

# Town of Wilton

## Development Report 2022



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**Town of Wilton, New York**  
**Wilton Planning Department**  
22 Traver Road  
Wilton, New York 12831  
[www.townofwilton.com](http://www.townofwilton.com)





Cover Image: Town of Wilton – Route 9 Corridor  
photo courtesy of Amy Sutton, Roohan Realty

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# Development Report Update 2022

## 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 2022***

The demand for housing in the Town of Wilton remains high due to there being no town tax, good schools, easy access to the I-87 corridor, and a high quality of life with safe communities, vast recreational opportunities, and its close proximity to the City of Saratoga Springs.

Continued commercial investment in the Town proves that there is trust and confidence in the Town to continue to be a viable community into the future. With reputable confident leadership guiding the Town, the Town will continue to attract quality developers.

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](mailto:adilenone@townofwilton.com)





**LIFE IN**

**WILTON**

*Figure 1. Photos of life in Wilton*



# Local Government 2020 Census Data

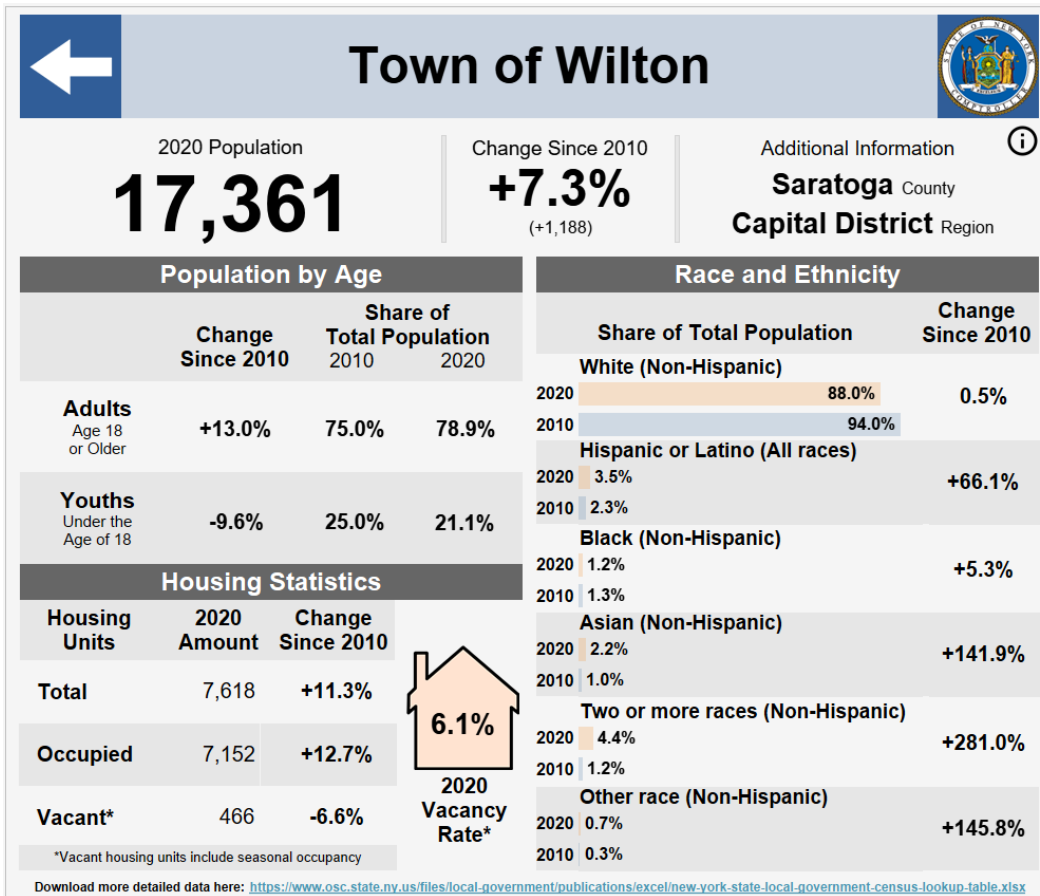


Figure 2. Town of Wilton 2020 Census Data

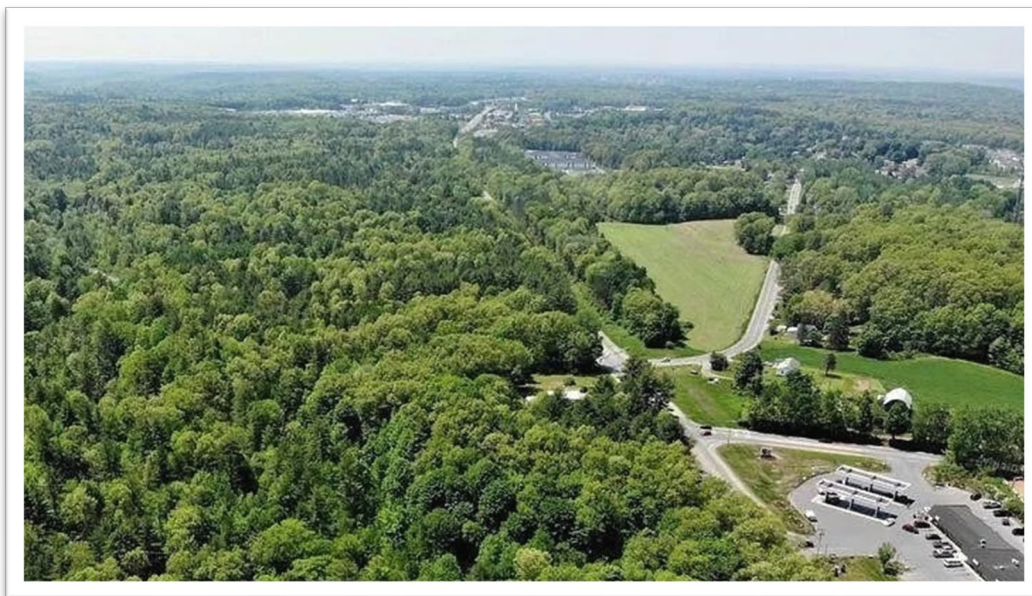


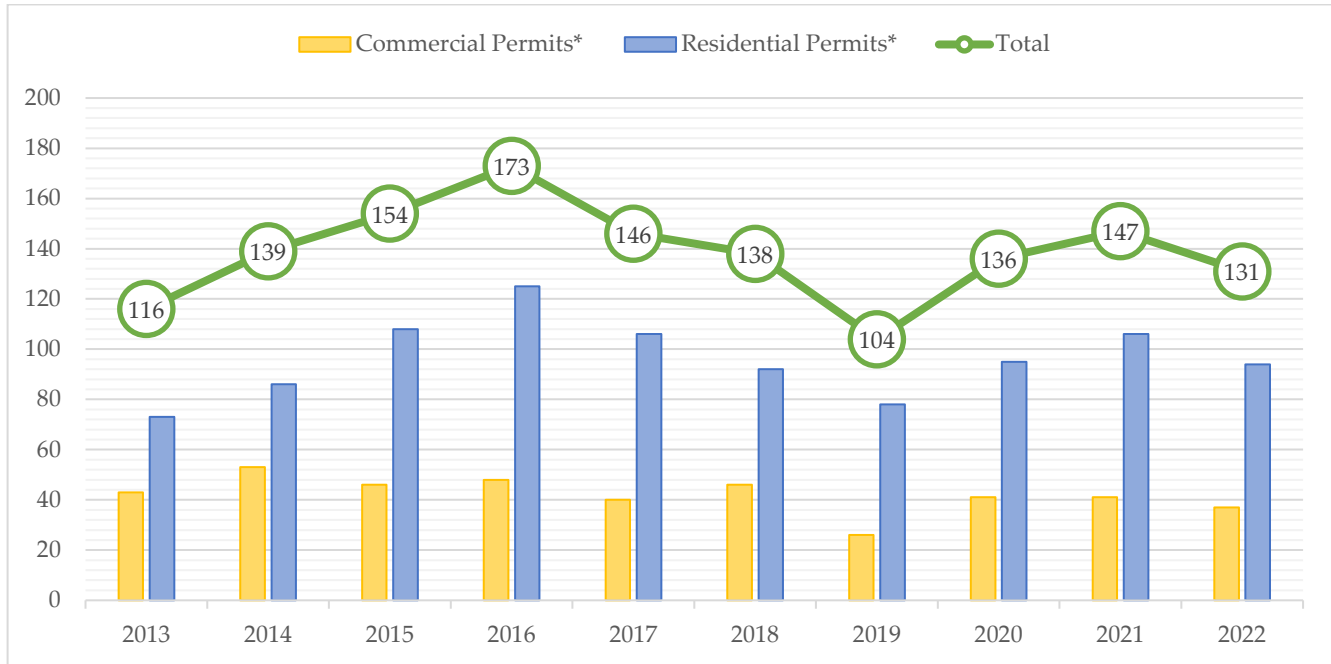
Figure 3. Town of Wilton – Route 50 Corridor  
 Photo courtesy of Charles B. Goodridge, Licensed Associated Real Estate Broker

# Building Department

## Building Permits Issued

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

2013-2022 Chart



2013-2022 Table

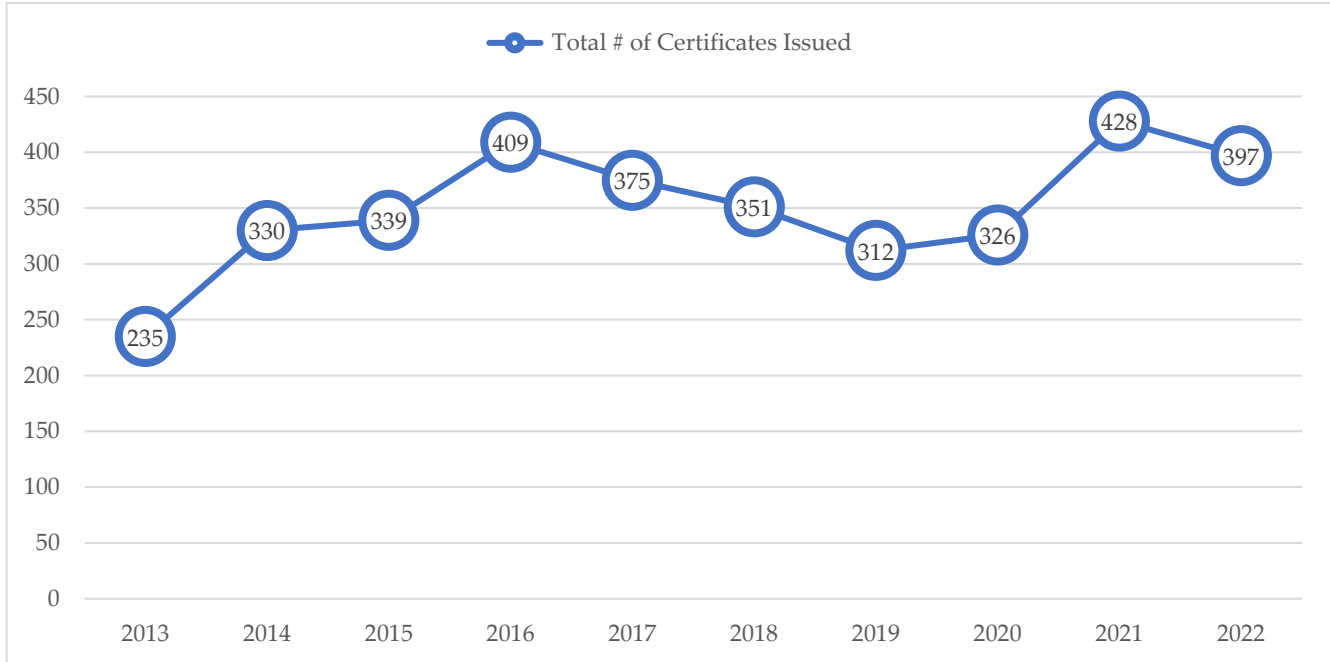
Year	Commercial Permits*	Residential Permits*	Total
2013	43	73	116
2014	53	86	139
2015	46	108	154
2016	48	125	173
2017	40	106	146
2018	46	92	138
2019	26	78	104
2020	41	95	136
2021	41	106	147
2022	37	94	131

\* 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

2013-2022 Chart



2013-2022 Table

Year	Total # of Certificates Issued
2013	235
2014	330
2015	339
2016	409
2017	375
2018	351
2019	312
2020	326
2021	428
2022	397



## Building Department Financial Report for 2022

Description	Permits Issued	Fees Collected
Single Family	48	\$30,200
Multi-Family	0	\$0
Additions/Remodels	46	\$5,451
Garages	7	\$1,501
Commercial	3	\$5,588
Commercial Alterations	34	\$32,737
Signs	21	\$3,457
Miscellaneous*	221	\$13,253
Renewals	146	\$13,840
<b>Total</b>	<b>526</b>	<b>\$106,027</b>

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



Figure 4. Residential homes under construction

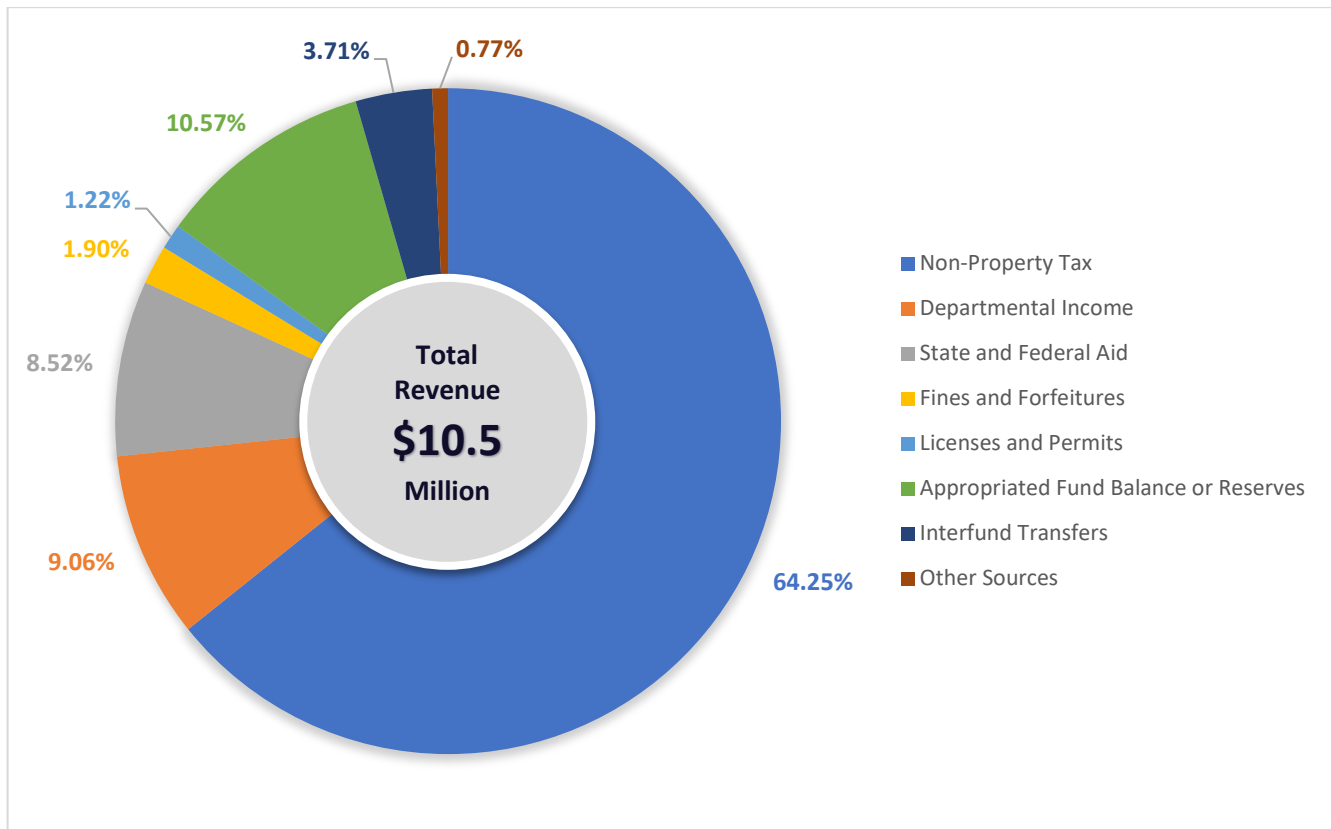
# Planning Department

## Planning Department Financial Report for 2022

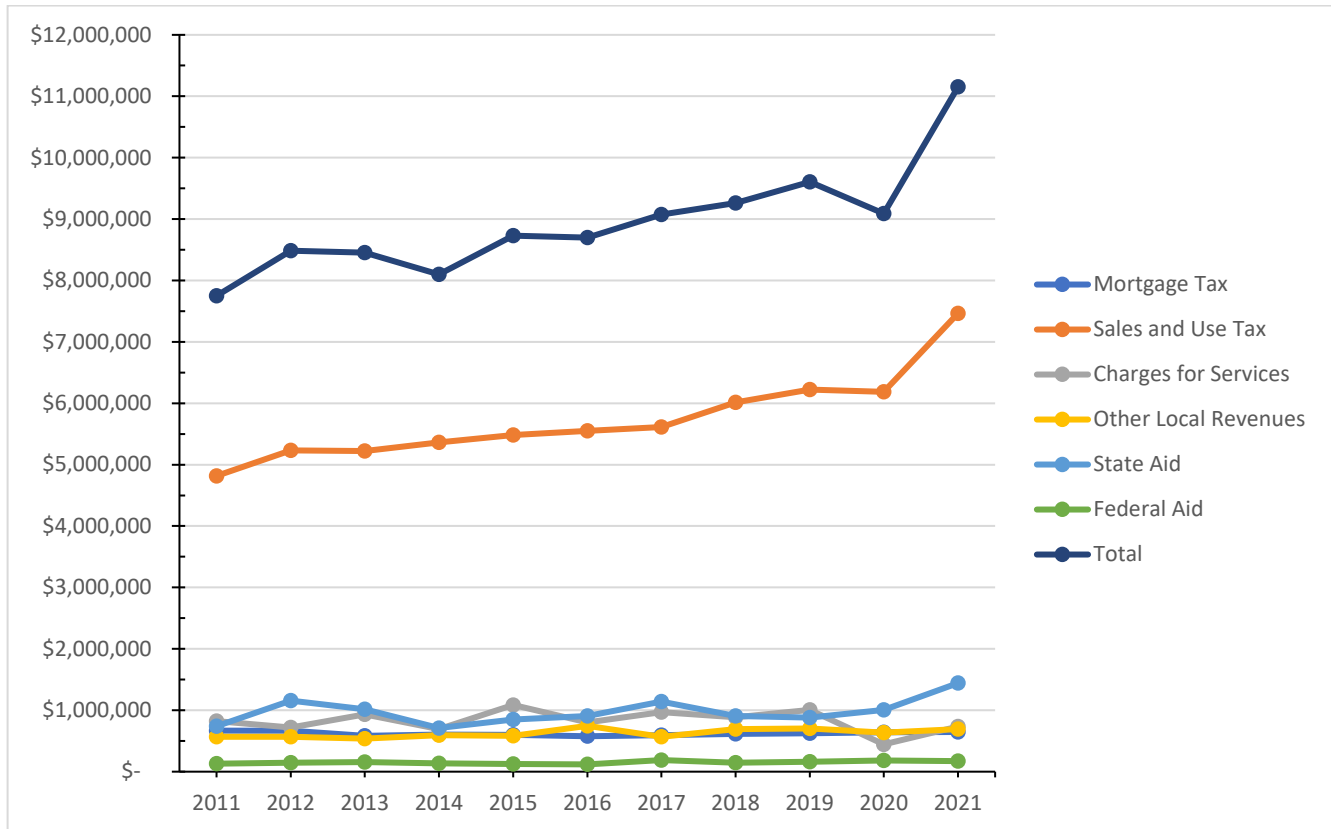
Description	Fees Collected
Residential Applications	\$16,730
Commercial Applications	\$11,650
Engineering Review	\$25,141
Construction Inspection	\$42,938
Parks and Recreation	\$120,000
Traffic Mitigation	\$87,071
<b>Total</b>	<b>\$303,530</b>

## Town Revenue Sources

### Budgeted Revenue – 2022 Amended (August 2022)



## Revenues by Sources Over Time from 2011 – 2021



Note: Graph depicts data available from the Office of the New York State Comptroller  
<https://www.osc.state.ny.us/local-government/data>

## Annual Growth Rates

Revenue by Source	Annual Growth Rate (Fiscal Year 2011-2021)
Mortgage Tax	-0.3%
Sales and Use Tax	4.5%
Charges for Services	-1.1%
Other Local Revenues	2.0%
State Aid	6.9%
Federal Aid	2.7%
<b>Total</b>	<b>3.7%</b>

Note: Chart depicts data available from the Office of the New York State Comptroller  
<https://www.osc.state.ny.us/local-government/data>



# Non-Residential Projects

## Projects Under Construction in 2022



*Figure 5. Perry Crossing, Approved 2022*



*Figure 7. Artisanal Brew Works, Approved 2021*



*Figure 6. Saratoga Construction, Approved 2021*



*Figure 8. Wendy's, Approved 2021*



*Figure 9. Jones Road Roundabout – Forest Grove Subdivision, Approved 2019*

## Projects Approved or Amended in 2022

Date	Applicant/Project	Description
2/16/2022	Katherine E. King: Commercial Development on Traver Rd	Subdivision and site plan for two (2) commercial buildings
3/16/2022	Target Corporation: Target (T-1271) Drive-up Expansion	Amended site plan to expand the customer drive-up area; expansion includes installation of wayfinding signage and additional lighting
4/20/2022	Stewart's Shops Corp.: Stewart's Shop #246	Amended site plan to removing drive-thru and increase parking
5/18/2022	FFBWOOD#2, LLC: Perry Crossing	Four (4) lot commercial subdivision and site plan for the construction of two (2) retail buildings and a bank with drive-up window
5/18/2022	SDI MATTO DL Saratoga Springs, Inc.: Golden Corral/Comfort Inn	Subdivision of the property into two (2) commercial lots
5/18/2022	Frank J. Parillo: Ballard Rd - Parillo Trailer Storage	Two (2) year extension of trailer storage

Date	Applicant/Project	Description
5/18/2022	Superior Plus Energy: Accessory Building Shed	Amended site plan for installing a 336 sq.ft. accessory building shed
6/15/2022	Quinn-Borchardt Brewing, LLC: Artisanal Brew Works	Amended site plan for modifying parking layout, relocating fence and dumpster, and removing access drive to upper parking area
7/20/2022	Kodiak Construction: Shed Replacement	Amended site plan to replace shed with a new 12' x 26' shed
9/21/2022	Mary Beth Besler: Dance Lab	Site plan for a 4,550 sq.ft. dance studio
9/21/2022	Peterson Geotech: Lupine - Peterson Warehouse	Site plan for a 6,750 sq.ft. warehouse with outdoor storage
9/21/2022	Wilton Baptist Church: Pole Barn Construction	Amended site plan for construction of a 960 sq. ft. pole barn for storage



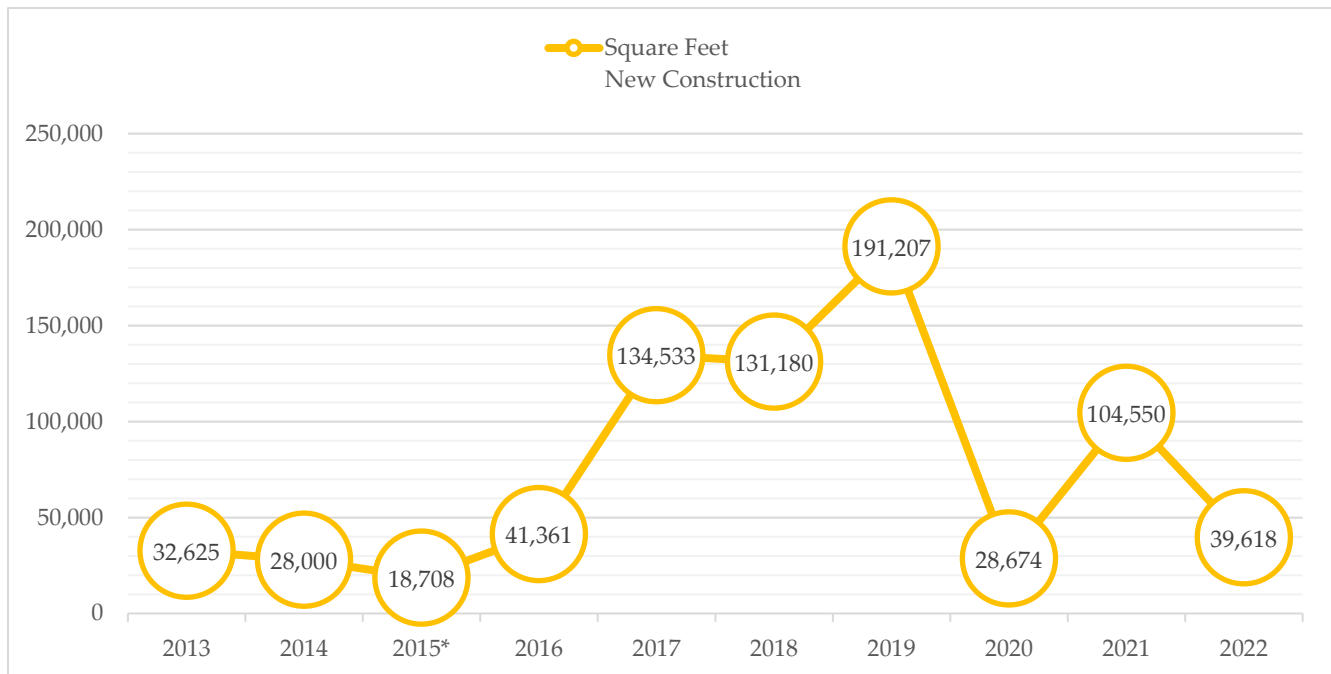
Date	Applicant/Project	Description
10/19/2022	Cellco Partnership d/b/a Verizon Wireless: Verizon Wireless "Smith Bridge" Telecommunications Facility	Site plan for a telecommunications facility to include a 130' tall (134' w/lighting rod) monopole and related telecommunication equipment within a fenced compound
11/16/2022	FFBWOOD#2, LLC: Chase Bank at Perry Crossing	Amended site plan for a change in tenant; from tire service station to bank
12/21/2022	Wilton Road Solar, LLC: Wilton Road Solar	Site plan for development of an approximately 4.1 MW solar project



## Development Associated with Non-Residential Projects from 2013-2022

Year	Total Square Feet of New Construction
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
2022	39,618

\* 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 2022





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## Projects Approved in 2022

Date	Applicant/Project	Description
3/16/2022	New York Development Group: Grande Highlands (148 Edie Rd) Conservation Subdivision	A thirty-eight (38) lot conservation subdivision
6/15/2022	Bonacio Construction: Burnham Hollow Residential Subdivision Proposed Modification	Lot line adjustment between lot 46 and 47
7/20/2022	Witt Construction, Inc.: Palmertown Ridge Subdivision (Woodard Rd)	90-Day extension for a three (3) lot residential subdivision
7/20/2022	New York Development Group/Saratoga, LLC: Grande Highlands, Phase II	An eleven (11) lot conservation subdivision
10/19/2022	Stephen and Donna Kloss: Kloss Subdivision	A two (2) lot subdivision and lot line adjustments
11/16/2022	Bordeau Builders, Inc.: Ingersoll Road Conservation Subdivision	A forty-one (41) lot conservation subdivision



Figure 10. Site map for Grande Highlands – 38-Lot Conservation Subdivision

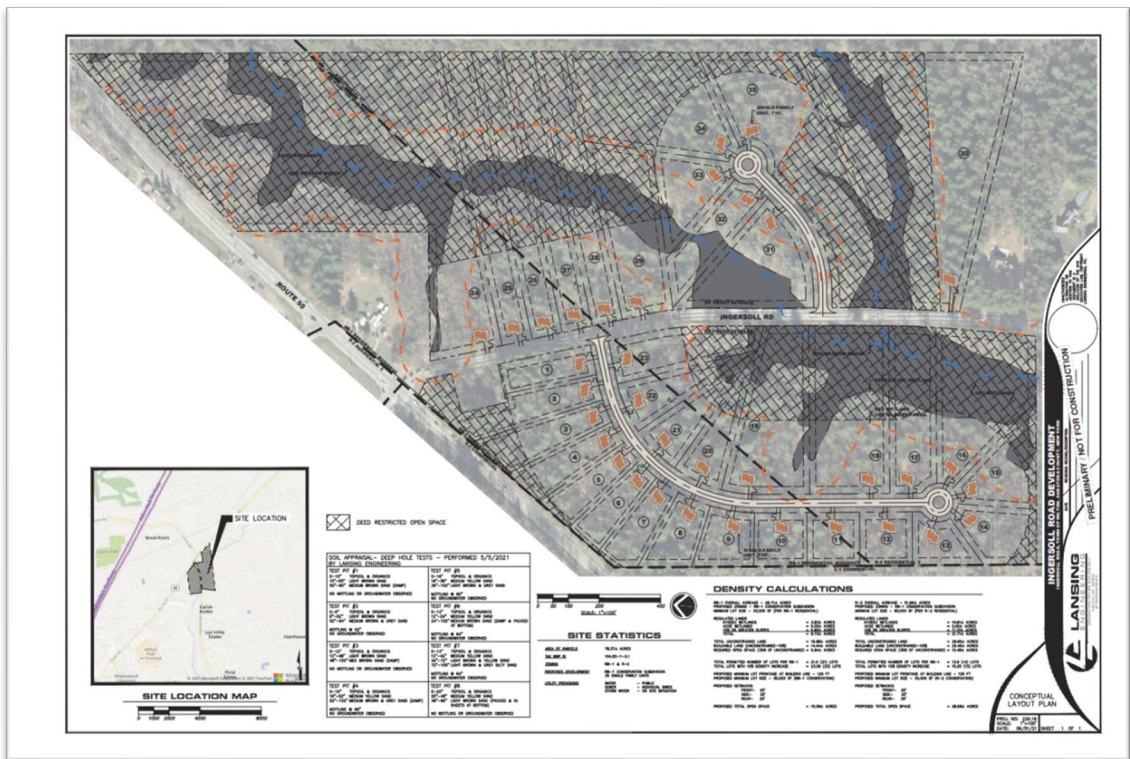
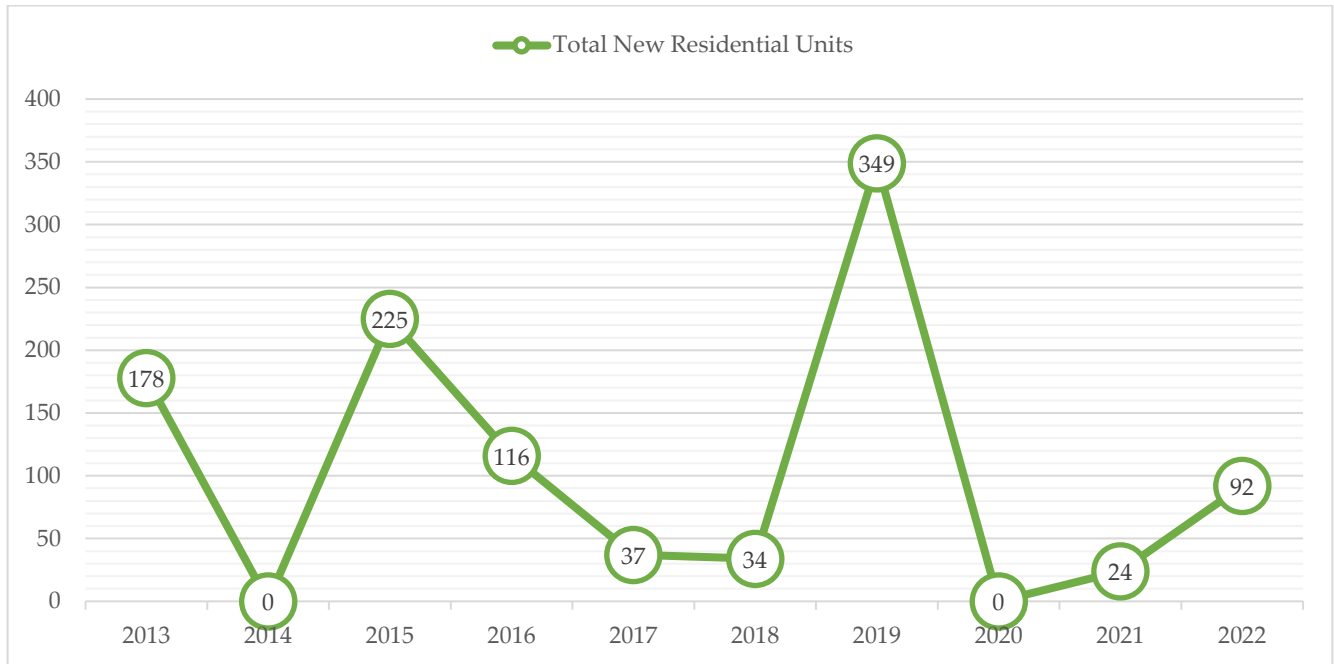


Figure 11. Bordeau Builders conceptual plan for Ingersoll Road – 41-Lot Conservation Subdivision

## Development Associated with Residential Projects from 2013-2022

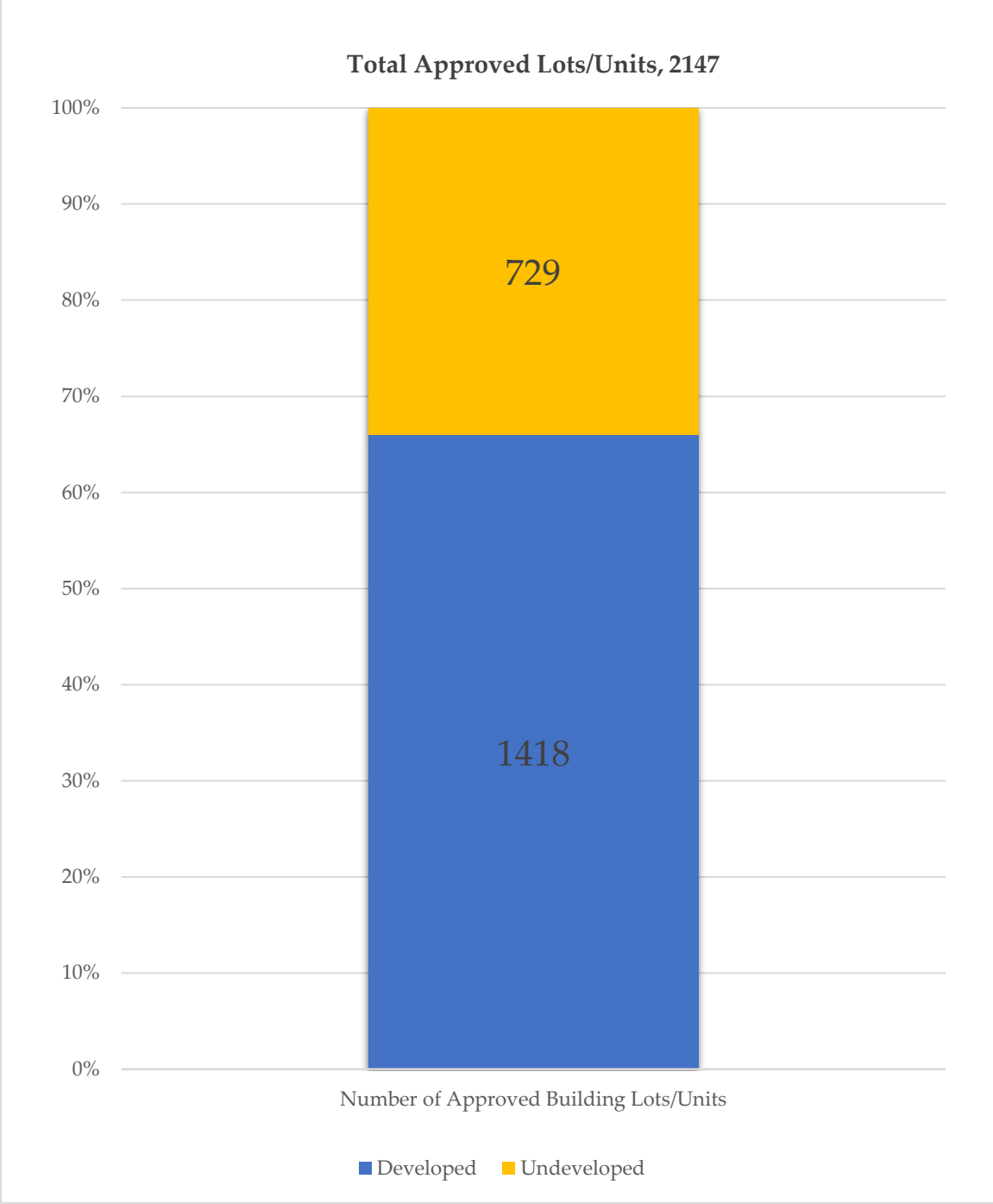
Year	Total New Residential Units
2013	178
2014	0
2015	225
2016	116
2017	37
2018	34
2019	349
2020	0
2021	24
2022	92





# Residential Development Build-out Summary

## Overview Build-out Chart for All Approved Residential Development, 2013-2022



## 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 (2013 to 2022) are in green. The residential developments with a 100% build out and approved prior to 2013 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	31	22	58%
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	10	9	53%
Dawson Memorial	6	5	1	83%
Dimmick Rd (Salmonson)	3	2	1	67%
Eastridge	17	11	6	65%
Forest Grove	321	0	321	0%
Gickaway	10	8	2	80%
Grande Highlands (148 Edie Rd)	38	0	38	0
Grande Highlands, Phase II	11	0	11	0
Hammond Drive	10	9	1	90%
Hilltop Drive	3	0	3	0%
Huckleberry Finn Estates	44	42	2	95%
Ingersoll Road	41	0	41	0
Kloss Subdivision	2	0	2	0
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	120	4	97%
Mill at Smith Bridge	70	70	0	100%
Morris, Lands of	24	0	24	0%

Residential Redevelopment	Approved	Developed	Undeveloped	Percent Developed
Mulberry Estates, Phase II	24	2	22	8%
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	23	15	61%
Rolling Greens Executive Estates	29	23	6	79%
Ruggles Rd (ER Design Build LLC)	4	3	1	75%
Safian, Lands of	3	2	1	67%
Saratoga Heritage	272	256	16	94%
Smith Subdivision	27	0	27	0%
Sonoma Grove	64	55	9	86%
Spencer Subdivision	8	8	0	100%
Staalesen, Lands of	12	10	2	83%
Streicher, Lands of	4	3	1	75%
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%
<b>Total</b>	<b>2147</b>	<b>1418</b>	<b>729</b>	<b>66%</b>

## Town Roads Accepted in 2022

### List of Roads Accepted This Year

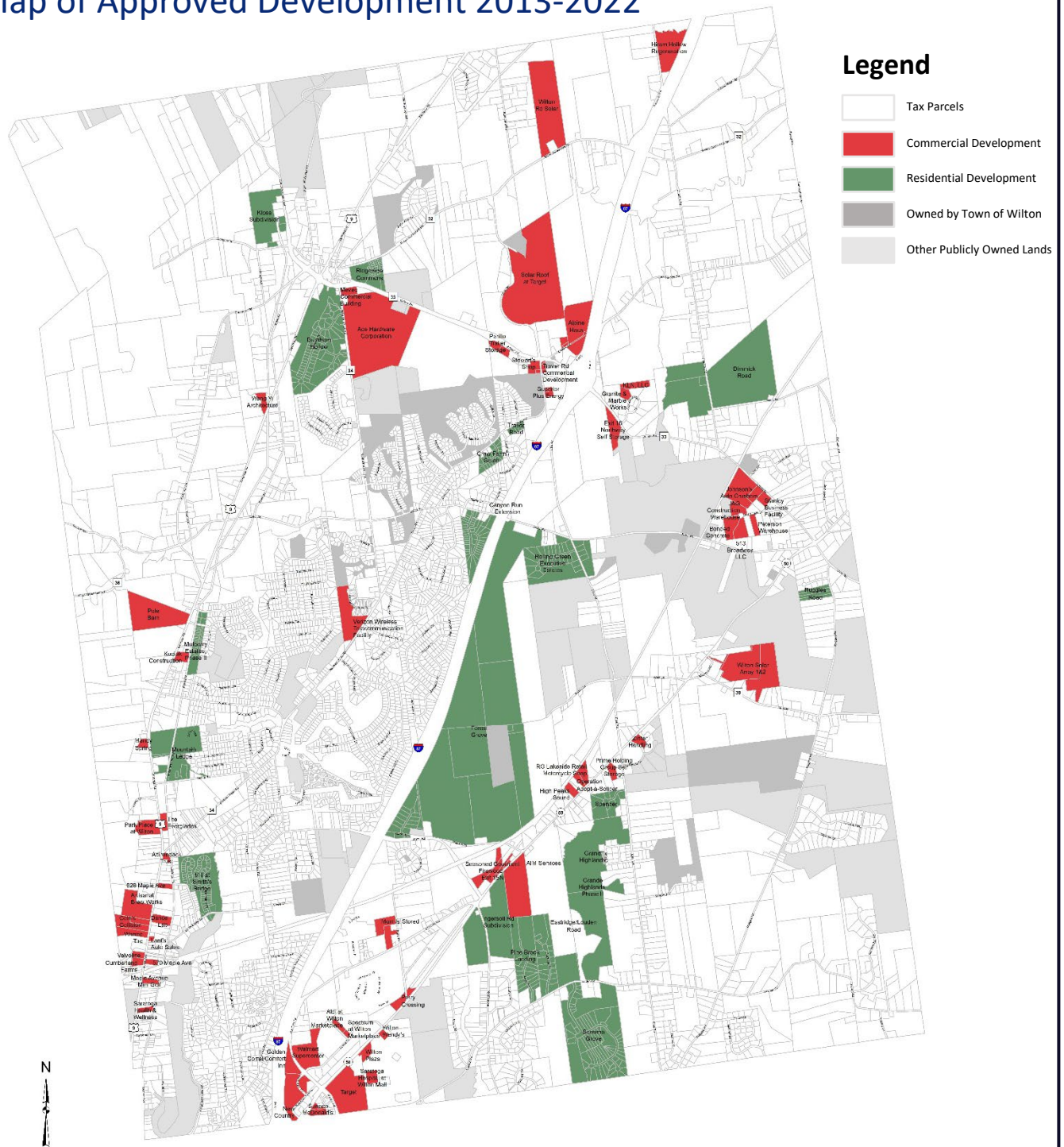
Town Road Name	Length (ft)	Length (miles)
Cannon Royal Drive	2957	0.56
Northbrook Drive	898	0.17
Indigo Way	1267	0.24
Branch Boulevard	845	0.16
Daintree Drive	2165	0.41
Putnam Avenue Extension	422	0.08
Ocala Court	686	0.13
<b>Total</b>	<b>9240</b>	<b>1.75</b>

### Centerline Miles from 2013-2022





# Map of Approved Development 2013-2022



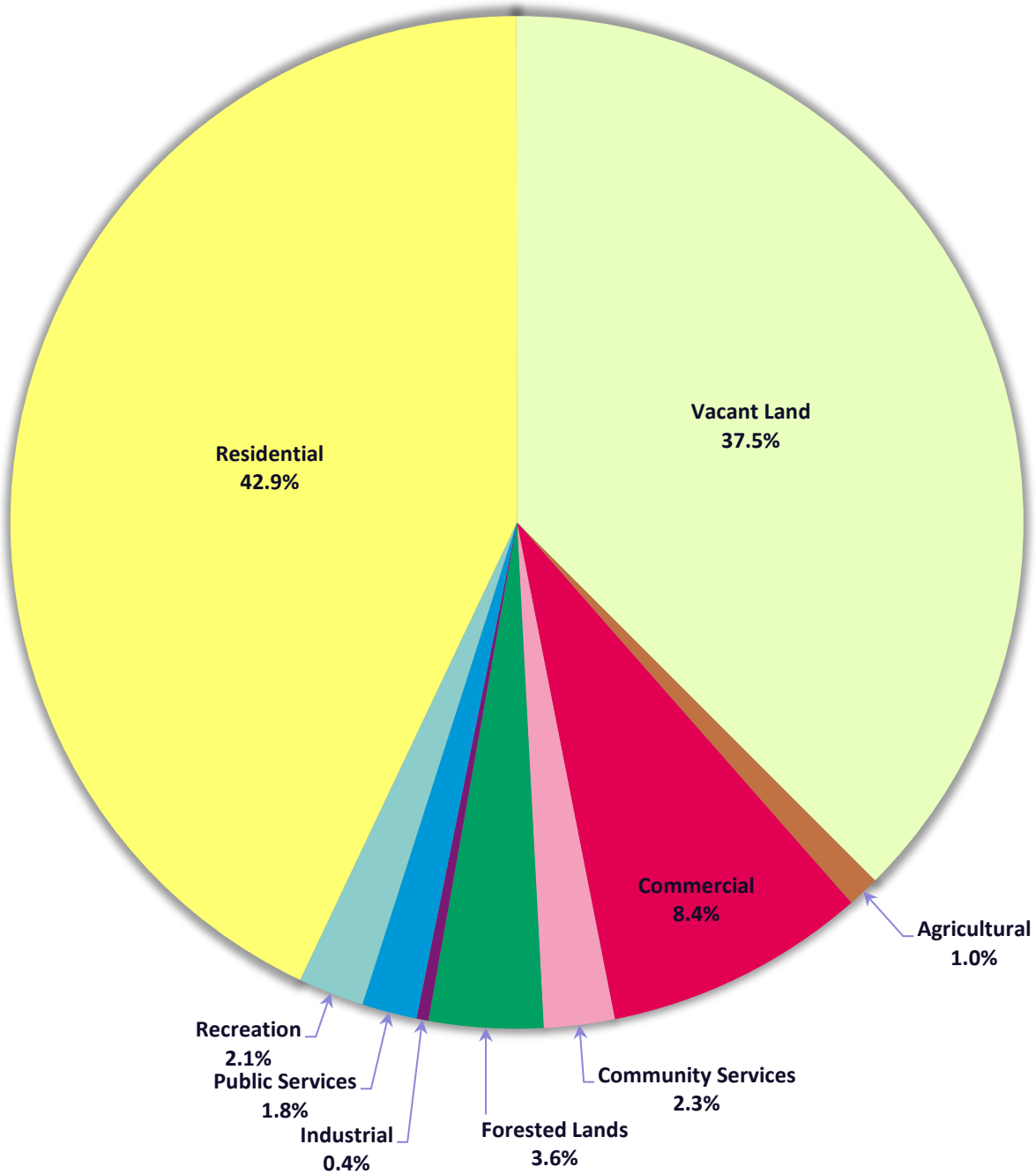
A collection of GIS mapping products that highlight commercial and residential development within the Town can be found by visiting the Planning Department’s page on the Town of Wilton’s website:

<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.

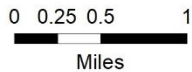
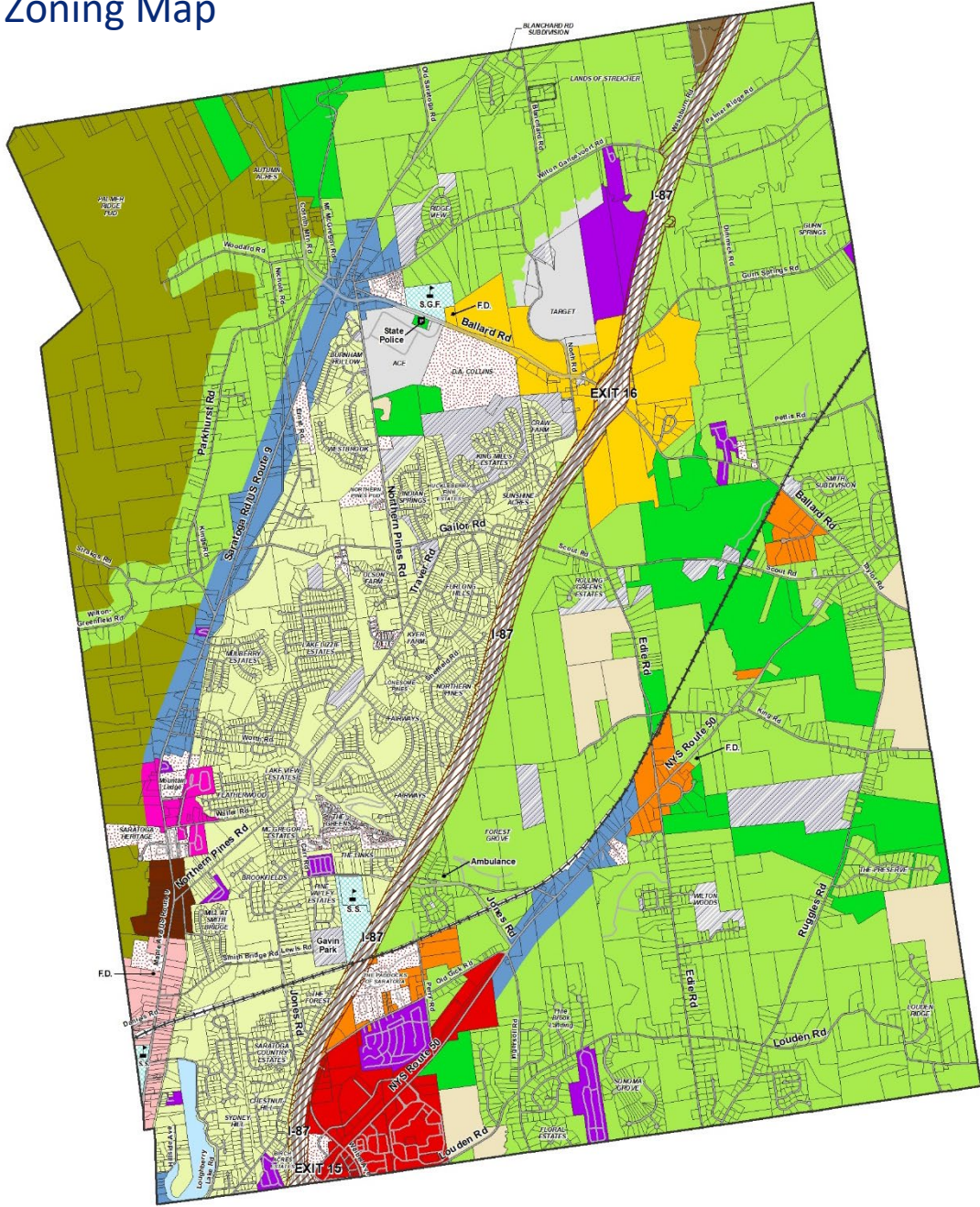
## Land Use Distribution in 2022

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 2022.

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

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End of the 2022 Development Report







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