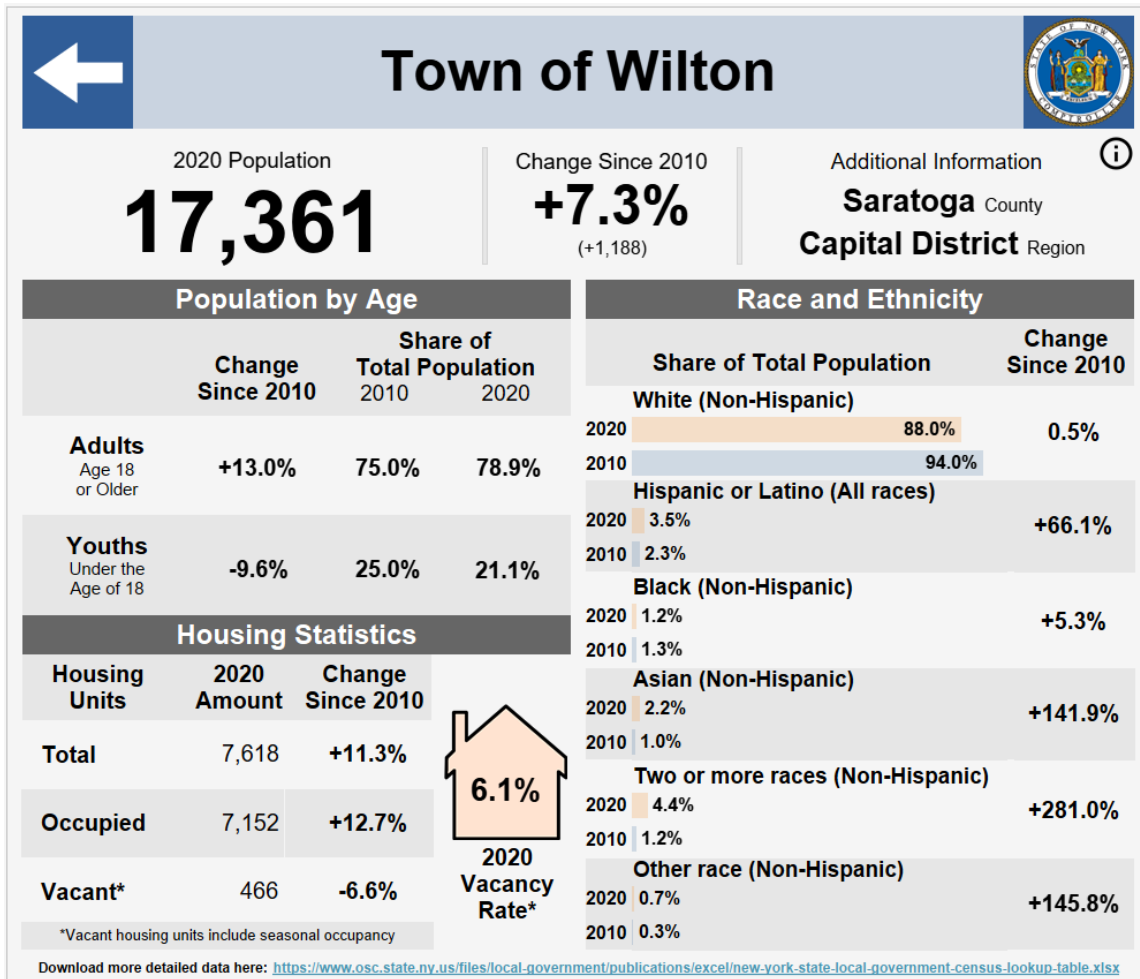


Figure 1. Town of Wilton 2020 Census Data



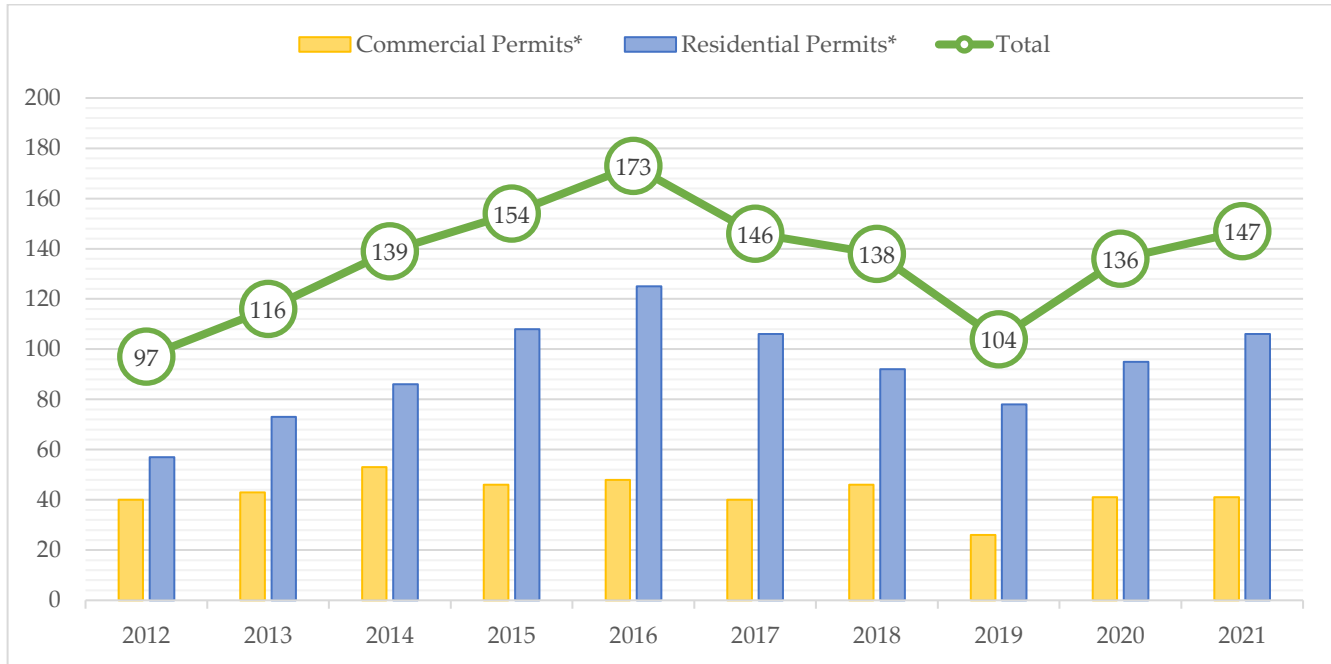
Figure 2. Pedestrian Bridge Installation at Camp Saratoga

Building Department

Building Permits Issued

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

2012-2021 Chart



2012-2021 Table

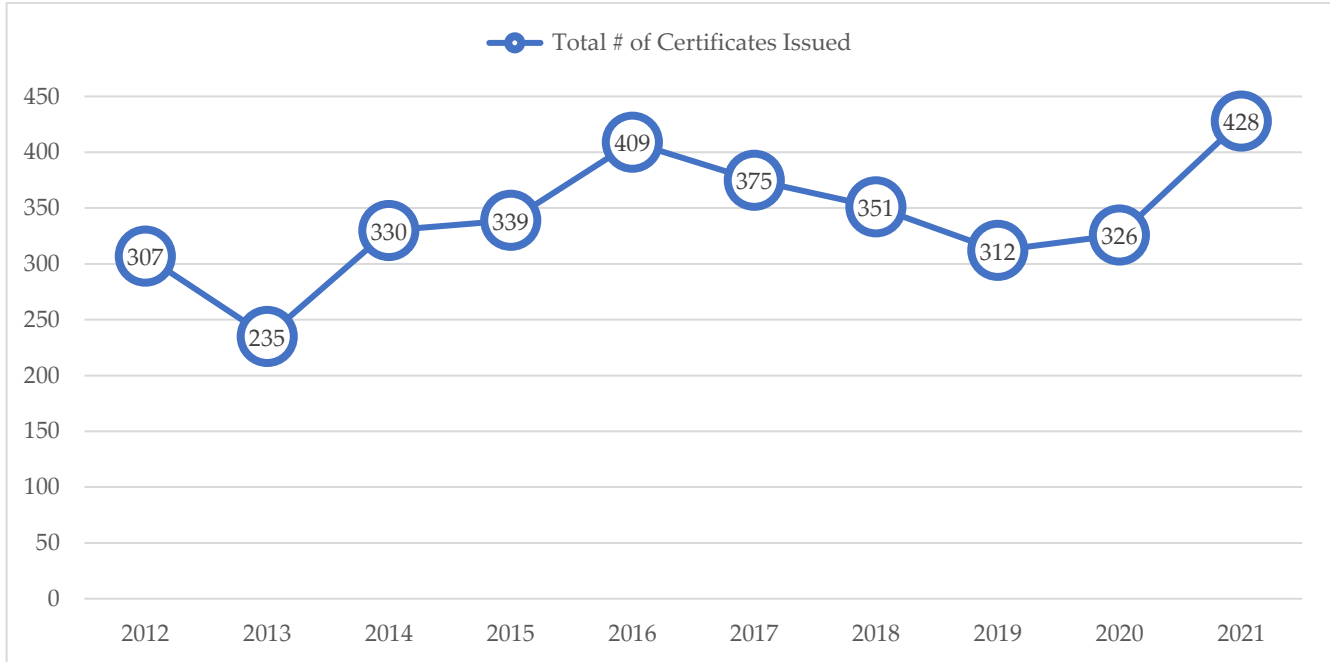
Year	Commercial Permits*	Residential Permits*	Total
2012	40	57	97
2013	43	73	116
2014	53	86	139
2015	46	108	154
2016	48	125	173
2017	40	106	146
2018	46	92	138
2019	26	78	104
2020	41	95	136
2021	41	106	147

* 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

2012-2021 Chart



2012-2021 Table

Year	Total # of Certificates Issued
2012	307
2013	235
2014	330
2015	339
2016	409
2017	375
2018	351
2019	312
2020	326
2021	428

Building Department Financial Report for 2021

Description	Permits Issued	Fees Collected
Single Family	51	\$33,812
Multi-Family	0	\$0
Additions/Remodels	55	\$7,572
Garages	12	\$3,130
Commercial	2	\$16,703
Commercial Alterations	39	\$41,295
Signs	20	\$6,329
Miscellaneous*	246	\$14,903
Renewals	147	\$15,190
Total	572	\$138,934

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



Figure 3. Residential home under construction

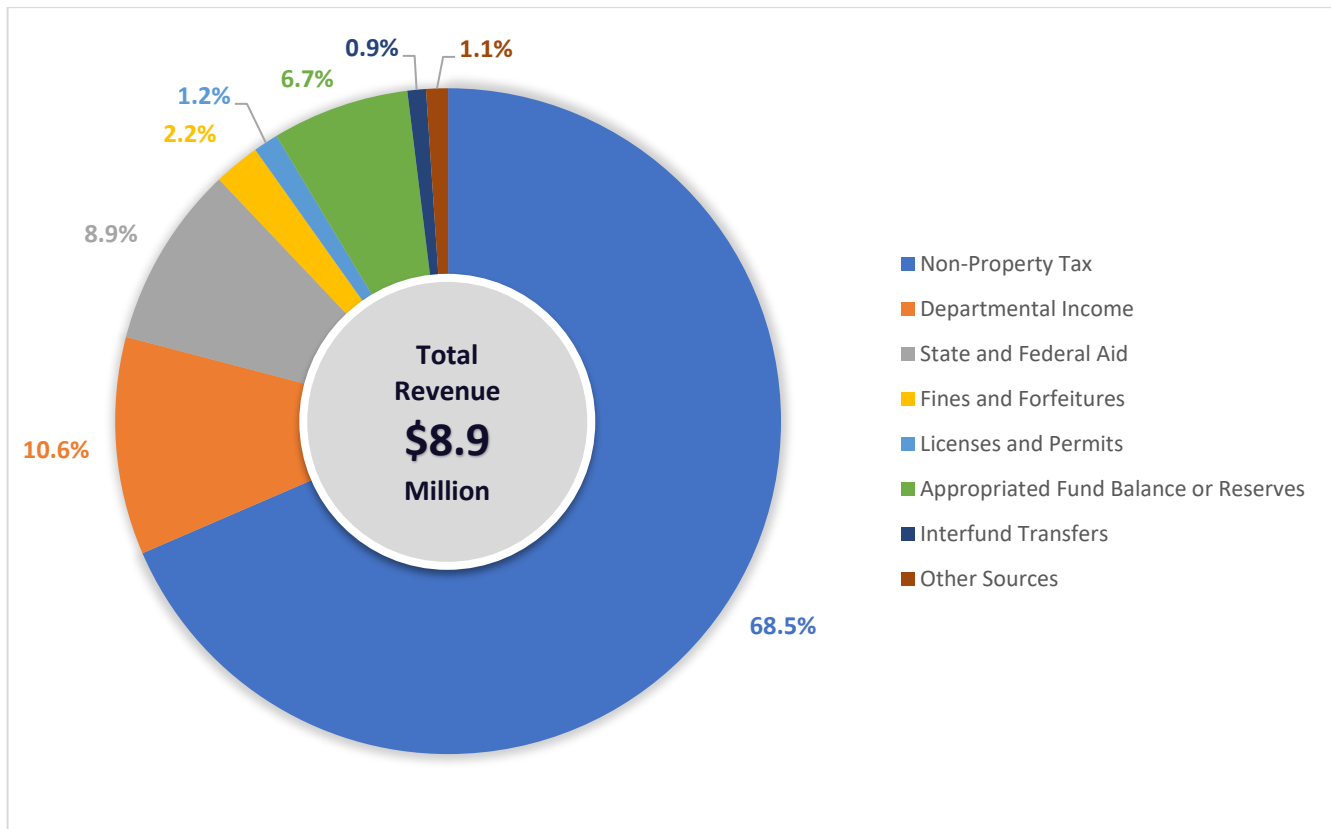
Planning Department

Planning Department Financial Report for 2021

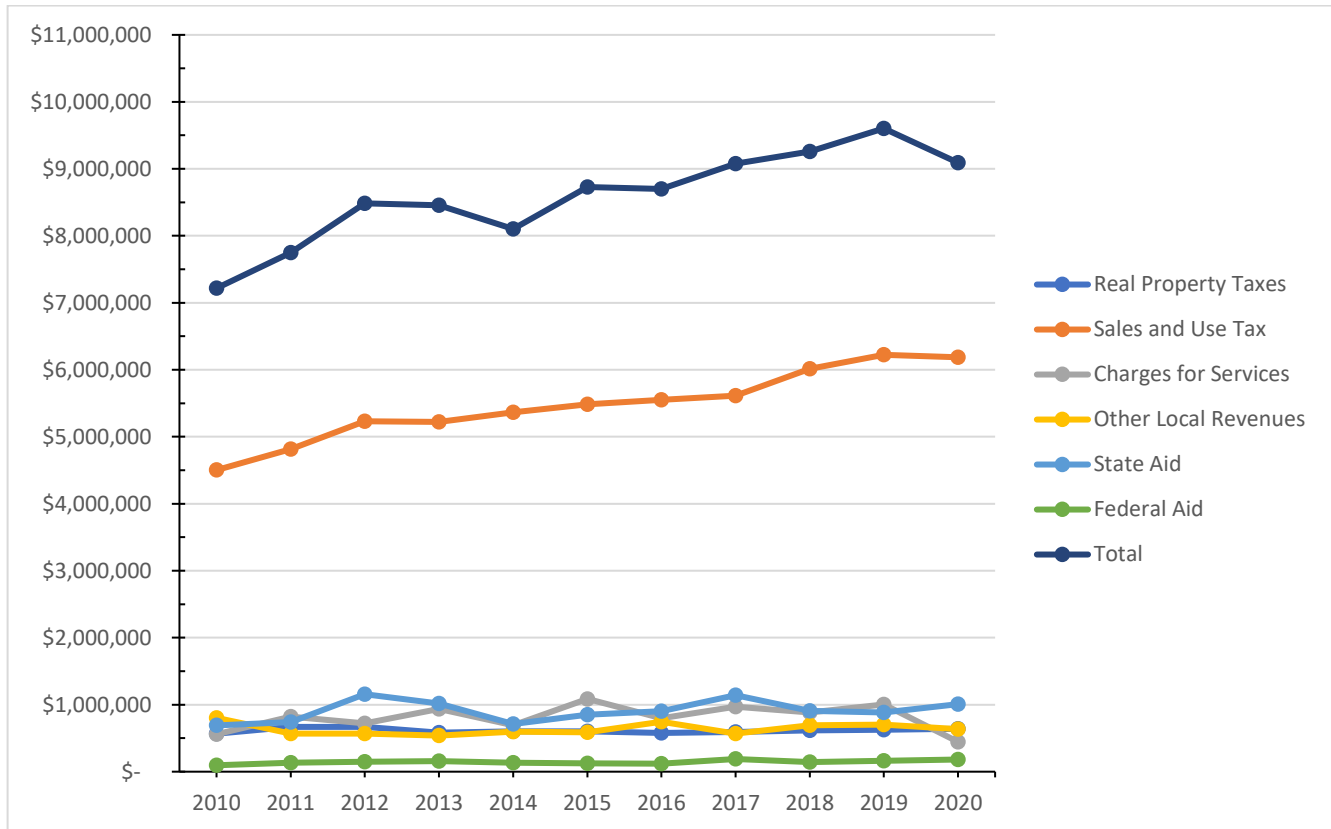
Description	Fees Collected
Residential Applications	\$5,010
Commercial Applications	\$65,594
Engineering Review	\$34,883
Construction Inspection	\$32,885
Parks and Recreation	\$28,800
Traffic Mitigation	\$52,081
Total	\$219,253

Town Revenue Sources

Budgeted Revenue – 2021 Amended (August 2021)



Revenues by Sources Over Time



Note: Graph depicts data available from the Office of the New York State Comptroller

Annual Growth Rates

Revenue by Source	Annual Growth Rate (Fiscal Year 2010-2020)
Real Property Taxes	1.2%
Sales and Use Tax	3.2%
Charges for Services	-2.3%
Other Local Revenues	-2.3%
State Aid	3.8%
Federal Aid	6.5%
Total	2.3%

Note: Chart depicts data available from the Office of the New York State Comptroller

Non-Residential Projects

Projects Under Construction in 2021



Figure 4. Valvoline, Approved 2019



Figure 7. Morr-Is Stored, Approved 2021



Figure 5. Spectrum at Wilton Marketplace, Approved 2020



Figure 8. Artisanal Brew Works, Approved 2021



Figure 6. Stanley Business Facility, Approved 2020



Figure 9. Wendy's, Approved 2021



Figure 10. Road Connecting Wilton Mall to Wilton Plaza, Approved 2021

Projects Approved or Amended in 2021

Date	Applicant/Project	Description
2/17/2021	KMDA, LLC Spectrum at Wilton Marketplace	Commercial (2) lot Subdivision
3/17/2021	Louis P. Faraone Seasoned Gourmet Firewood - Exit 15N	Commercial Subdivision and Site Plan Approval for a pre-existing, non-conforming commercial retail use
4/21/2021	Quinn-Borchardt Brewing LLC Artisanal Brew Works	Proposed sit-down restaurant and brewery
5/19/2021	William & Judy Morris Morr-Is-Stored	Combine three (3) lots, expand existing self- storage and add boat & RV storage
9/15/2021	EnterSolar, LLC Target - Solar Roof	Installation of a solar photovoltaic system on the rooftop of Target's Distribution Center
10/20/2021	Cellco Partnership d/b/a Verizon Wireless Verizon Wireless "McGregor Golf" Telecommunications Facility	Telecommunications facility to include a 120' tall (124' w/lighting rod) monopole and related telecommunication equipment within a fenced compound

11/17/2021

Cecil Provost
570 Maple Ave: Business Office
Conversion

Converting an existing residential home to
business offices

11/17/2021

R/H Route 50, LLC
Wilton Plaza

Relocating dumpsters to establish a
connecting road to the Wilton Mall

12/15/2021

CKA Management
Wilton Wendy's

Improvements to existing building façade
and parking lot configuration with the
addition of a drive-thru lane and window



Exit 15N Firewood



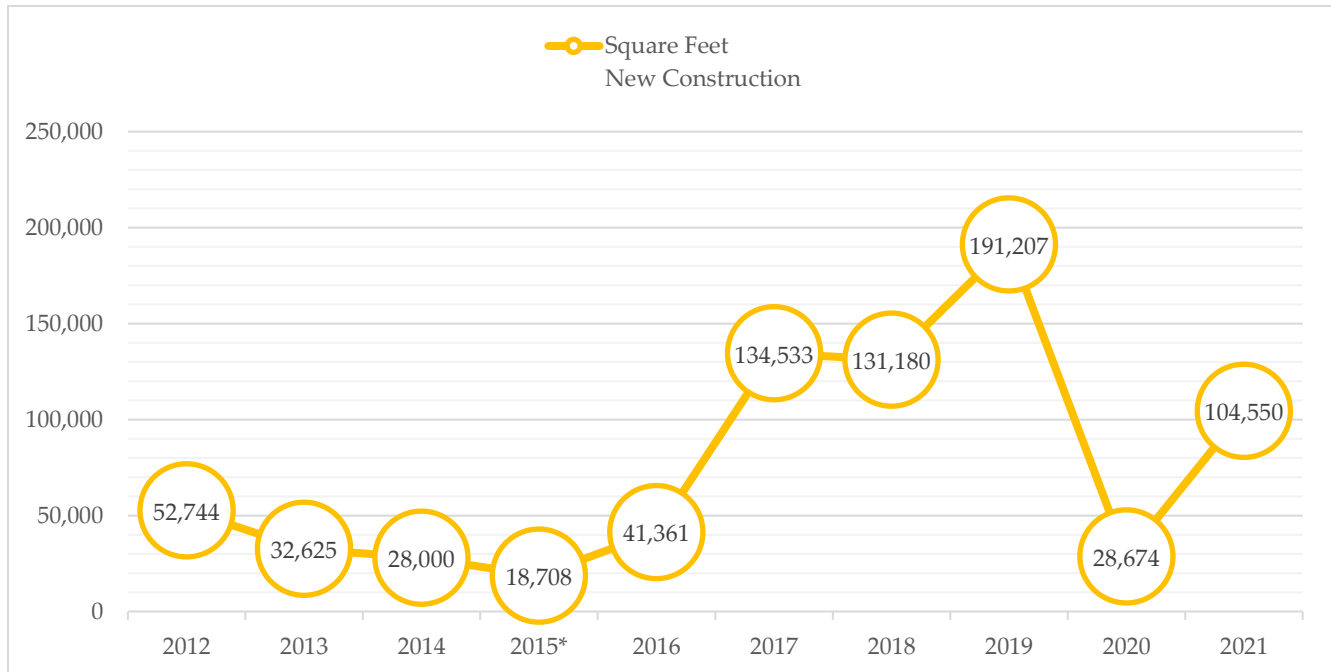
570 Maple Avenue



Development Associated with Non-Residential Projects from 2012-2021

Year	Total Square Feet of New Construction
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
2021	104,550

* 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 Under Construction in 2021



Projects Approved in 2021

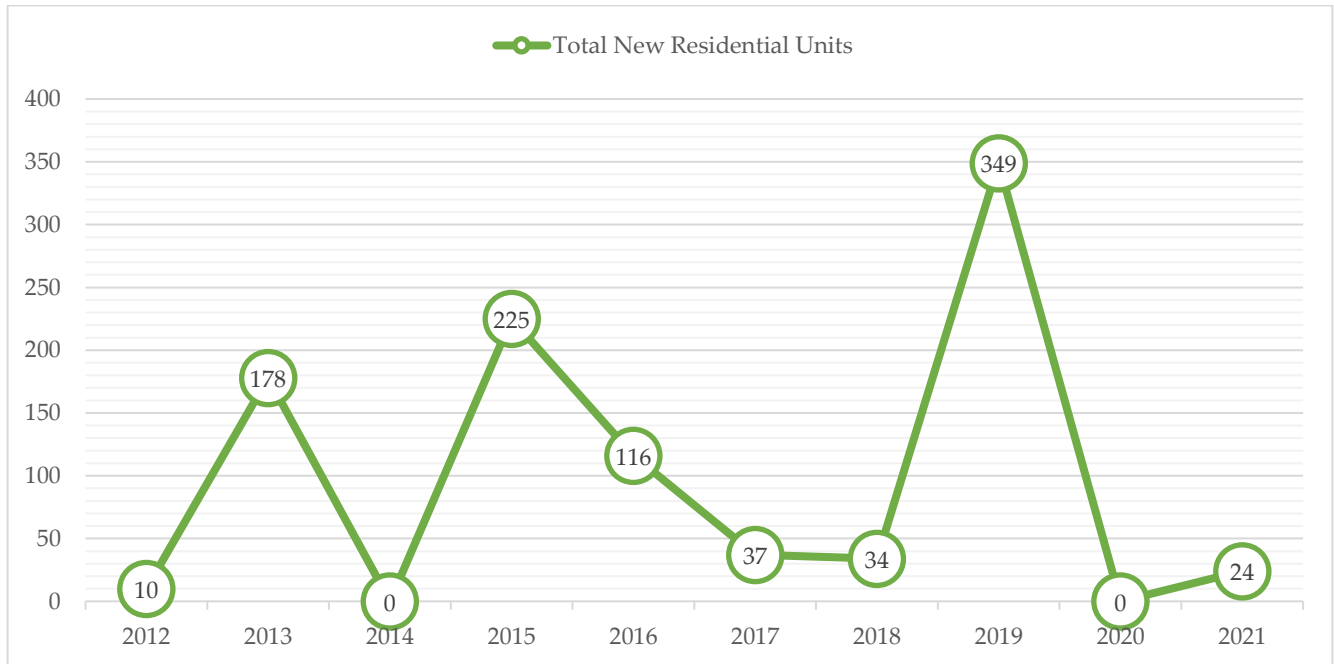
Date	Applicant/Project	Description
1/20/2021	Darrah Land Surveying Fairways Subdivision III	A lot line adjustment between neighbors
2/17/2021	Kodiak Construction Mulberry Estates, Phase II	A twenty-four (24) lot conservation subdivision
4/21/2021	Northway Corridor Waiver Pollak Residence	Granted relief to the 100-ft no-cut Northway corridor buffer



Figure 11. Conceptual plan for Mulberry Estates, Phase II – 24-Lot Conservation Subdivision

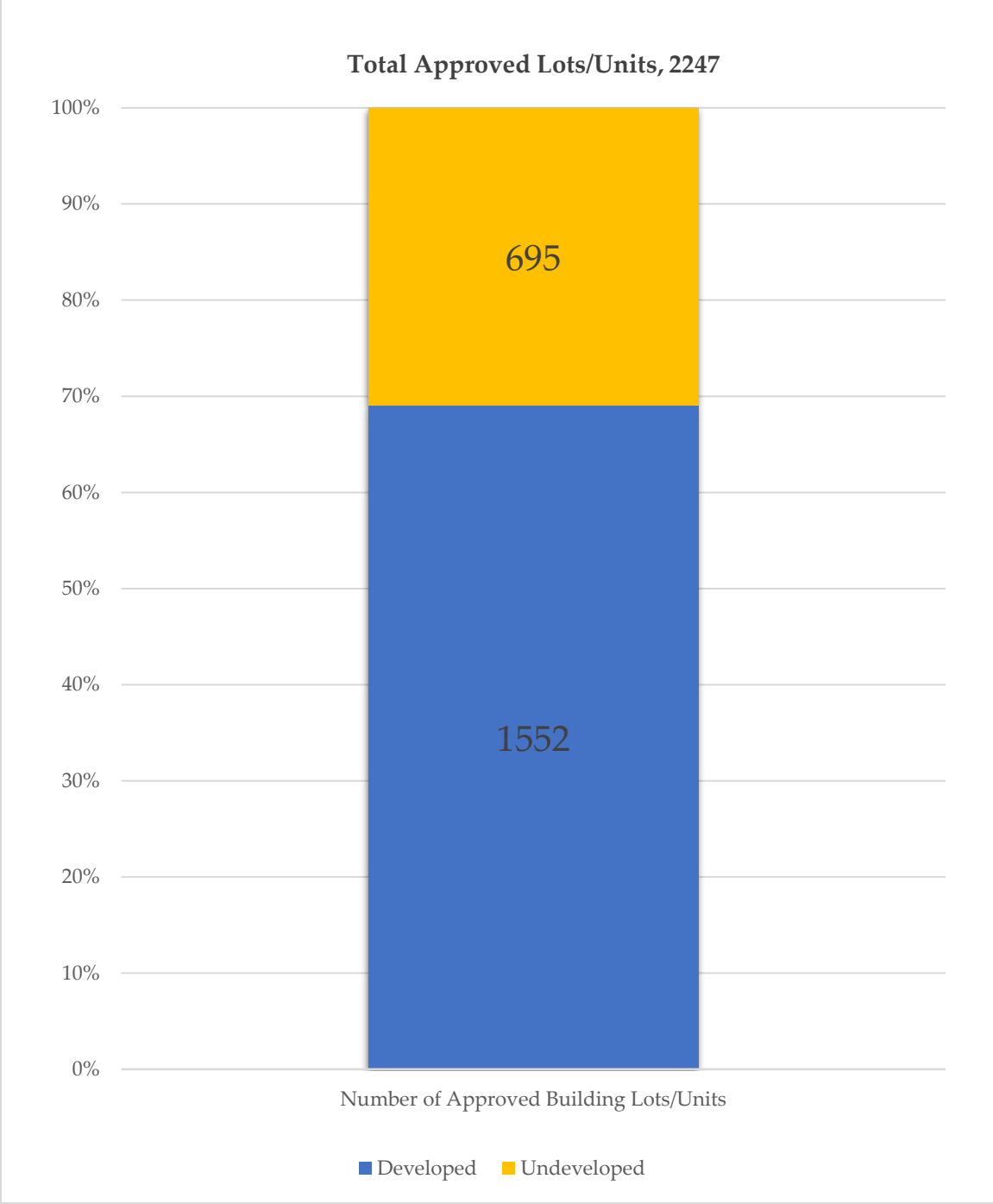
Development Associated with Residential Projects from 2012-2021

Year	Total New Residential Units
2012	10
2013	178
2014	0
2015	225
2016	116
2017	37
2018	34
2019	349
2020	0
2021	24



Residential Development Build-out Summary

Overview Build-out Chart for All Approved Residential Development, 2012-2021



Detailed Build-out Table for All Approved Residential Development

Note: The residential developments that have a 100% build out and were approved in the past ten years (2012 to 2021) are in green. The residential developments with a 100% build out and approved prior to 2012 are not listed in the table below.

Residential Redevelopment	Approved	Developed	Undeveloped	Percent Developed
628 Maple Ave	31	31	0	100%
ANW Holdings	4	2	2	50%
Autumn Acres	3	2	1	67%
Blanchard Road	7	6	1	86%
Brooke Park (fka Twin Pines)	13	12	1	92%
Burnham Hollow	53	30	23	57%
Burnham Hollow Extension	6	0	6	0%
Canyon Run	48	44	4	92%
Canyon Run Extension	44	0	44	0%
Carriage Pines PUDD	44	32	12	73%
Chestnut Hill	16	15	1	94%
Craw Farm South	19	0	19	0%
Dawson Memorial	6	5	1	83%
Dimmick Rd (Salmonson)	3	2	1	67%
Eastridge	17	9	8	53%
Eighteenth Pass	8	8	0	100%
Floral Estates V	18	18	0	100%
Forest Grove	321	0	321	0%
Gickaway	10	8	2	80%
Gurn Springs Road	6	6	0	100%
Hammond Drive	10	9	1	90%
Hilltop Drive	3	0	3	0%
Huckleberry Finn Estates	44	42	2	95%
Indian Springs (fka The Oaks)	125	123	2	98%
Little Mill	8	5	3	63%
Lost Valley	52	51	1	98%
Louden Ridge	20	13	7	65%
Loughberry	138	130	8	94%
Loughberry Lake	3	2	1	67%
McGregor Estates	124	119	5	96%
Mill at Smith Bridge	70	70	0	100%
Morris, Lands of	24	0	24	0%
Mulberry Estates, Phase II	24	0	24	0%

Northern Pines (Eighteenth Pass)	8	8	0	100%
Northern Pines PUDD	44	43	1	98%
Park Place at Wilton	114	114	0	100%
Perry Road Senior Community	110	110	0	100%
Pine Brook Landing	20	20	0	100%
Ridgeview Commons	80	58	22	73%
Ridgeview Estates	38	14	24	37%
Rolling Greens Executive Estates	29	21	8	72%
Ruggles Rd (ER Design Build LLC)	4	1	3	25%
Safian, Lands of	3	2	1	67%
Saratoga Heritage	272	256	16	94%
Smith Subdivision	27	0	27	0%
Sonoma Grove	64	36	28	56%
Spencer Subdivision	8	2	6	25%
Staalesen, Lands of	12	10	2	83%
Streicher, Lands of	4	2	2	50%
Sydney Hill	27	26	1	96%
Timberlane Estates	16	15	1	94%
Traver Road (5 Lot)	5	5	0	100%
Wheeler, Lands of	8	6	2	75%
Wilton Woods	19	0	19	0%
Woodcock	4	2	2	50%
Wood's Edge at Ushu Court	9	7	2	78%
Total	2247	1552	695	69%

Town Roads Accepted in 2021

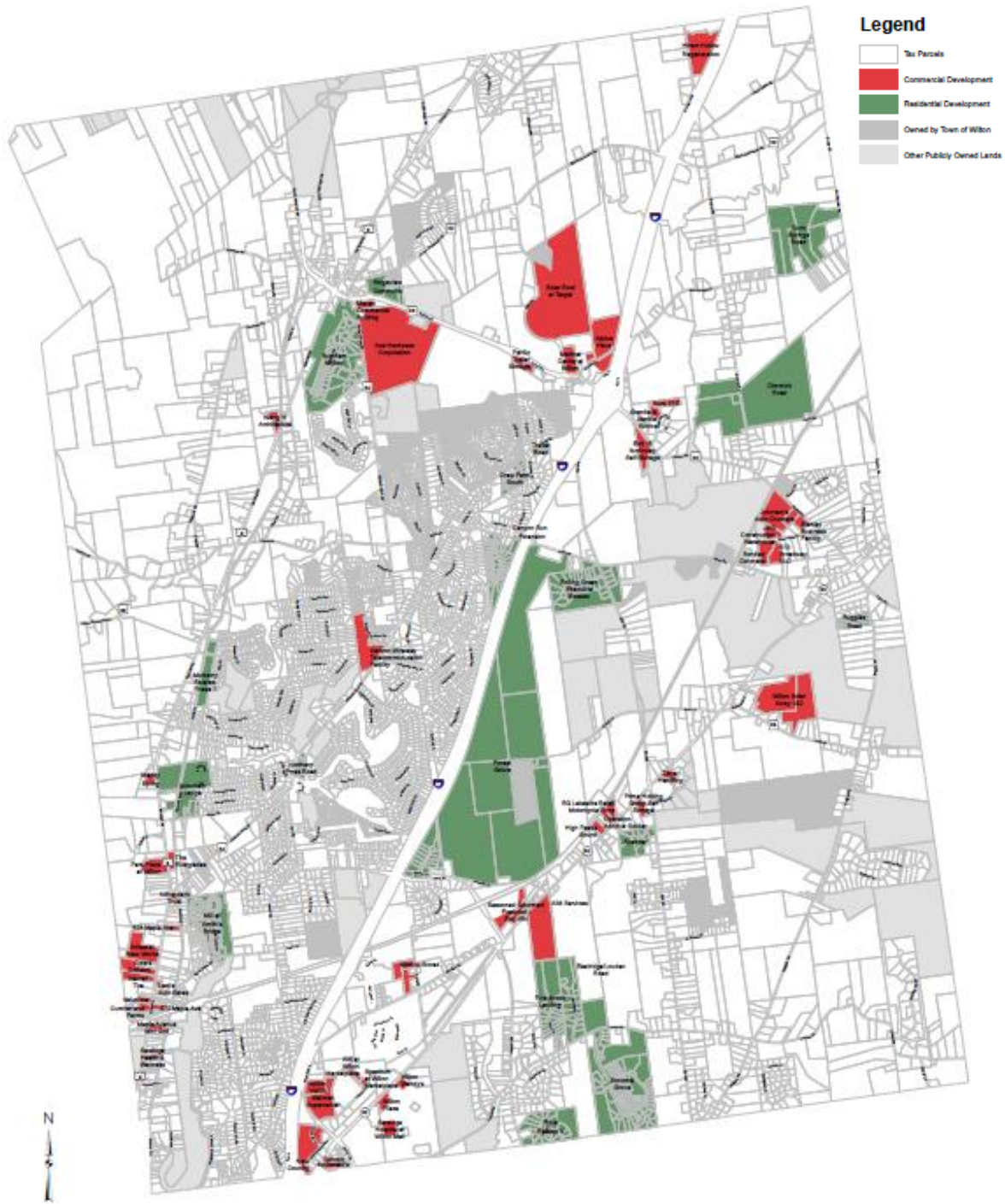
List of Roads Accepted This Year

Town Road Name	Length (ft)	Length (miles)
Colleen Court	1214	0.23
Stone Ridge Road	1954	0.37
Total	3168	0.60

Centerline Miles from 2012-2021



Map of Approved Development 2012-2021



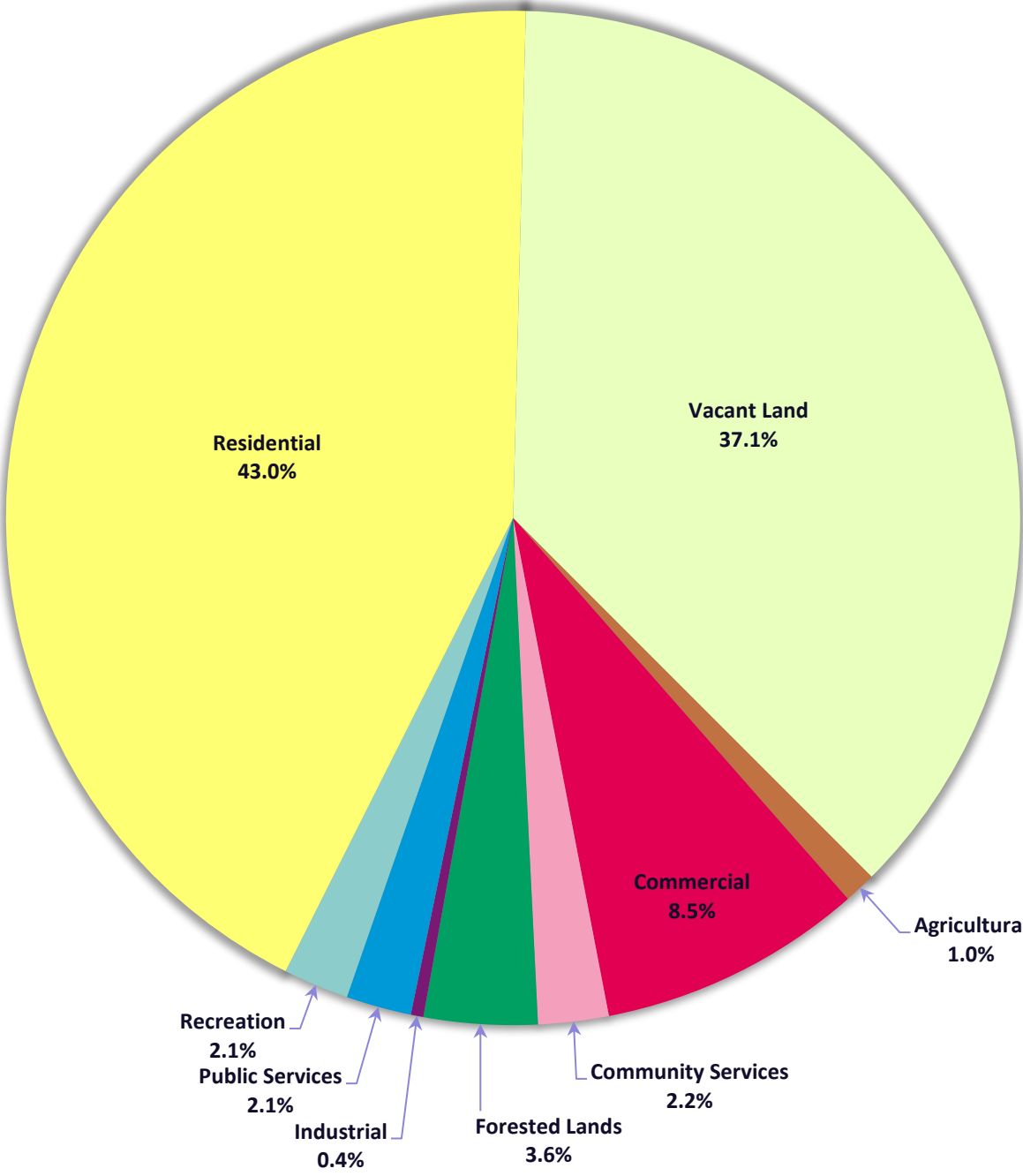
A collection of GIS mapping products that highlight commercial and residential development within the Town can be found by visiting the Planning Department's page on the Town of Wilton's website:

<http://www.townofwilton.com/departments/planning-department/gis-mapping-products>

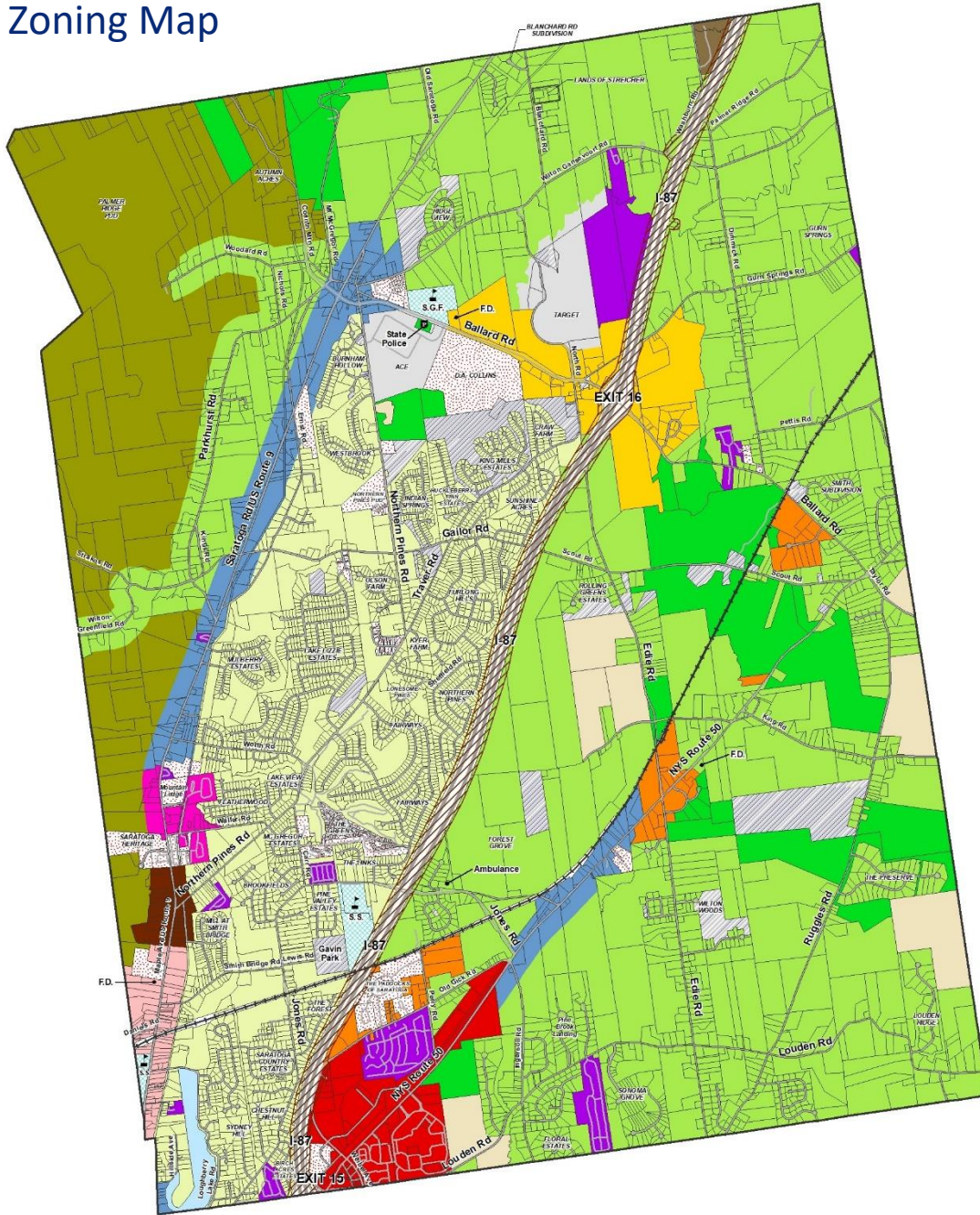
The collection includes: A map of projects that are on the Planning Board's Agenda, an interactive project list of current and recent projects, and a look at the past decade of commercial and residential development.

Land Use Distribution in 2021

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.

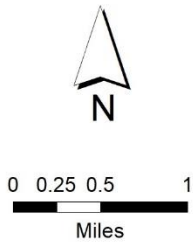


Town Zoning Map



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. February 2022.

Visit <https://townofwilton.com/departments/zoning-department/zoning-map/> for full size map document

End of the 2021 Development Report



Town of Wilton, New York
Wilton Planning Department

22 Traver Road

Wilton, New York 12831

www.townofwilton.com