

# Town of Wilton Development Report 2023



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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: Jones Road Roundabout and Forest Grove  
photo by Ryken Riper

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# Development Report Update 2023

## 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 2023***

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, a high quality of life with safe communities, vast recreational opportunities, continued expansion of open space lands for enjoyment of nature and Town's proximity to the City of Saratoga Springs with a vast range of cultural opportunities.

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 (see page 29 for image descriptions)



# Local Government 2020 Census Data

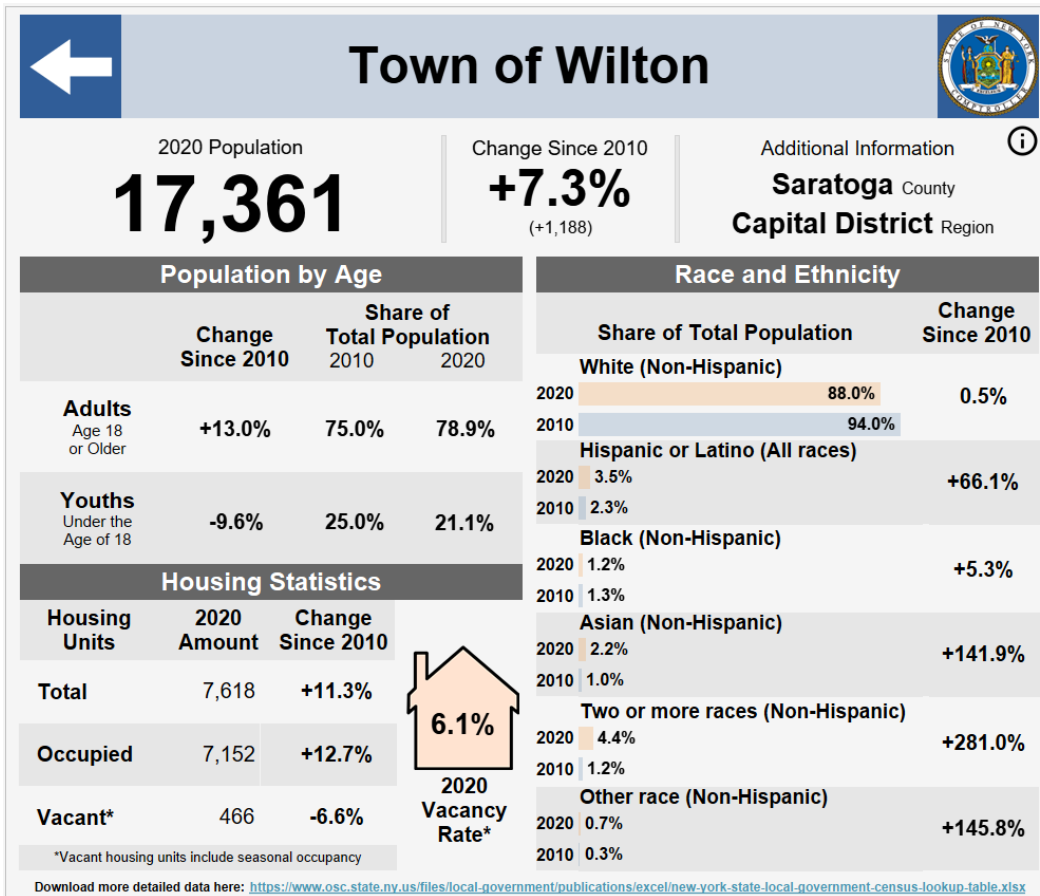


Figure 2. Town of Wilton 2020 Census Data

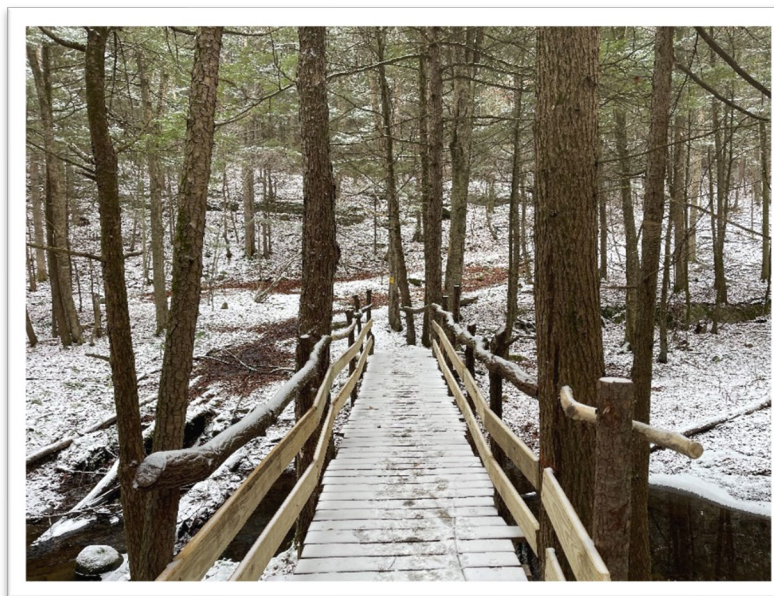


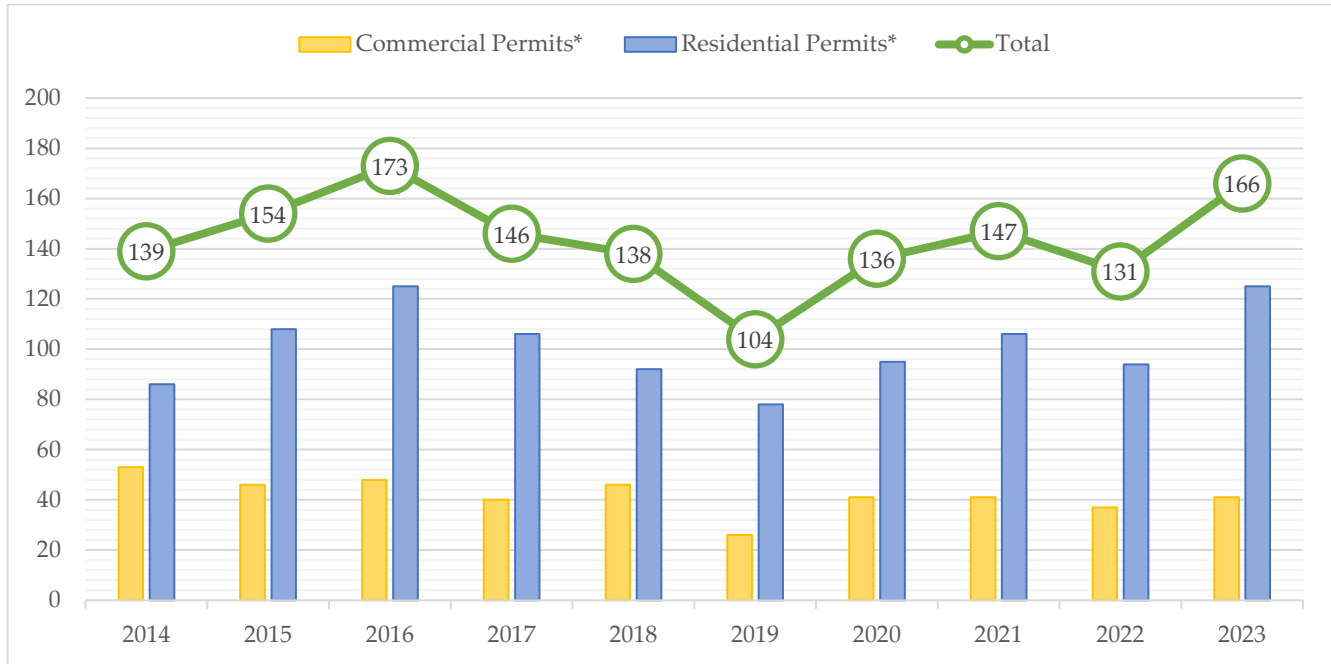
Figure 3. Recently opened trail within the Graphite Range Community Forest  
photo courtesy of Saratoga PLAN

# Building Department

## Building Permits Issued

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

2014-2023 Chart



2014-2023 Table

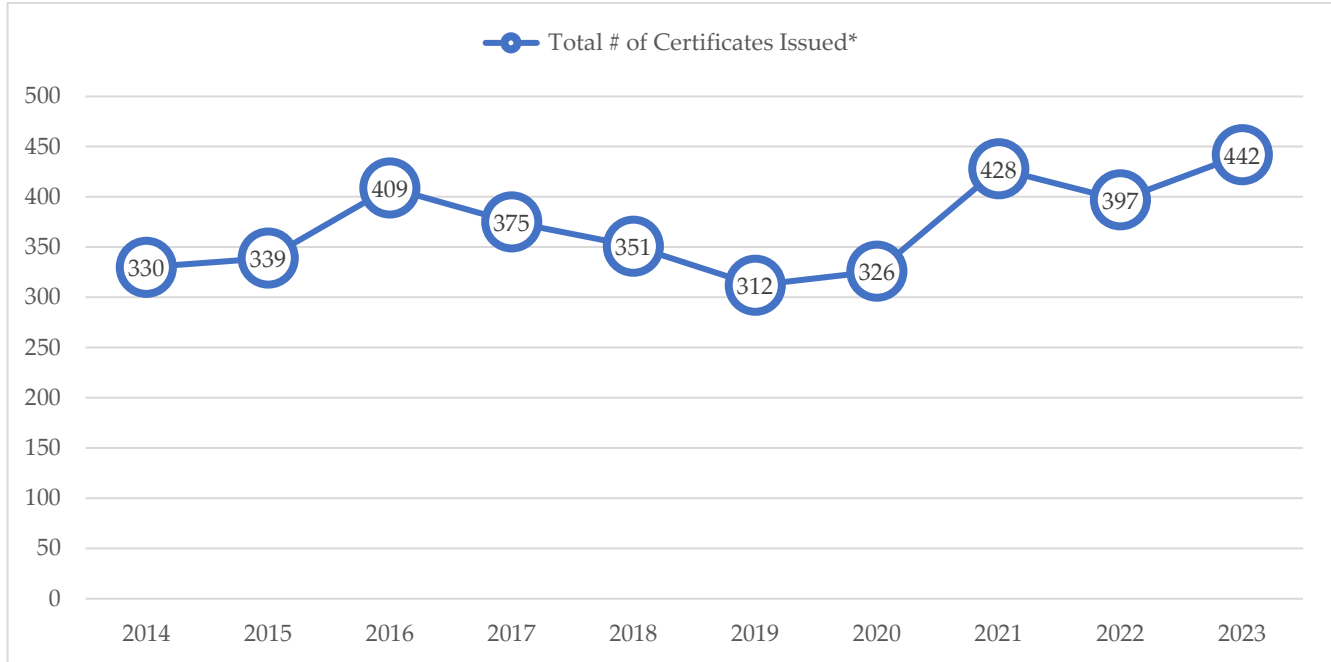
Year	Commercial Permits*	Residential Permits*	Total
2014	53	86	139
2015	46	108	154
2016	48	125	173
2017	40	106	146
2018	46	92	138
2019	26	78	104
2020	41	95	136
2021	41	106	147
2022	37	94	131
2023	41	125	166

\* 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

2014-2023 Chart



2014-2023 Table

Year	Total # of Certificates Issued*
2014	330
2015	339
2016	409
2017	375
2018	351
2019	312
2020	326
2021	428
2022	397
2023	442

\* Figures for Certificates of Occupancy and Compliance includes new construction, remodels, alterations, pools mobile homes, decks, sheds, and all other permits.



# Building Department Financial Report for 2023

Description	Permits Issued	Fees Collected
Single Family	65	\$40,745
Multi-Family	0	\$0
Additions/Remodels	60	\$7,490
Garages	13	\$3,446
Commercial	10	\$45,077
Commercial Alterations	31	\$40,511
Signs	22	\$8,094
Miscellaneous*	266	\$15,365
Renewals	135	\$12,940
<b>Total</b>	<b>602</b>	<b>\$173,667</b>

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



Figure 4. Residential homes under construction

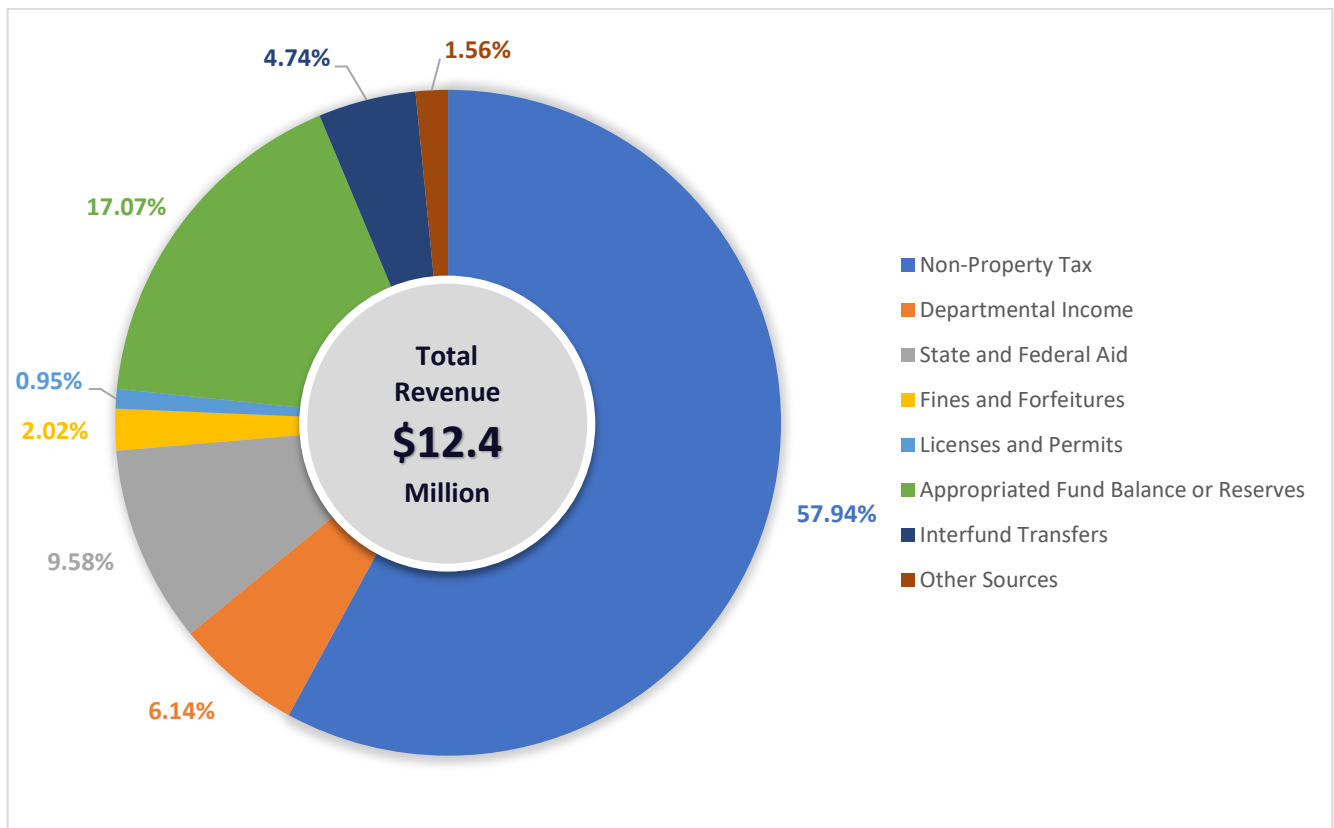
# Planning Department

## Planning Department Financial Report for 2023

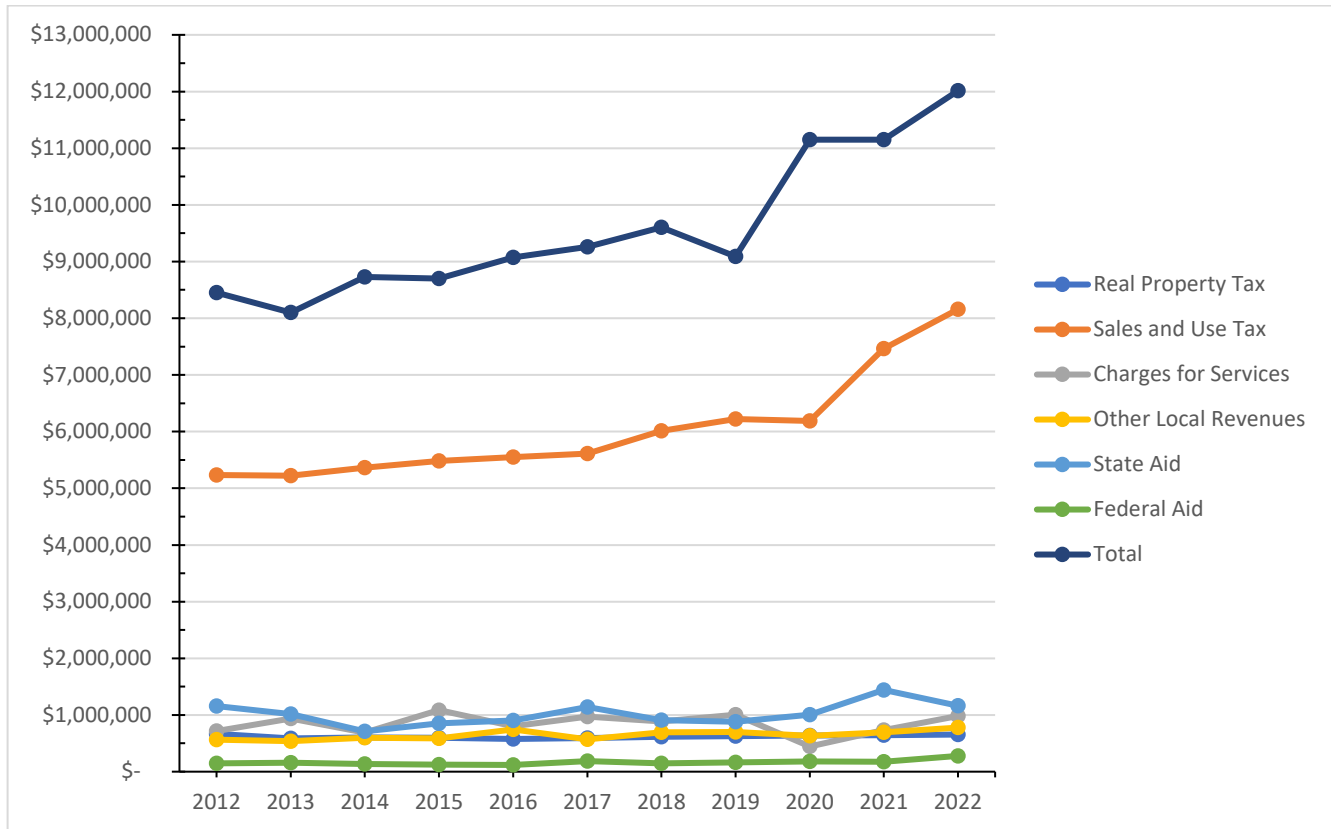
Description	Fees Collected
Residential Applications	\$13,730
Commercial Applications	\$16,924
Engineering Review	\$68,270
Construction Inspection	\$21,835
Parks and Recreation	\$80,400
Traffic Mitigation	\$46,314
Stormwater	\$5,000
<b>Total</b>	<b>\$252,473</b>

## Town Revenue Sources

### Budgeted Revenue – 2023 Amended (August 2023)



## Revenues by Sources Over Time from 2012 – 2022



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 2012-2022)
Real Property Tax	-0.2%
Sales and Use Tax	4.5%
Charges for Services	3.2%
Other Local Revenues	3.2%
State Aid	0.0%
Federal Aid	6.7%
<b>Total</b>	<b>3.6%</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 2023



Figure 5. Perry Crossing (Advance Auto), Approved 2022



Figure 7. Haru Japanese Steakhouse, Approved 2023



Figure 6. Perry Crossing (Sunmark), Approved 2022



Figure 8. Dance Lab, Approved 2022



Figure 9. Chase Bank at Perry Crossing, Approved 2022

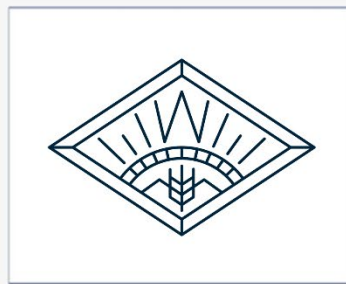


## Projects Approved or Amended in 2023

Date	Applicant/Project	Description
3/15/2023	Michael Mesinger: 4029 NYS Route 50 Subdivision	Subdivision of the property into two (2) commercial lots
4/19/2023	JAG I, LLC: 4248 NYS Route 50 Self-Storage Facility	Site plan for ±33,590 sq.ft. of self-storage units
5/17/2023	Todd Smith: Mandy's Spring Business Office & Small Retail - Amended Site Plan	Amended site plan to relocate the secondary access and install an emergency access drive
5/17/2023	Tehen Yu: Haru Japanese Steakhouse	Amended site plan for an outdoor covered patio
6/21/2023	Upstate Sports Development Group, LLC: Mountain Ledge Drive Multi-Use Recreational Facility	Two (2) lot commercial subdivision and site plan for a 48,000 sq.ft. indoor recreation facility
6/21/2023	Saratoga Regional YMCA: Wilton YMCA Temporary Tent	Amended site plan to include locations for an 800 sq.ft. seasonal tent

Date	Applicant/Project	Description
7/19/2023	Brian Brumley: Rustic Pizza	Amended site plan to change building use from a wine store to a sit-down pizzeria
7/19/2023	Todd Smith: Mandy's Spring Business Office & Small Retail - Amended Site Plan	Amended site plan for the 640 sq.ft. expansion of the building footprint
10/18/2023	Liuos Thinking Inc.: NYS Route 50 Warehouse	Site plan for a 5,180 sq.ft. warehouse
10/18/2023	Tesla Inc.: Telsa Charging Stations at Stewart's	Amended site plan to install two (2) Tesla pre-assembled super chargers, each with four (4) charging posts for a total of eight (8) charging locations at the Ballard Rd Stewart's Shop
10/18/2023	Sunmark Federal Credit Union: Sunmark FCU at Perry Crossing	Amended site plan to install a 140 sq.ft. shed in lieu of a dumpster enclosure
11/15/2023	Dance Lab: Mary Beth Besler	Amended site plan to allow private septic system in lieu of extending sanitary forcemain

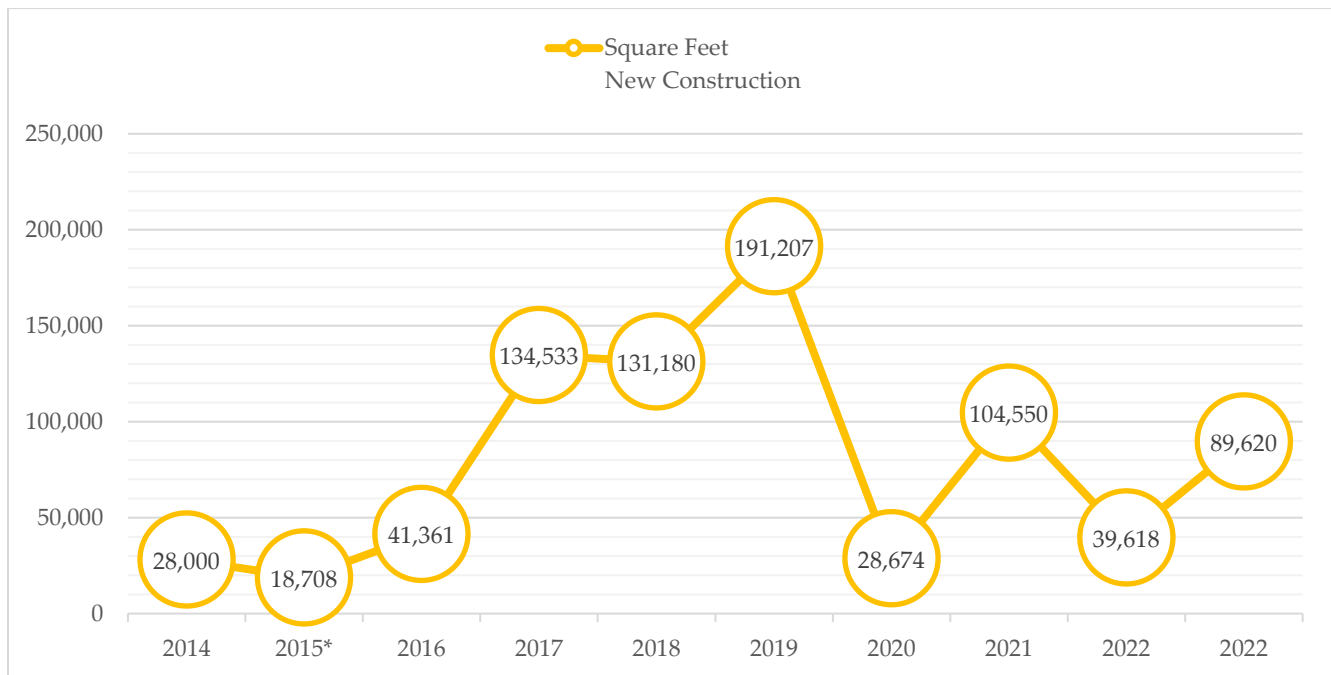
Date	Applicant/Project	Description
12/20/2023	Wilson's Bread: Wilson Lear Keenan	Special use permit to operate a retail bakery
12/20/2023	Teddy Bear Day Care Center: Moniz Enterprises, LLC	Amended site to construct a 2,070 sq.ft. addition to the day care facility



## Development Associated with Non-Residential Projects from 2014-2023

Year	Total Square Feet of New Construction
2014	28,000
2015*	418,708
2016	41,361
2017	134,533
2018	13,180
2019	191,207
2020	28,674
2021	104,550
2022	39,618
2022	89,620

\* 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 2023



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## Projects Approved in 2023

Date	Applicant/Project	Description
3/15/2023	Forest Grove, LLC: Forest Grove Subdivision, Phase 1B	A fifty-four (54) lot conservation subdivision with modifications to unit types, road cross section and width
4/19/2023	Louden Road Properties, LLC: 293 Loudon Road Residential Subdivision	A fourteen (14) lot conservation subdivision
5/17/2023	Stephen and Donna Kloss: Kloss Subdivision	90-Day extension for a three (3) lot residential subdivision and lot line adjustments
6/21/2023	The Saratoga Group/Wilton, LLC: Biss Parcel Residential Subdivision	A thirty (30) lot conservation subdivision
6/21/2023	Trojanski Custom Builders: 36-38 Cannon Royal Lot Consolidation	Lot consolidation of lots 15 & 16 within the Grande Highlands subdivision
6/21/2023	Brondon & Jennifer Adams: Northway Corridor Waiver	Granted relief to the 100-ft no-cut Northway corridor buffer

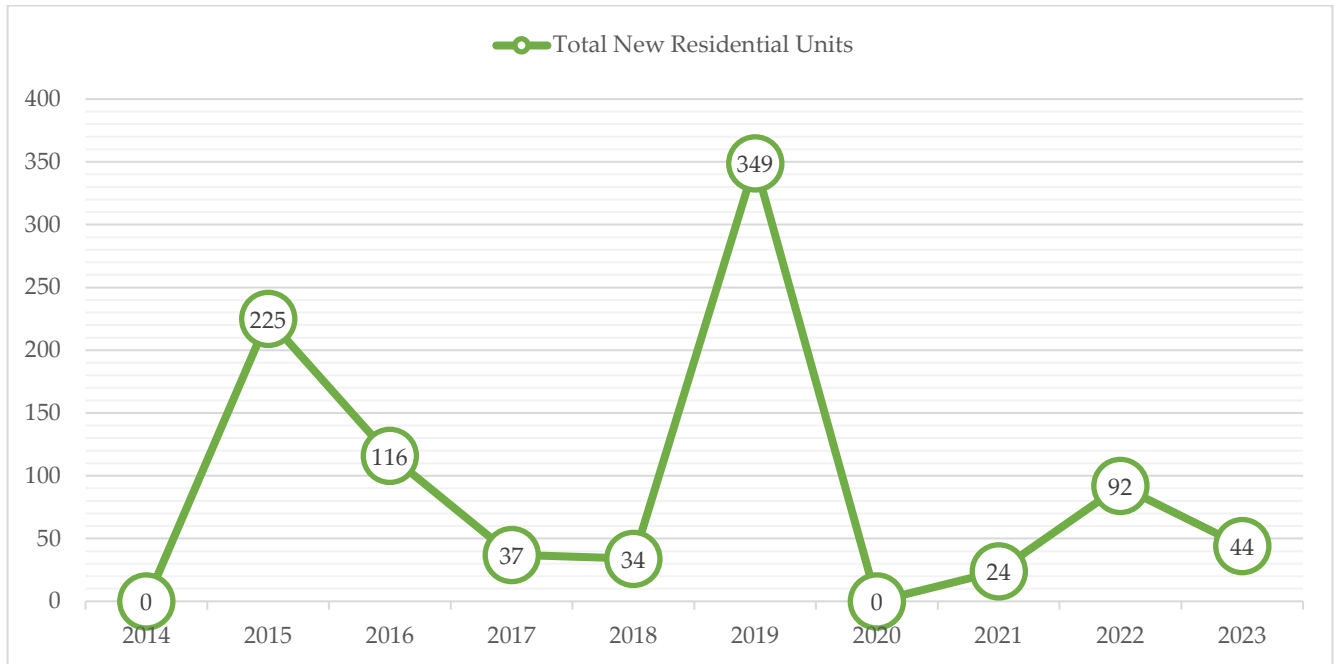
Date	Applicant/Project	Description
7/19/2023 11/15/2023	Bordeau Builders, Inc.: Ingersoll Road Conservation Subdivision	90-Day extensions for a forty-one (41) lot residential subdivision
11/15/2023	Forest Grove, LLC: Forest Grove Subdivision, Phase 2	A one hundred sixteen (116) lot conservation subdivision with modifications to unit types
12/20/2023	Forest Grove, LLC: Forest Grove Subdivision, Phase 1A	Lot line adjustments for lots 23-24
12/20/2023	Forest Grove, LLC: Forest Grove Subdivision, Phase 1B	Lot line adjustments for lots 71-73



*Figure 10. Entrance to Forest Grove; a 321-Lot Conservation Subdivision*

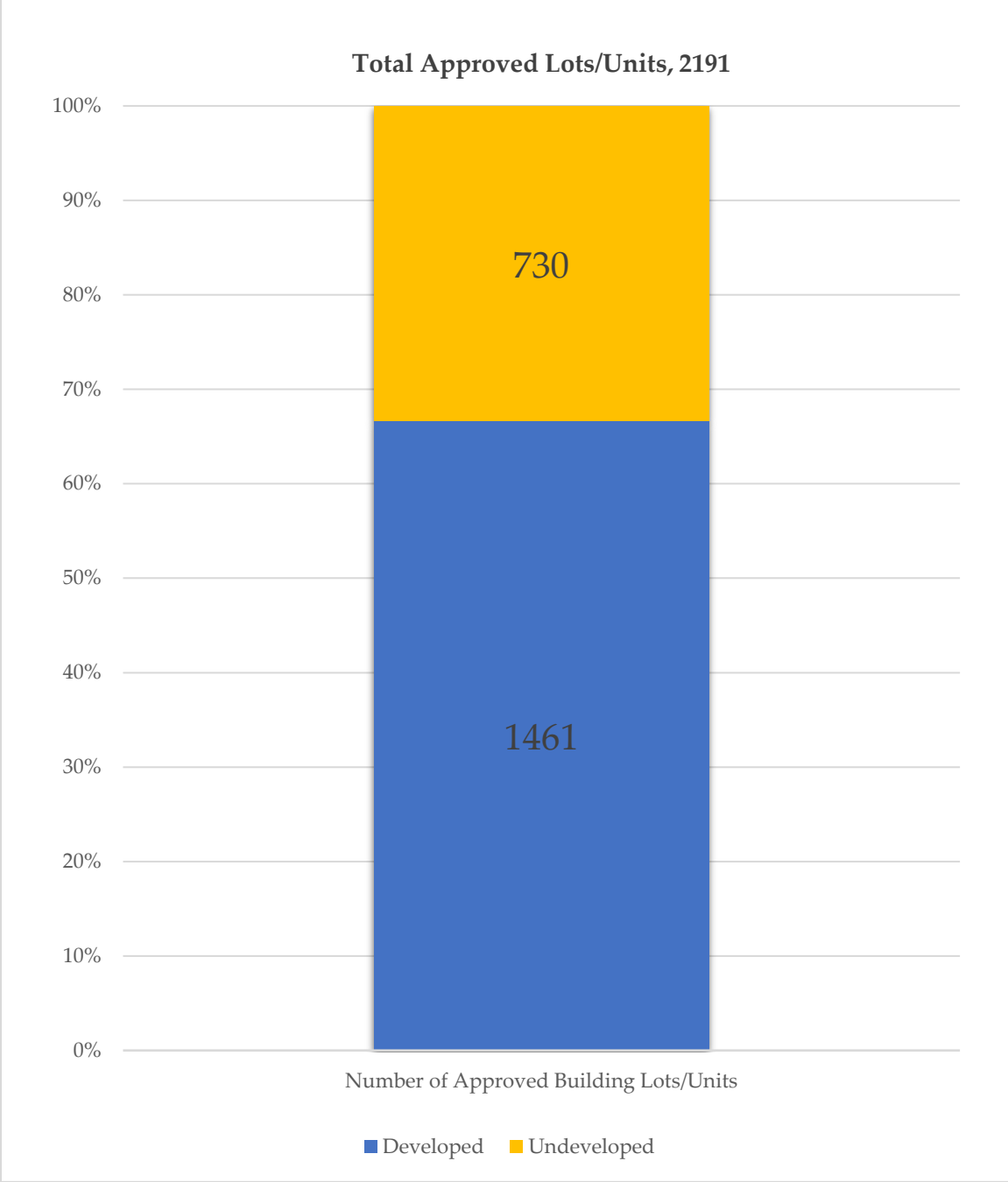
## Development Associated with Residential Projects from 2014-2023

Year	Total New Residential Units
2014	0
2015	225
2016	116
2017	37
2018	34
2019	349
2020	0
2021	24
2022	92
2023	44



# Residential Development Build-out Summary

## Overview Build-out Chart for All Approved Residential Development, 2014-2023





## 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 (2014 to 2023) are in green. The residential developments with a 100% build out and approved prior to 2014 are not listed in the table below.

Residential Redevelopment	Approved	Developed	Undeveloped	Percent Developed
293 Louden Road	14	1	13	7%
628 Maple Ave	31	31	0	100%
ANW Holdings	4	2	2	50%
Autumn Acres	3	2	1	67%
Biss Parcel	30	0	30	0%
Blanchard Road	7	6	1	86%
Brooke Park (fka Twin Pines)	13	12	1	92%
Burnham Hollow	53	33	20	62%
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	18	1	95%
Dawson Memorial	6	5	1	83%
Dimmick Rd (Salmonson)	3	2	1	67%
Eastridge	17	11	6	65%
Forest Grove	321	6	315	2%
Gickaway	10	8	2	80%
Grande Highlands (148 Edie Rd)	38	1	37	3%
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	131	7	95%
Loughberry Lake	3	2	1	67%
McGregor Estates	124	120	4	97%
Mill at Smith Bridge	70	70	0	100%

Residential Redevelopment	Approved	Developed	Undeveloped	Percent Developed
Morris, Lands of	24	0	24	0%
Mulberry Estates, Phase II	24	6	18	25%
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	33	5	87%
Rolling Greens Executive Estates	29	23	6	79%
Ruggles Rd (ER Design Build LLC)	4	4	0	100%
Safian, Lands of	3	2	1	67%
Saratoga Heritage	272	256	16	94%
Smith Subdivision	27	0	27	0%
Sonoma Grove	64	64	0	100%
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>2191</b>	<b>1461</b>	<b>730</b>	<b>67%</b>



# Town Roads Accepted in 2023

## List of Roads Accepted This Year

Town Road Name	Length (ft)	Length (miles)
Cannon Royal Drive	979	0.19
Mountain Ledge Drive	760	0.14
<b>Total</b>	<b>1739</b>	<b>0.33</b>

## Centerline Miles from 2014-2023

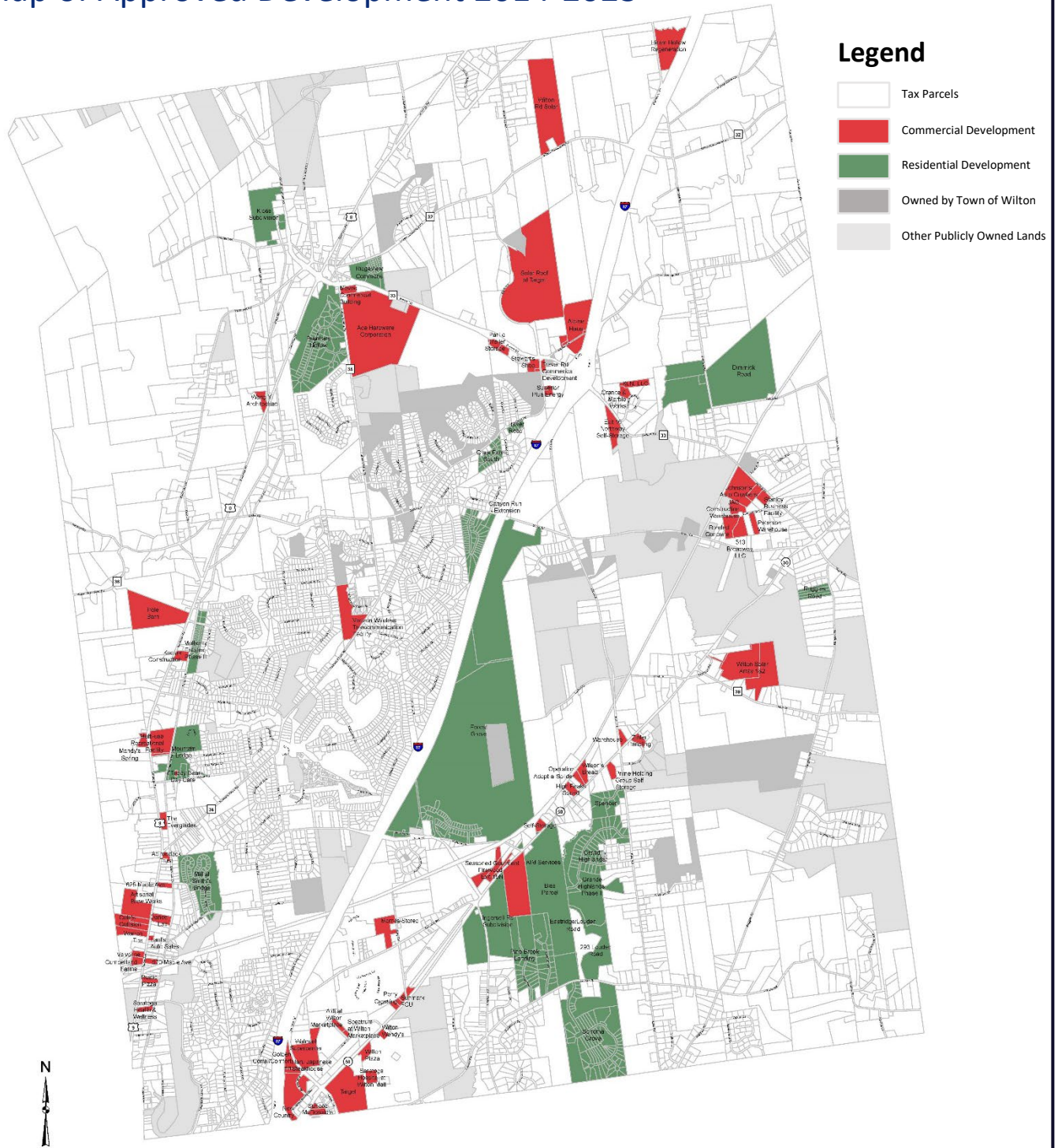


# Proposed Commercial and Residential Projects

## Projects before the Planning Board in 2024

Applicant/Project	Description
<p>The Markstone Group: 4029 NYS Route 50 Senior Housing (55+)</p>	<p>Proposed senior housing (55+) community consisting of 390 residential units. Project would include two (2) four-story building, a community center, and on-site amenities.</p> 
<p>612 Maple Ave Medical Center</p>	 <p>Proposed two-story medical center with a total floorspace on 116,000 sq.ft. (58,000 sq.ft. per floor) that will feature multiple medical and surgical practices.</p>
<p>631 Maple Ave Mixed Use</p>	 <p>Proposed mixed-use development consisting of two (2) three-story mixed-use buildings and ten (10) two-story apartment buildings. Total mixed-use development will include 18,000 sq.ft. of commercial/retail space and 130 apartment units.</p>

# Map of Approved Development 2014-2023



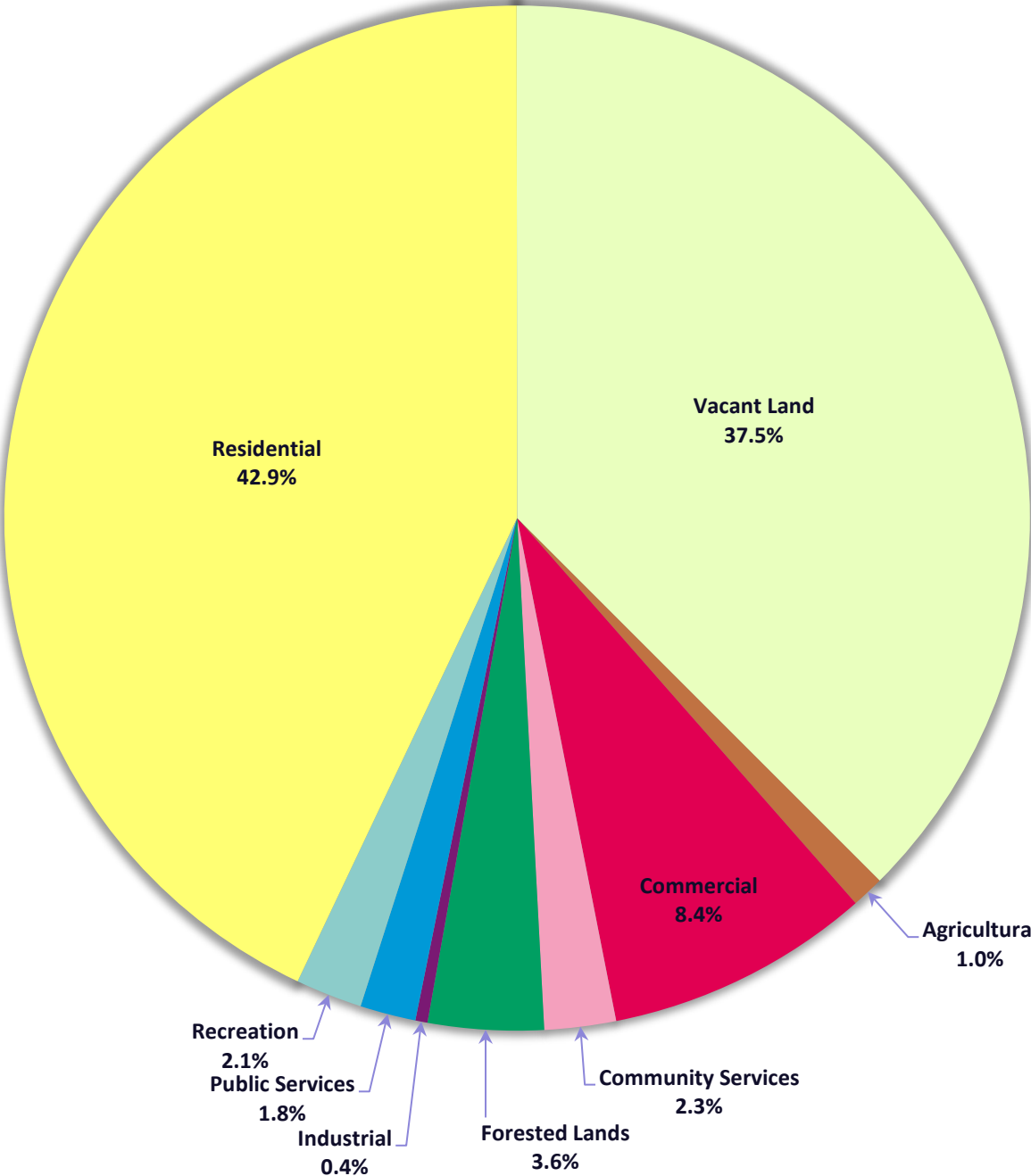
A collection of GIS mapping products that highlight commercial and residential development within the Town can be found by visiting the Planning Department’s page on the Town of Wilton’s website:

<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.

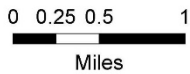
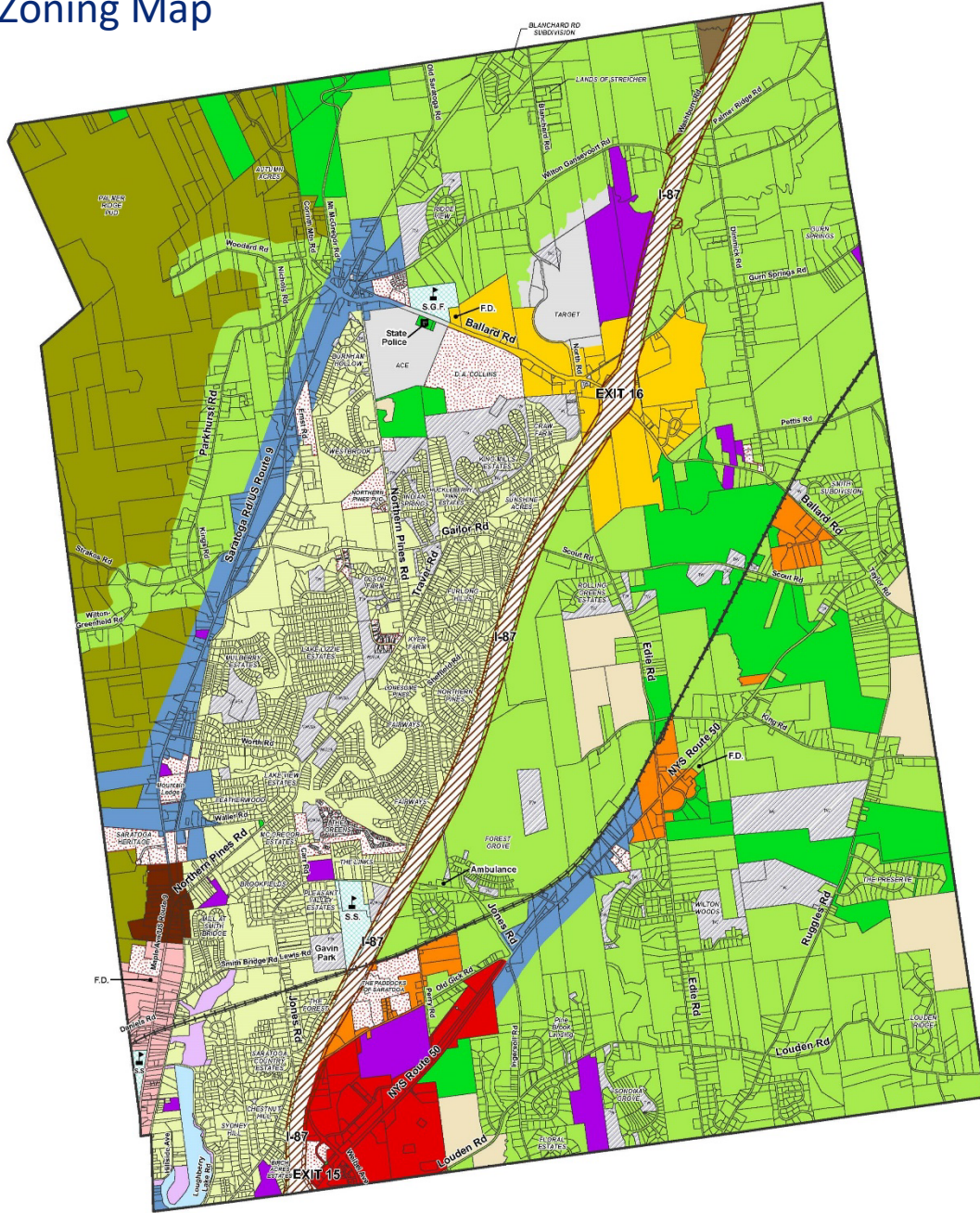
# Land Use Distribution in 2023

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



## Legend

- Lake
- NYS State Lands
- SC Saratoga County Lands
- SD School District Lands
- SS City of Saratoga Springs
- TW Town of Wilton/WWSA Lands

## Zoning Districts

- C-1 Commercial
- C-2 Business/ Light Industrial
- C-3 Commercial/ Light Industrial
- CR-1 Commercial/ Residential
- CRT Composting/Recycling/Transfer
- H-1 Hamlet
- I-1 Industrial
- R-1 Residential
- R-2 Residential 2
- R-3 Residential 3
- RB-1 Residential Business
- RM Mobile Home Park
- NC-1 Northway Corridor Overlay District
- PUDD Planned Unit Development

Mapping produced by the Town of Wilton Planning Department. Information is deemed accurate but not guaranteed. October 2023.

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

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**Life in Wilton Photo Descriptions:**

1. Among the Clouds (Cornell Hill Fire Tower) by Joshua Holbrook
2. Magnolia Pond Discovery (Delegan Pond) courtesy of Wilton Wildlife Preserve & Park
3. Field of Blue Lupine courtesy of the Town of Wilton Open Space, Recreation and Pathway Plan
4. Reflections (Camp Saratoga) by Matthew Kergel
5. Gavin Park at Camp Saratoga courtesy of Wilton Wildlife Preserve & Park
6. Gavin Park Playground courtesy of Gavin Park Staff
7. Gavin Park Memorial Brick Path courtesy of Friends of Wilton Recreation
8. Graphite Range Community Forest trail in Winter courtesy of Saratoga PLAN
9. Fall Sunset (Delegan Pond) by Matthew Kergel

End of the 2023 Development Report



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