

TOWN OF WILTON

Comprehensive Plan



DRAFT Appendices to Comprehensive Plan ***DRAFT***

Recommended to the Town Board on May 28,2015

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APPENDIX A

GLOSSARY OF PLANNING TERMS

Buffer: Buffers separate different land uses by incorporating natural features such as woodlands, stone wall, and hedgerows wherever feasible, or require the creation of a substantial planted buffer where no natural features exists.

Clustering: A technique that allows the modification of the arrangement of lots, buildings, and infrastructure permitted by the zoning law to be placed on a parcel of land to be subdivided. The design flexibility created by this modification results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land. The use of clustering provisions helps a municipality to achieve planning goals that may call for protection of open space, protection of scenic views, protection of agricultural lands, protection of woodlands and other landscapes, by placing development away from these resources.

Comprehensive Plan: (also known as Master Plan) A comprehensive plan is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the community.

Conservation Development: A form of site development that places important natural, cultural and aesthetic resources at the heart of the subdivision or site plan review process. The process begins by identifying what resources should be protected. Development areas are identified next, and are selected to avoid the areas identified for their conservation value in the first step. Conservation development design usually achieves a higher quantity and a better quality of open space protection through the development process than does clustering alone. In the case of residential development, this process is often used in conjunction with a cluster design or planned development and few, if any, requirements for frontage and setbacks. However, it is equally applicable to the development of standard lots under current zoning. The important aspect is the process that brings the reviewing agency (typically a planning board) in the early stages of site design to assist in identifying important resources to be preserved.

Conservation Easement: A conservation easement is a voluntary legal agreement between the landowner and the municipality, and/or a third party such as a land trust, to protect land from development by permanently restricting the use and development of the property, thereby preserving its natural or manmade features. The legally binding agreement is filed in the office of the county clerk in the same manner as a deed. The landowner retains ownership of the land, and all of the rights of ownership except the ability to

develop the land. The specific restrictions are detailed in the easement agreement.

Conservation Overlay District: An overlay district is a set of additional requirements for development/land use over and above the existing zoning. Typically, the requirements are more stringent and focused on a specific issue. The purpose of overlay districts is not to change the potential underlying uses (although some uses may be precluded) but rather to ensure the uses are developed/conducted in a manner that is sensitive to the specific issue. A conservation overlay district would provide a set of requirements to address specific natural resources and perhaps procedures for identifying and reviewing the presence of such resources.

Cultural Resources: The cultural features of a community which reflect the ways in which the people who have lived there have used their natural environment to suit their economic needs and social patterns.

Design Guidelines: Design guidelines are usually illustrated and describe the community's values in terms of site and architecture patterns of development. Design guidelines are generally informational and collaborative in nature, creating an opportunity for people to review the guidelines prior to designing a project with the advantage of understanding the goals of the community and the planning board.

Enhanced Quality Open Space: This includes the minimum percentage of open space in commercial and industrial areas. Enhanced quality open space should be well-maintained, visible from the roadway, have a public benefit (such as benches or other amenities) and include larger areas of usable space where feasible.

Gateways: The main entrance to a community, typically a roadway, which influences the visitor's first response to the community. Gateways may highlight the general character of the area or project a theme on which the community is building.

Growth Management: The process by which a community controls the location, form, timing and amount of land development (growth) in the community. The community can utilize a variety of methods (tools) to achieve its growth management objectives.

Hamlet or Neighborhood Master Plan: The basic intent of the hamlet master plan is to identify appropriate land use and other related recommendations to address issues specific to the given area and to become an addendum to the Comprehensive Plan. Like the Comprehensive Plan, the Town Board should

adopt hamlet master plans as the Town's official land use policy for the designated areas. Careful attention should be paid to the needs of the residents and business owners of the hamlet, however, this feedback should also be weighed against the results of the community outreach program for the Comprehensive Plan, as reflected in the plan recommendations.

Incentive Zoning: Incentive zoning is a regulatory tool that allows a community to work creatively with a developer to produce projects that meet the needs of both parties. In general, incentive zoning involves the identification of specific benefits desired by the community (eg., open space) and corresponding incentives that can be offered to a developer in exchange for providing the benefit. These benefits and incentives are defined by the community in their incentive zoning legislation. An example of one use of incentive zoning would be an authorization to develop a parcel more intensively (by a specified amount) in exchange for the provision of public open space, perhaps the transfer of development rights from another parcel.

Open Space: Open space consists of farmland, woodland, and other ecological, recreational, and scenic land which helps to define the character of a community, and buffers residential and other land uses. Open space may be public or privately owned. Some open space is permanently protected from development such as parks, nature preserves, and wetlands while other parcels are subject to development. What land is defined as open space depends upon the surrounding area. Even a narrow pathway or a cemetery surrounded by development can constitute an open space resource in a community.

Purchase of Development Rights: The development value of specific parcels of land can be *purchased* by the town or a land trust. When development rights are purchased, the process is called Purchase of Development Rights (PDR). The cost of PDR depends on the specific parcel. It is calculated by determining the current appraised value of the property and its appraised value as open or agricultural land without development potential. The difference between these two numbers is the value (the cost) of the development rights that will be purchased. Conservation easements are the legally binding document that ensures that once the development rights are purchased, the land remains undeveloped in perpetuity.

Quality Open Space: Natural areas or agricultural lands that are interconnected, not fragmented and that contribute to the aesthetic quality of the area. A portion of the open space must be adjacent to the main road (not the internal subdivision road) and/or adjacent to trail corridors. Steep slopes, stream corridors, wetlands, vernal pools, floodplains, forested land, and even open fields (either natural or in agricultural use) are all quality open space providing they meet the criteria above.

Right-to-farm: A term which has gained widespread recognition in the State's rural areas over the past several decades. Section 308 of the Agriculture and Markets Law grants protection from nuisance lawsuits to farm operators within agricultural districts or on land outside a district which is subject to an agricultural assessment under section 306 of the Law. The protection is granted to the operator for any farm activity which the Commissioner has determined to be a sound agricultural practice. At a local level, many rural municipalities have used their home rule power to adopt local right-to-farm laws. These local laws are statements of policy that indicate the municipality's support for continued agricultural activity. They commonly include provisions to notify *buyers* of land near farms that agricultural activities, which sometimes cause noise, odor, dust, etc., occur in the area in which they are purchasing land. The intent is to inform the purchaser about these agricultural activities in advance of their purchase so that they cannot claim later that they were unaware and argue that the agricultural activity is a nuisance. Notification is either made at the time of closing or, ideally, at the time of contract. Some right to farm laws also include provisions encouraging mediation strategies as an alternative to litigation, which can be helpful due to the high cost of litigation.

Shovel-Ready - A phrase which is usually used to describe a location that is designated and approved for future economic development. Environmental review and infrastructure (water, sewer, energy, communication) needs for the site are studied in advance of development to ensure that it is nearly pre-approved for certain types of economic activity. The goal is to have these sites ready for development as an incentive for luring companies to the locations. The term shovel ready, as used in the context of the Generic Environmental Impact Statement (GEIS) pursuant to the State Environmental Quality Review Act (SEQR), does not necessarily mean that site specific issues (such as a wetland delineation and a cultural resources survey) have been addressed. The proper term for this situation is "SEQR compliant."

Sprawl: A development pattern that is characterized by expanding metropolitan areas, the conversion of farmland and natural areas to development, disinvestment in existing developed areas such as cities, villages, and older suburbs, the segregation of all land uses, and heavy dependence on the automobile for mobility. Under this pattern of development it becomes very expensive to provide roads, sewers, water, and services like police and fire protection to low-density suburban development, a consequence felt by the taxpayers.

State Environmental Quality Review (SEQR): The State Environmental Quality Review Act requires local legislatures and land use agencies (town board, planning board, zoning board of appeal) to consider, avoid, and mitigate

significant environmental impacts of the projects that they approve, fund, or directly undertake. The adoption of a comprehensive plan by a town board is an action subject to SEQR.

Tax Abatement: Tax abatement is a reduction in taxes often associated with term conservation easements.

Term Conservation Easement: A term conservation easement is a voluntary legal agreement to keep a particular parcel of land undeveloped. This agreement between a landowner and the municipality is written to last for a period of years, most commonly for 5 to 25 years.

Utility Master Plan: A utility master plan is a town wide plan for the extension of services like, water and sewer, which shape and drive development patterns and densities.

Wetlands: Wetlands are ecosystems comprised of land areas that are highly influenced by water. The sources of water vary and may include surface runoff, flooding, and/or high groundwater. The presence of water, particularly during the growing season, influences soil characteristics and vegetation. There are many types of wetlands that are generally defined by the frequency and duration of hydrologic influence; in other words, inundation (flooding/ponding) or soil saturation. Hydrology influences the type of vegetation and the type of wildlife habitat that is created. Wetlands have been studied and classified for several decades and numerous benefits have been identified including the storage and treatment of stormwater, groundwater recharge, maintenance of stream flow, habitat for numerous wildlife species including threatened and endangered species, nutrient cycling, recreation, and aesthetic quality, to name some. The functions wetlands provide and the value of those functions to the environment vary significantly. Although typically regulated by State and federal agencies, wetlands can also be protected through local laws and less formally through development guidelines and the conservation subdivision/development process.

APPENDIX B

INVENTORY & ANALYSIS

A. Physiology & Topography

Existing Conditions

The Town of Wilton is located in north central Saratoga County. The City of Saratoga Springs and Town of Saratoga bound it to the south, the Town of Northumberland to the east, the Towns of Corinth and Moreau to the north and the Town of Greenfield to the west. Saratoga County is situated within the northern extent of the Hudson-Mohawk Lowlands physiographic region and the southern extent of the Adirondack Mountains. The Town of Wilton occupies a transition zone between these two regions.

Most of the topography of the Town of Wilton is the result of glacial events. Following the last glacial period, the area extending from Glens Falls in the north to Albany/Schenectady in the south was under water. Several large rivers emptied into this glacial lake, depositing large quantities of sediment. As the land rebounded from the pressure exerted by the then-receded glacier, the water drained, leaving the sandy sediments exposed. Over time, prevailing winds transformed the landscape into a series of rolling dunes, remnants of which remain today.

The Palmertown Range located in the northwest portion of the Town, is the source of numerous creeks and streams located throughout the Town. These creeks have cut steep ravines in the mountain areas and less prominent ravines in the lowlands.

The Palmertown Range reaches elevations as high as 986 feet above sea level and extends along the Town's western boundary. The majority of the Town exhibits flat to rolling terrain with elevations ranging from 250 to 310 feet. There is a small knoll known as Kendrick Hill rising to nearly 520 feet in the southeast corner of Town before descending to approximately 300 feet at the Town boundary.

Opportunities and Constraints

The topography of a given area is an important component of land use decisions. Level or moderate topography presents opportunities for a variety of uses

whereas slopes greater than fifteen (15) percent present constraints. Steep slopes can be unstable and susceptible to erosion, particularly when cleared. Erosion may impact both the built (settlement of buildings) and the natural environment (sedimentation of streams). Development on steep slopes and atop or along mountains or ridges can adversely impact visual resources. One area of specific concern is the northwest quadrant of the Town west of Route 9. This area contains steep slopes (25% or more in some areas) and includes several deep ravines associated with the Little Snook Kill, the Snook Kill and its tributaries and tributaries of Lake Elizabeth. Development in this area would result in the need for an expanded road system, which would be difficult to design and construct without resulting in adverse environmental impacts.

Opportunities to design in harmony with topographic features would help to limit impacts to the natural and visual environment. Generally steep slopes should be avoided. Continued enforcement and updating of the Town's regulations regarding slopes will benefit both project sponsors and the Town during the project review process.

B. Geology & Soils

Existing Conditions

Based on a review of the "Geologic Map of New York- Hudson-Mohawk Sheet" (New York State Education Department 1970, reprinted 1995), the Town of Wilton is underlain almost entirely by Canajoharie Shale. There is a small area surrounding the Hamlet of Wilton that is part of the Beekmantown Group that is underlain generally by dolostone and limestone.

New York State was impacted by glaciation several times during the Pleistocene Era. Glacial deposits found in the area of the state covered by the Hudson Mohawk sheet are almost entirely of the late Wisconsinian glaciation. In the Town of Wilton these deposits consist generally of dunes, lacustrine sands, lacustrine silt and clay and a small area of kame moraine. In the area west of Route 9 (Palmertown Range) bedrock is exposed.

Weathering of the surface of these glacial deposits resulted in the development of soils. The underlying parent material from which it is derived determines soil characteristics. Generally soils within the Town consist of sands and silts.

Soils information has been compiled by the Natural Resource Conservation Service (NRCS) and is available from the Saratoga Cooperative Extension. The properties of each soil type may warrant investigation for site specific developments in order to identify constraints related to the proposed use, and the required engineering practices to mitigate these constraints. Soil properties in part determine the ability of the land to support certain types of development. Steep slopes for example, limit the type of development that can occur due to issues related to erosion and slope stability. Soils which are wet or exhibit excessive permeability require specialized septic systems to protect both soils and ground and surface water.

Areas of steep slopes are generally limited to the areas west of Route 9, particularly north of Kings Station as elevations ascend to the Palmertown Range. A significant feature just south of Stakos Road, identified by the NYSDEC, is the gorge formed by the Snook Kill at the point where it bisects the McGregor Fault.

The soil composition in Wilton effectively divides the town into four areas:

1. West of NY Route 9;
2. South of Ballard Road Between NY Route 9 and I-87;
3. East of I-87 south of Ballard Road;
4. North of Ballard Road and east of NY Route 9.

The various soil types in the Town can be found at this NRCS website link <http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stated=NY>.

- **West of NY Route 9.** This relatively steep area has three primary soil series, Charlton loam, and two Chatfield-Hollis complexes. Charlton loam is a very deep well-drained soil formed in glacial till. It is found on the sides and tops of hills in glacially modified uplands. The Chatfield-Hollis complexes are made up of moderately deep, well drained to somewhat excessively drained soils and shallow, well-drained soils. It is on bedrock controlled upland till plains. These series occur where the surface topography is often irregular and sloping in many different directions because of the underlying bedrock.
- **South of Ballard Road between NY Route 9 and I-87.** This area is largely made up of Unadilla very fine sandy loam. It is a very deep well-drained soil formed in deposits of silt and very fine sand that occurs on old lake plains

and terraces. Small areas of Fluvaquents (associated with waterways) and Deerfield soils exist. Fluvaquents are very deep, nearly level, somewhat poorly drained to very poorly drained soils formed in recent alluvial deposits on flood plains. The Deerfield series is a very deep, moderately well drained soil formed in water sorted sand. It occurs on glacial outwash plains and terraces.

- **East of I-87 south of Ballard Road.** The Oakville soils series comprises the large majority of land in this area. Oakville soils are very deep, predominantly moderately well drained, but ranging to well drained soils formed in water sorted sand. They are found on glacial outwash plains, lake plains and beach ridges. The Wareham loamy sand soil series is associated with watercourses and wet areas. It is a very deep, nearly level, somewhat poorly drained soil formed in water sorted sand. It occurs on glacial outwash plains, lake plains and deltas. The Deerfield soils series occurs to a lesser extent. Palms muck, ponded soil is associated with the Miller Swamp area. This nearly level, very poorly drained soil formed in deposits of organic materials that are 16 to 51 inches thick over mineral soil material. It exists in level areas or depressions often bordering streams, lakes, ponds and other open bodies of water. These areas are covered by 1 to 3 feet of water during most of the year and are commonly called freshwater marsh.
- **North of Ballard Road and east of NY Route 9.** This area contains the greatest soil diversity. The soil series with greatest representation include Oakville, Deerfield, Unadilla, Wareham, and Scio silt loam. All but the Scio soils are described above. The Scio silt loam series is a very deep, moderately well drained soil formed in deposits of silt and very fine sand. It occurs on old alluvial fans and terraces.

Hydric soil, as defined by the National Resources Conservation Service (NRCS), is "a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper partHydric soil can support hydrophytic (water loving) vegetation.

A list of hydric soils has been prepared for Saratoga County by the NCRS and a number of these soils occur within Wilton. Projects should be reviewed for the presence of hydric soils and the potential presence of federal jurisdictional wetlands on a case by case basis.

Opportunities and Constraints

There are a variety of development opportunities throughout the Town. Areas that are served by sewer and water include undeveloped parcels for both residential and commercial uses. Lands that are not served by sewer but can be served by standard septic systems are generally limited to a few areas east of the Northway.

Throughout the remainder of the Town are soils with characteristics that will cause additional regulatory review and/or permitting for each development project. These soils include hydric soils and various soils that cannot support standard septic systems. Lands that contain these soils should be considered to remain undeveloped or limited to certain types of development that can exist and function in harmony with the qualities of the soils and topography.

C. Water Resources

Existing Conditions

Surface Water

Streams and waterbodies are vital resources for a community and perform a wide variety of functions. Streams drain stormwater and snowmelt from higher elevations and direct them to lakes and ponds, thereby alleviating the potential for flooding. The lakes and ponds act as reservoirs. Water also drains directly into them. Streams and waterbodies provide habitat for a diversity of mammals, fish, birds, reptiles, amphibians, and invertebrates. They represent an important recreation resource, providing opportunities for fishing and wildlife observation and a setting for walks, picnics, and other forms of passive recreation. Water bodies and streams also enhance an area's aesthetics.

Loughberry Lake and Lake Elizabeth are the two largest water bodies in Wilton. Loughberry Lake, in the southwest corner of town, is a water source for the City of Saratoga Springs. Lake Elizabeth, in the central part of the town, is at the center of a subdivision. Surface water features in New York are designated with a water quality classification for the purposes of regulating discharges into these water bodies in accordance with the State Pollutant Discharge Elimination System (SPDES). These classifications refer to the suitability of a given water

feature (lake, pond, river, stream) for human use. The higher the classification, the higher the water quality is and the more suitable for human use. For example, Class A waters are suitable for “primary contact” (swimming) and as a water supply.

Classifications include water supply designations (AA-S, A-S, AA) and normal designations ranging from A (suitable for most uses) to D (unsuitable for primary contact). Each water quality classification carries with it a set of discharge limitations designed to protect or improve the water quality. A "T" modifier is used for those streams that have a breeding trout population. Effluent limitations on the demand for oxygen are more stringent, since high oxygen content is essential for trout survival. In addition, the ecology and geomorphology of streams with a classification of C(T) or higher are protected/regulated pursuant to Article 15 of the NYS Environmental Conservation Law and its implementing regulations (6 NYCRR 608).

Work occurring within the bed and banks of streams with a classification of C(T) or higher would require a permit from the NYS Department of Environmental Conservation (NYSDEC). In addition to State regulations, the U.S. Army Corps of Engineers (Corps) regulates all waters of the U.S. Therefore, almost any water body (streams, ponds, and lakes) falls under federal jurisdiction. The extent of regulatory involvement depends on many factors. In general, Section 404 of the Clean Water Act regulates the discharge of dredged or fill materials into all waters of the U.S. Section 401 of the Clean Water Act (federal program granted to the State) regulates the quality of the discharge regulated under Section 404. Section 10 of the 1899 Rivers and Harbors Act regulates most activities in navigable waterways. There are no waters regulated under Section 10 in Wilton.

The five (5) designated water classes, representing the primary existing characteristics of a specific stream or water bodies are shown below in Table B.1.

**Table B.1
NYSDEC Water Classification System**

Class	Existing Use
A	Used for human consumption and all other uses.
AA	Used for human consumption and all other uses.
B	Used for contact recreation and all other purposes except human consumption.
C	Used for fishing and all other purposes except human consumption, food processing and primary contact recreation.
D	Used for agriculture, industrial use, process water supply and all other purposes except fishing, human consumption and primary contact recreation.

Groundwater

The availability and quality of groundwater is often a limiting factor for development. It is important, therefore, that this resource be protected particularly for existing users. The primarily sandy soils that overlay bedrock in much of the town is adequate for development. This type of sand is permeable and well drained. It should be noted, however, that some areas east of the Northway have poor groundwater yields and may be unsuitable for residential uses (i.e., potable water supply).

West of NY Route 9, where soils have a low permeability, large diameter wells are needed for most residential development. Due to the shallow nature of the soils, wells are often affected by seasonal declines in the water table. It is difficult to predict the yield of bedrock wells.

A small pocket of clay and silt is located near the area known as Kings Station. Clay and silt are, for all practical purposes, impermeable and do not yield water in usable quantities. Some areas of sand and gravel deposits are underlain by

this impermeable layer of clay and silt, which limit the productivity of shallow wells.

Due to the large area of unconsolidated deposits in the town, it appears there generally is an ample water supply. These supplies however, are impacted by both demand, and precipitation patterns and levels. The groundwater resource also needs to be protected from contamination. To ensure high quality groundwater, care must be taken to minimize the spilling and indiscriminate application/use of petroleum products, fertilizers, herbicides and pesticides. Wells and water systems should be installed and operated in accordance with State and local regulations.

Opportunities and Constraints

Surface and groundwater are vital resources for any community. The abundance of groundwater in the Town provides a number of opportunities for developing potable water sources for future development. Surface water resources also provide excellent opportunities for recreation or open space and provide important wildlife habitat. Streams provide wildlife corridors that allow movement from habitat to habitat without conflicting with humans or the built environment.

Stream corridors and associated floodplain and wetlands provide natural storage capacity during storm events. Recognition and protection of these corridors help to prevent flood damage to homes and businesses.

The Town implemented Stream Resource Management requirements as part of its zoning regulations in the early 1990's. These provisions currently apply to the Snook Kill, Little Snook Kill, Deegan Brook, Bog Meadow Brook, Loughberry Lake, Lake Elizabeth and the streams leading to these lakes. The continued application of these requirements and updating of the requirements as necessary will continue to provide protection to important surface resources in the Town.

D. Floodplains and Drainage

Existing Conditions

Critical to floodplain management is the identification and protection of floodplains and the regulatory floodway, which is administered by the Federal

Emergency Management Agency (FEMA). FEMA has determined that there are no significant flood hazard areas in the Town. As a result, the Town of Wilton is not required to participate in the National Flood Insurance Program. However, it is important to note that many streams have floodplain associated with them. Floodplain and associated backwaters and other wetland communities provide natural stormwater storage capacity. Although some may be small, they are part of the overall natural system. Incremental impacts to the storage capacity of the system eventually lead to an increased potential for flooding and flood damage.

More than two thirds of the Town drains into the sub-tributaries and tributaries of the Snook Kill. These streams include Delegan Brook, Little Snook Kill, and Lake Elizabeth. The source of many of these creeks and streams is in the Palmertown Range. The steep topography west of Route 9 associated with the Palmerton Range often can result in minor localized flooding. The area west of the Northway and south of Lake Elizabeth drains south into Loughberry Lake. Loughberry Lake is an emergency water source for the City of Saratoga Springs. Streams located east of the Northway and south of Kings Road drain south into Bog Meadow Brook.

Opportunities and Constraints

Existing soil and drainage conditions have resulted in large areas of well drained land with few limitations for development. Land development impacts natural drainage by changing topography and increasing impervious surfaces thus creating the potential for problems related to ponding or localized flooding on the subject site at points downstream or adjacent to the site. This potential impact can occur even in well-drained areas if appropriate stormwater management techniques are not utilized.

In order to protect soil and water resources from potential impacts of poor drainage, the Town should continue to require stormwater management plans as part of site plan review procedures. Stormwater management and erosion control plans should be periodically reviewed to ensure that they are providing maximum protection to soil and water resources. This should include compliance with current State Pollutant Discharge Elimination System (SPDES) regulations (New York State's version of EPA's Phase II, Storm Water Pollution Prevention Program effective in March 2003).

E. Ecology

Existing Conditions

The Town of Wilton is home to wide diversity of plant and animal species, communities, and ecosystems. Among the town's resident species are three state and federally designated endangered species, one state-threatened species, and two state-designated Species of Special Concern. Because of the sensitivity of some of this information and to protect the specific species and their habitats, only general locations are identified in the text. These are identified and described in the following paragraphs. This information was collected using the following U.S. Fish and Wildlife IPaC system (<https://ecos.fws.gov/ipac/>) and NYS DEC's Environmental Resource Mapper (<http://www.dec.ny.gov/animals/38801.html>).

Critical Wildlife/Plants

Karner Blue Butterfly. Once found from Maine to Minnesota and Canada, the Karner blue butterfly has been extirpated from five states and Ontario. Wilton has the most viable Karner blue butterfly population in the eastern United States.

In its larval stage, the Karner blue butterfly depends solely on the leaves of the wild blue lupine. As an adult, the butterfly gets nectar from a variety of native wildflower species. In Wilton, the Karner blue butterfly's habitat usually consists of savannah-like areas with scattered oak and pitch pine. The greatest threats to the butterfly are loss of open areas and fragmentation of existing habitat due to reforestation and development.

As a listed endangered species, no one may take the Karner blue butterfly (during any of its life stages) without a permit from both the New York State Department of Environmental Conservation and the US Fish & Wildlife Service. The word "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collar, or to attempt to engage in any such conduct (Section 3, Endangered Species Act). In addition, damage to or destruction of lupine, necessary nectar species or sheltering vegetation in occupied habitat is similarly prohibited without such permits.

Buffer areas for occupied and unoccupied habitat are needed so that impacts from external stresses are minimized. Additionally, suitable dispersal

corridors, including stepping stones of suitable habitat, are needed to allow for the dispersal among groups of butterflies and for the potential establishment of new groups. Connectivity between groups is essential for maintaining the population structure and genetic health.

Frosted Elfin. The frosted elfin butterfly is a state-listed threatened species. Like the Karner blue butterfly, the frosted elfin butterfly is dependent upon blue lupine. Its habitat, as well as threats to its survival, is similar to that of the Karner blue butterfly.

Blanding's turtle. This turtle is a state-listed threatened species and has been found in areas of the Town of Wilton. It averages 7" to 9" in length and is easily recognized by the bright yellow patch on its chin and throat. Primarily aquatic, it is known to travel relatively significant distances over ground. The Blanding's turtle over-winters under or near water, in mud or under vegetation or debris. The major threat to the Blanding's turtle is destruction of habitat caused by residential and recreational development and the construction of roads that interfere with its migration routes.

Eastern Spadefoot Toad. This reptile is a state-designated Species of Special Concern. While not afforded legal protection, its populations and ranges are being monitored due to declining numbers. This species' name comes from a dark-colored, horny, sickle-shaped structure – the spade – on each foot. The eastern spadefoot uses this spade to burrow in the sandy soils of its habitat where it spends most of its life. It emerges from its burrow and breeds only at night during or after heavy spring rains. The greatest threats to the toad include development, which leads to habitat fragmentation, destruction, and conversion; and groundwater depletion, which leads to altered hydrology, habitat fragmentation, and destruction. Wilton is the northernmost inland habitat for this species.

Spotted Turtle. This turtle is a state-designated Species of Special Concern. The "polka-dot" turtle has yellow spots on the head, neck, legs, and upper shell or carapace. Diet consists of snails, worms, slugs, and spiders. Daylight hours are spent eating and basking in the sun. In the evening, spotted turtles submerge and spend the night on the pond bottom.

Eastern Hognose Snake. This reptile is also a state-designated Species of Special Concern. This two (2) foot long snake uses its upturned snout to burrow in sandy soils. When this snake is threatened, it raises its head and

neck, hisses and inflates its head area to create a hood-like appearance, similar to a cobra. If this threat does not succeed, the snake will become limp and “play dead”. The greatest threats to its survival are the same as those that confront the eastern spadefoot toad.

Indiana Bat. This mammal has been listed as an endangered species since 1967. Indiana bats are found over most of the eastern half of the United States. The Indiana bat is medium in size compared to other *Myotis* and has fur that is a dull grayish chestnut color. The bat’s underparts range in color from pink to cinnamon, and its hind feet are smaller and more delicate than in other bat species.

Northern Long-eared Bat. The northern long-eared bat is a medium-sized bat about 3 to 3.7 inches in length with a wingspan of 9 to 10 inches that is listed as a threatened species. This species of bat is distinguished by its long ears, particularly as compared to other bats in its genus, *Myotis*. White nose syndrome is currently the predominant threat to this bat, especially throughout the northeast where the species has declined by up to 99 percent from pre-white-nose syndrome levels at many hibernation sites.

In addition to the species listed above, there are 19 migratory bird species that are listed as “bird of conservation concern” in the town according to the U.S. Fish and Wildlife Service’s IPaC system. They are American Bittern, Bald Eagle, Black Tern, Black-billed Cuckoo, Black-crowned Night-heron, Blue-winged Warbler, Canada Warbler, Golden-winged Warbler, Olive-sided Flycatcher, Peregrine Falcon, Pied-billed Grebe, Prairie Warbler, Red-headed Woodpecker, Short-eared Owl, Upland Sandpiper, and Wood Thrush.

Critical Habitats

In addition to state and federal wetlands, there are a number of other critical habitats within the town's boundaries.

Appalachian Oak-Pine Forest (Pine Barrens). Remnants of this once-widespread community are found within the Wilton Wildlife Preserve & Park. In general, this area extends from the New York State Northway (I-87) in the west to the Wilton town line in the east and extends from north of Loudon Road in the south to north of Ballard Road in the north. This area supports all of the federal and state designated and listed species described above. Areas are being created by NYSDEC to enhance and enlarge habitat area.

Pine Barrens Vernal Ponds. This community is largely found within the area bounded by Scout Road to the north, Cole Brook Road to the east, Louden Road to the south, and Edie Road to the west. Much of this area is within the Wilton Wildlife Preserve & Park study area. The New York State Heritage Program classifies this community as very rare and vulnerable to extinction. These areas are especially important to reptile and amphibian species.

Deer Yards. In deep snow, deer have difficulty moving and finding food. Hemlock forests catch a percentage of snowfall thus reduce the snow depth on the forest floor. Deer congregate in these areas and, as a result, have a greater chance of winter survival.

Snook Kill Gorge. This gorge bisects the McGregor fault south of Strakos Road. Adirondack plants are represented in the environment created by this significant physical feature.

Wetlands

Wetlands are those areas whose land surfaces or soils are wet during part or all of the year. Depending on the size, type and location of wetlands, they can provide numerous natural functions that are very important to the ecology of an area. Some of these functions include flood storage, habitat, nutrient cycling, filtration of pollutants, and recreation.

Ecologically, wetlands are very productive areas. They provide habitat and breeding ground for many species of mammals, birds, waterfowl, fish, reptiles, amphibians, and invertebrates. They are also home to many flowering and non-flowering plants. Wetlands provide wonderful opportunities for observing wildlife. With widespread reports of rapidly declining amphibian populations, the value and importance of wetlands are underscored.

Wetland mapping is available from NYSDEC Freshwater Wetland maps and National Wetland Inventory maps found at this website, link <http://www.fws.gov/wetlands/data/mapper.HTML>. Boundaries and regulatory jurisdiction must be established by each of the regulatory agencies as discussed below.

Federal Wetlands. By virtue of their administrative role in implementing and enforcing Section 404 of the Clean Water Act and Section 10 of the 1899

Rivers and Harbors Act, the U.S. Army Corps of Engineers (ACOE) has jurisdiction over all waters of the United States, including wetlands. Federally designated wetlands have no size threshold but must have a hydrologic connection to another surface water drainage system (stream network) that is a tributary to navigable waters. This is a requisite that, due to a 2001 US Supreme Court case, is narrower than that which existed pre-2001. The recent federal approach relegates some small isolated wetlands to an unprotected status. Some isolated wetlands can be considered “adjacent” to regulated waters and would therefore become jurisdictional. The actual identification of federal wetlands and their boundaries requires a wetland delineation and verification by ACOE.

National Wetland Inventory. The National Wetlands Inventory Center (part of the US Fish & Wildlife Service) uses aerial photo interpretations to identify areas that may meet federal wetland criteria. In some locations state designated wetlands overlay National Wetlands Inventory wetlands.

The NWI wetlands are classified in accordance with the Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al. 1979). Five major categories are used: marine, estuarine, riverine, lacustrine, and palustrine.

Ecological information is very important when identifying the significance of wetland impact. In the absence of any formalized wetland evaluation method acceptable to ACOE, forested wetlands are afforded the greatest value due to the length of time necessary to establish these wetland systems. For more information on the other modifiers used in the Cowardin/NWI classification system please refer directly to the NWI Figure legends provided on the NWI quadrangles.

Copies can be viewed at the Saratoga County Planning offices or obtained by contacting the U.S. Fish and Wildlife Service.

Vernal Pools. Vernal pools are typically small depressions that flood in spring or after a heavy rainfall, and are filled again in autumn. They provide essential habitat for a number of species. Vernal pools support a diverse group of invertebrates and amphibians that depend upon them as breeding ponds. Since vernal pools cannot support fish populations, there is no threat of fish predation on amphibian eggs or invertebrate larvae. Many amphibian, invertebrate and plant species have adapted to vernal pools and rely on

them for all or part of their life cycles. Although amphibians may be found in vernal pools for one or two months of the year, without them it is unlikely that some species could breed anywhere else. Many amphibian species will breed only in vernal pools due to the absence of fish (predators).

One particular type of vernal pool, a pine barren vernal pond, is found in Wilton and, according to the New York Natural Heritage Program, is very rare and vulnerable to extinction.

State Wetlands. State-designated freshwater wetlands are defined by the presence and predominance of hydrophytic (water loving) vegetation. They must be greater than 12.4 acres (5 hectare) or deemed to be of unusual local importance. In part, NYSECL Article 24; 6 NYCRR Parts 662 and 663, sometimes referred to as the “Freshwater Wetland Act” is aimed at preventing these wetlands from being filled and/or drained. Activities within one hundred (100) feet of these wetlands are regulated. A permit from the NYSDEC is required for disturbance of state-designated wetlands and their buffer areas. Wetlands are primarily concentrated in the eastern and southern portions of town.

Opportunities and Constraints

The ecology of the Town provides numerous opportunities for recreation and the preservation of visual quality and rural character. Forested areas and wetlands provide opportunities for trail development and nature facilities. Ecological communities provide many functions that protect other resources. For example, trees and other vegetation filter the air and provide noise abatement and visual buffers. Diverse wildlife reduces populations of nuisance animals, such as rats and mice, and minimizes the occurrence of disease. Many species of birds, bats, amphibians and insects keep harmful insects in check. Wetland communities filter pollutants from water and provide habitat, among many other functions and values.

The presence of wetlands and other important habitat on a given piece of property can conflict with development plans. Sometimes the extent of important habitat is so great as to preclude development on a given parcel. However, many times these resources can be preserved and protected through innovative site design. The concept of designing with nature is widely accepted

practice and very desirable to potential homeowners. Currently, the NYSDEC and the Corps regulate wetlands.

F. Land Use & Zoning

Existing Conditions

Land Use

Prior to the construction of the Northway in 1962, the predominant land uses in the Town were agriculture and low density residential. Large subdivisions, commercial and industrial uses were limited. Much has changed since the Northway was completed. Development of all types has occurred including large residential subdivisions, and large commercial, retail, and light industrial development. Table B.2 provides a breakdown of the various land uses in the Town and approximate land area of each.

Table B.2
Existing Land Use

Use	Acres	% of Total
Agricultural	220	1
Residential	8,831	41
Commercial	1,826	8
Industrial	70	1
Recreation / Entertainment	412	2
Community / Public Services	918	4
Wild, Forested, Conservation Land	780	4
Vacant Land	8,466	39
Total	21,522	100

The largest single active land use in the Town is residential (more land identified as vacant or unused). The most intense area of residential development lies between Route 9 and the Northway south of Ballard Road with some recent developments shifting the line of development northward a bit. This area consists of suburban style development in subdivisions of varying sizes. Less intense residential development is scattered throughout the remainder of the Town. This development consists of small subdivisions and individual lots.

Commercial/retail development is centered on the Exit 15 area along Route 50 extending northeast as far as Old Gick Road. Commercial uses vary considerably including everything from freestanding fast food restaurants, car dealerships, strip malls, and an enclosed mall. The Exit 16 area includes a variety of uses from rural residential to town facilities to commercial to light industrial. In the immediate vicinity of the Exit is a truck stop, gas stations, two distribution centers, a large mobile home park, a small commercial subdivision and some residential development. The Route 9 corridor includes a mixture of diverse small commercial uses, predominantly south of Worth Road. These uses include a new auto park, banks, professional offices, and retail stores. There has been a progressive change in use as residential properties are sold and renovated for commercial use. North of Worth Road the commercial growth is slower and is mainly residential with occasional commercial uses.

Agricultural uses in the Town include a number of properties used as working farms. These operations are longstanding, family operations and provide a secondary income. Much of the land that was once used for farming has been sold and developed. Unless specific protections and alternative opportunities for land owners are presented, continued loss of farmland is anticipated.

There is a significant amount of open space in the area covered by the Wilton Wildlife Preserve & Park. The open space in this area falls into a number of categories including vacant lands in private ownership. Permanently protected open space currently includes approximately 1,600 acres with a goal to protect nearly 3,000 acres. The permanently protected lands in the WWPP include forest lands owned by Saratoga County and lands owned by the town, Nature Conservancy and New York State. In addition, some of the permanently protected open space is held in conservation easements by Saratoga PLAN (Preserving Land and Nature). Other permanently protected open space is scattered throughout the town and is generally associated with subdivisions.

Large, privately-owned undeveloped parcels occurring throughout the Town contribute to the rural character of those areas.

Zoning

The following is a summary of permitted land uses for the various zoning districts in the Town based on the current zoning map.

R-1 Residential District – This district is intended to consist of primarily detached, single family homes.

R-2 Residential District – This district is limited to agriculture, rural residential and certain other non-intensive land uses.

R-3 Residential District – This district is intended for predominantly detached, single-family housing and for agriculture and certain non-intensive land uses.

R-M Mobile Homes and Mobile Home Parks District – The purpose of this district is to allow mobile home parks that meet specific requirements and promote the health, safety and general welfare of the inhabitants of the Town.

RB-1 Residential Business District – This district is reserved to promote an area for office and low-intensity commercial uses and to encourage continued uses consistent with rural residential areas.

H-1 Hamlet One District – The Hamlet One District is intended to encourage increased pedestrian-oriented residential, commercial and retail activity and create a location where greater flexibility is permitted and encouraged for the mixed use of retail, office and residential uses.

C-1 Commercial District – The C-1 commercial district is intended for business development.

C-2 Business/Light Industrial District – The purpose of this district is to provide for research, computer, telecommunications, warehousing and nonpolluting assembly operations as well as low volume service-oriented business operations. Industrial and business parks utilizing common access and utilities will be encouraged.

C-3 Commercial/Light Industrial District – This district is designated for business development and intended to provide for research, computer, telecommunications, warehousing and nonpolluting assembly operations as well as service-oriented commercial operations.

CR-1 Commercial Residential One District – This zone is intended to allow some mixed use development consisting of residential with appropriately scaled commercial uses.

CR-2 Commercial Residential Two District – The purposes of this district are to provide a mix of commercial and residential uses; allow for multifamily and apartment buildings through Planned Unit Developments; and promote design standards that effectively transition from hamlet to residential areas.

I-1 Industrial District – The district purpose is to provide areas for uses that involve fabrication, assembly, treatment, packaging or incidental storage, sales and distribution of products from previously manufactured materials, excluding basic industrial processing.

NC-1 Northway Corridor Overlay District – The intent of the NC-1 district is to provide a green buffer between all development, whether commercial, industrial or residential, and the Northway. Buffer requirements vary depending on the adjacent zoning district.

CRT Composting/Recycling/Transfer/C&D Processing Facility District – This district allows composting, recycling handling and recovery facilities, transfer stations and construction and demolition debris processing facilities.

Opportunities and Constraints

The Town of Wilton via the Wilton Water and Sewer Authority (WWSA) took a very proactive and important step in controlling their growth by establishing clear policy for the provision/extension of water and sewer service in the Town, consistent with the Town's 2004 Comprehensive Plan. In addition to limiting their service to a reasonable portion of Town, they further precluded the development of package treatment and related facilities.

Considerable land area exists in the rural portions of the Town located east of the Northway, west of Route 9, and generally north of Ballard Road. Left to build-out under current zoning, the rural character of these areas could be lost, especially the character as viewed along the currently rural roads through these areas. Opportunities to address this character, preserve open space, and help to keep the current farming operations in place are available through both standard and innovative growth management tools.

Quality of life is an important factor to consider for the future of the developed areas of Town. The current vehicle oriented land use patterns present impacts that can become significant over time and erode the character that brought

many people to this community. Opportunities to increase the consideration of the pedestrian environment in both new projects and redevelopment efforts should be considered. Additionally, redevelopment and reinvestment in the commercial corridors and areas of the town, particularly the Exit 15 and Exit 16 areas, should be considered to establish a more pedestrian friendly environment, reduce traffic conflicts and congestion, and promote sustainable development.

Finally, the ecology of the town is an important component, providing habitat for threatened and endangered species. Significant efforts have been made to preserve these resources. These efforts should continue since it contributes to the rural character of the community and promotes a healthy environment for humans as well as wildlife.

G. Agricultural Resources

Existing Conditions

Active agricultural lands within Wilton are limited. Even more limited are lands included in a New York State Agriculture and Markets Agricultural District. The only lands included in an Agricultural district are lands in the northeast corner of the Town that are part of Agricultural District #1. Other active farms are scattered throughout the Town with a concentration in the northeast corner of the Town.

Opportunities and Constraints

Farms and agriculture is an important part of the overall appeal of tourism in Saratoga County (i.e. pick your own operations, farm stands, harness track, thoroughbred track). The Town has the opportunity to protect remaining farmlands by participating in programs that provide assistance to farm operations including Purchase of Development Rights (PDR) programs, incentive zoning, and tax abatements such as those associated with term easements.

There are numerous constraints on farming operations. Many of these constraints are directly related to the economics of farming for a living. Farming practices have changed over the years. Small to medium size farms that prosper have converted to specialized operations and products. Farming is also impacted

by suburban expansion that drives up land values and increases taxes. The fact that good farmland soils often have few limitations for residential development further complicates this issue. Often new homeowners are unfamiliar with farming practices and find them to be unpleasant.

Agricultural activity is generally incompatible with suburban residential development. With proper design, the two may coexist but this requires a certain level of understanding on the part of the resident who may be impacted by dust, noise and odors, all common residuals of farming.

H. Recreational Resources

Existing Conditions

The Town of Wilton offers both active and passive recreational opportunities. Existing facilities include Gavin Park, a 58 acre park that includes soccer fields, tennis and basketball courts, baseball fields, a large pavilion area and a playground area. The facility located off of Jones Road also includes several buildings that support the Town's recreational program. There is one privately owned golf course in the Town located at the McGregor Country Club on Northern Pines Road.

Additionally, the Wilton Wildlife Preserve and Park provide passive recreational opportunity. The Wilton Wildlife Preserve and Park is a nonprofit organization. Their mission is to conserve ecological systems and natural settings while providing opportunities for environmental education and recreational experiences.

Opportunities and Constraints

Considerable land is available in the community to develop additional parks and passive recreational uses as needed to support the population.

I. Municipal/Community Services

Existing Conditions

Police Protection – Police services are currently provided by both the Saratoga County Sheriff and the State Police. State Police Barracks are located on Ballard Road. Saratoga County Sheriff Offices are located on County Farm Road in Ballston Spa. There is also a County Sheriff sub-station in the Mall.

Fire Protection – There are two fire districts serving the residents of Wilton. The Wilton Fire District with a station located on Ballard Road serves the entire area north of Northern Pines Road. The Greenfield Fire District station is located on Maple Avenue and serves the southern part of Route 9 and the Exit 15 area. These fire districts are staffed entirely by volunteers. The fire districts are funded by a special district tax.

Emergency Medical Services (EMS) – Emergency Medical Services in the Town of Wilton are provided by the Wilton Emergency Squad with headquarters on Jones Road. The EMS staff is comprised of a combination of paid and volunteer staff. EMS services are funded by a special district tax.

Education – Residents are served by one of three districts: Saratoga Springs City Schools, South Glens Falls or Schuylerville. The majority of students attend schools that are part of the Saratoga Springs City School District. Nearly the entire area south of Gailor and Scout roads are included within this district. The Dorothy Nolan Elementary School is part of the Saratoga Springs District. The Ballard Road Elementary School is part of the South Glens Falls School District.

The Maple Avenue Middle School is also part of the Saratoga Springs School District. The district is in the midst of capital improvements which include new classrooms, a new gymnasium and other facilities. The district has also realigned its school structure moving from a Jr. High format to Middle School format.

Waste Disposal – Waste disposal is provided by private waste haulers that are contracted by individual residences and businesses. Waste is transported to licensed landfills and other facilities.

Opportunities and Constraints

Police Protection – There are no known issues with police protection in the Town. Many suburban communities in Saratoga County use this mix of County and State forces.

Fire Protection – The Town has fire protection from the Greenfield Fire District and the Wilton Fire District. The fire districts and the Town should continue an open dialogue regarding equipment needs to ensure that appropriate levels of protection continue in this area of Town.

Volunteer staff is always needed to help maintain adequate staffing.

Emergency Medical Services (EMS) – It is anticipated that EMS service will continue to be provided to residents by a combination of paid and volunteer personnel.

Education – Continuing working with the school districts to project growth and conduct land use planning is beneficial. Educational services are a valuable asset to the community and, although mandated, should not be taken for granted. Understanding district needs is key to ensuring high quality education now and in the future.

Waste Disposal – Waste disposal will continue to be an important issue throughout the country. Limiting landfill space will eventually drive up disposal costs. Waste reduction and recycling should be emphasized in the community.

J. Utilities

Existing Conditions

Water

The Town's first private water systems were originally built by developers in the early 1980's. These systems were purchased by the WW&SA when it was established in 1992. A number of facilities combine to meet the Town's water supply needs. These include systems located within the Town of Wilton and additionally the County water line connections.

There is adequate water supply with connection to the County water line.

Sewer Service

The Saratoga County Sewer District No.1 (SCSD No. 1) encompasses the entire Town of Wilton.

Opportunities and Constraints

The availability of utilities or the ability to service them is perhaps one of the strongest precursors of development pressure. Development is either constrained or encouraged by the availability of utilities. The lack of utilities in an area combined with potential constraints related to soils can severely limit the pace and scale of development.

In order to maintain this strong policy of utilities management and growth management, the Comprehensive Plan for Water and Wastewater Management should be re-evaluated upon completion of this Comprehensive Plan to ensure consistency between these two important policy statements.

K. Transportation and Mobility

Existing Conditions

Residents of the Town of Wilton are generally dependent on their vehicles to move from place to place in their daily lives. There is limited mass transportation available.

The Town of Wilton is comprised of a network of roadways that include an interstate, a U.S. highway, state highways, county routes, and town roads. The Northway (I-87) is a major interstate highway that is the primary artery between Albany and the North Country. More importantly, it is the primary artery serving the large residential communities in throughout Saratoga County. The Northway has two exits within the Town (Exits 15 and 16). Exit 15 provides access to the residential area in the southern portion of the Town, its growing retail and commercial area and to downtown Saratoga Springs. Exit 16 provides access to the northern section of Town.

U. S. Route 9 is a principal arterial providing north-south access to both Saratoga Springs and Glens Falls. Route 9 is an important collector for many secondary

roads. New York Route 50, which intersects the southeastern quadrant of the Town, provides access between Saratoga Springs and Northumberland.

County roads include Ballard Road (CR 33), Northern Pines Road/Traver Road (CR 34), Gansevoort Road (CR 32), Greenfield Road (CR 36), and King Road (CR 39).

The Town is also in the process of updating its 2015 Update to the Traffic Planning Study. This plan identifies areas of improvements for Town-maintained roadways.

Opportunities and Constraints

Generally, the transportation system in the Town is in good condition. However, the physical constraints at the Exit 16 area creates traffic congestion and limits future economic growth in an area identified for that growth. Additionally, growth in the residential core between Route 9 and the Northway stress local and county roads during morning and evening peak hours. Recognizing that the majority of the population is commuting to work south of the Town, the emphasis should remain on providing efficient access to the Northway. This should be done in a manner that protects neighborhoods and the integrity of collector roads. Furthermore, the Exit 15 area requires further consideration to reduce congestion and improve the pedestrian environment, which is currently limited.

L. Socioeconomic Resources

Existing Conditions

Population

The Town of Wilton continues to grow steadily. From its roots as a rural farming community in 1950 with a population of less than 1500 people Wilton has grown to its present status as a dynamic, suburban community with numerous business operations and a population of 17,633. Recent population trends indicate that Wilton will continue to attract new residents and businesses. Wilton's location just north of Saratoga Springs and just south of the Adirondacks as well as access to I-87 is several of the many reasons it is a candidate for continued development pressure.

The 2010 Census population of 16,173 represents an increase of 3,662 people (29%) since the 2000 Census. The largest percentage increase during this time period was felt in the 1970's when the Town's population jumped from 2,984 to 7,182. Since that time the population has continued to climb at rates of 5- 20% per decade. Although the Town still has large areas of undeveloped land, there has been significant development pressure in a number of areas throughout the Town. Population trends from 1950 through 2010 are shown on Table B.3 below.

**Table B.3
Population Trends 1950- 2050**

Year	Wilton	Saratoga County	Capital District
1950	1,407	74,689	589,359
1960	1,902	89,096	657,503
1970	2,984	121,679	721,910
1980	7,182	153,759	741,580
1990	10,623	181,276	777,783
2000	12,511	200,635	
2010	16,173	218,372	
2020*	17,909	231,854	
2030*	19,652	244,277	
2040*	20,579		
2050*	21,019		

Source: US Census 2000, *CDRPC Projections based on US Census Data

The Town was nearly evenly divided between males (7,934) and females (8,239) in the 2010 Census. Age characteristics of the population are shown in the table that follows:

**Table B.4
Town of Wilton
Age Characteristics**

Age (Years)	Wilton	Saratoga County
Under 5	980	12,140
5 to 9	1,122	13,927
10 to 14	1,223	14,682
15 to 19	1,035	14,303
20 to 24	708	12,160
25 to 29	746	12,085
30 to 39	2,014	27,224
40 to 49	2,759	36,021
50 to 59	2,506	33,122
60 to 64	1,095	13,949
65 to 74	1,189	16,719
75 to 84	598	9,234
85 and older	198	4,041
Median Age	40.9	40.9

Source: US Census 2010

The population between the ages of 20-64, was 9,828 or 61% of the total population. The presence of a significant working age population makes the availability of good paying and sustainable jobs either in Wilton or within an acceptable commuting distance important. Currently the average travel time for workers living in Wilton is just over 24 minutes.

Residents are well educated which underscores the necessity for the types of job opportunities that will allow people to find suitable employment. According to the 2009 – 2013 ACS nearly 95% of Wilton’s population 25 years or older have earned a high school diploma. Over 52% of those 25 years or older have earned an Associate’s degree while just over 40% of the population have earned Bachelor’s degrees. In Saratoga County these statistics are High School Diploma 93%, Associates Degree 48%, and Bachelors Degree 37%.

Housing

The demand for housing, particularly single family units has continued to grow to meet the housing needs of the Town of Wilton's increasing population. This trend which began in the 1980's and identified in the 1990 Technical Master Plan

has continued steadily, seemingly not impacted by the poor economy of the late 1990's and early 2000's. As reported in the 1990 Technical Master Plan, there were approximately 2,396 residential units in Wilton in 1980 which increased to approximately 4,785 housing units in 2000 (2000 US Census). Housing types in Wilton and Saratoga County are shown in the table below.

**Table B.5
Town of Wilton Housing Trends**

Housing Type	Wilton	Saratoga County
Single Unit Structures	4,252	66,591
Multi-Unit Structures	1,310	23,514
Mobile Home & Other	1,025	8,694
Total Homes	6,587	98,800

Source: US Census 2010

Residential development continues to focus on the south, central and western areas of Wilton. The vast majority of residential development occurs in subdivisions in areas that can offer municipal sewer, water or both. An Annual development Report is produced each year identifying the building activity within the Town.

Economics

Residents of the Town of Wilton are generally financially secure. Based on the 2009-2013 ACS Census, illustrated in Table B.6 that follows, approximately 64 percent of the household incomes are over \$50,000 per year. In comparison, this is slightly lower than the County. A breakdown of 2009-2013 ACS estimate income levels is provided in the Table B.6.

**Table B.6
Household Income Levels**

2009-2013 Income	Town of Wilton	Saratoga County
Less than \$10,000	296	3,188
\$10,000 to \$14,999	351	3,458
\$15,000 to \$24,999	467	6,519
25000 to \$34,999	630	7,269
\$35,000 to \$49,999	614	9,774
\$50,000 to \$74,999	991	17,107
\$75,000 to \$99,999	650	13,239
\$100,000 to \$149,999	1,437	16,944
\$150,000 to \$199,999	665	6,026
\$200,000 or more	397	4,936

Source: US Census 2010

While there has been a rise in recent years, unemployment rates in the Capital District are generally low. Comparisons at the County level indicate employment in the County remains relatively stable. Unemployment rates for Saratoga County in January of the identified years are as follows:

- 1994: 5.4%,
- 1997: 4.7%,
- 2000: 4.5%,
- 2002: 4.5%,
- 2003: 4.2%.
- 2010: 3.3%
- 2011: 3.6%
- 2012: 4.2%
- 2015: 4.9%

The county is consistently one of the New York State Counties with a low unemployment rate. This indicates good stability as the County, state and nation have experienced a number of economic changes over the course of the preceding decades. This may be linked to a number of factors most notably the well educated work force and the variety of employers located within the region. The local economy includes many sectors which helps insulate it against job losses in one sector.

An analysis of employment and industry show that the majority of the Town’s residents work in other communities. This conclusion is reached by comparing statistics about the Town’s industries with statistics about the town’s workers.

Table B.7 below provides an overview of labor force characteristics.

Table B.7
Town of Wilton
Industries for Employed Persons 16 Years and Older

Industry	Town of Wilton	Saratoga County
Agriculture, Forestry, Fishing Hunting & Mining	21	880
Construction	430	6,973
Manufacturing	560	10,398
Wholesale trade	236	3,080
Retail trade	1,051	12,975
Transportation and Warehousing & Utilities	137	3,818
Information	125	2,205
Finance, Insurance, Real Estate, & Rental and Leasing	946	9,162
Professional, Scientific, Mgmt., Admin., & Waste Mgmt. Serv.	826	11,643
Education, Health & Social Services	2,341	29,164
Arts, Entertainment, Recreation, Accommodation & Food Services	742	9,669
Other services (except public administration)	151	4,591
Public Administration	343	7,743
Total	7,909	112,301

According to the 2007 Economics Sector Statistics for the Town of Wilton, the top five industries are (1) retail trade, (2) accommodation and food services, (3) professional, scientific, and technical services, (4) health care and social assistance, and (5) wholesale trade. This is the most current information available and it should be recognized that much has changed since 2007 regarding the industries present in the town.

Opportunities and Constraints

The population of the Town of Wilton continues to grow. This poses many issues with regard to land use and services. The Town continues to be a desirable place to live and should therefore continue to focus on those elements that draw people to Wilton. Efforts to capture and retain sustainable business will be beneficial to the tax base and may help to reverse some of the typical travel patterns. Major regional economic development projects in Saratoga County, such as the Luther Forest Technology Center, could have major implications in the rate of growth in the region. The Town should be prepared to address this growth pressure to prevent unintended impacts to community character and quality of life.

M. Historic & Cultural Resources

The one common link between the Native Americans, early settlers, and present day residents of Wilton is "Love of the Land". As the Iroquois were attracted by the forests, streams, mineral waters, and good fertile land, so were the first pioneer families.

Trails used by trappers and traders crossed Wilton both North-South and East-West. In 1693 there was a three day battle near one of these crossings between British troops under Peter Schuyler and parties of French and Indians. The battle took place near Stiles Corners. Neither side could claim victory, but the skirmish is known as the "Battle of Wilton". The site is noted by an historic marker at the corner of Parkhurst and Gailor Roads.

During the time between the French and Indian War and the Revolutionary War, settlers came to Wilton, (previously known as Palmertown) in increasing numbers. In 1764, the Brisbin brothers began a saw mill on the Snook Kill,

located in the Palmertown Mountain Range in the North West section of Wilton. After the Revolution, the families of Stiles, Kings, Phillips, Laings, Perrys, Emersons, Dimmicks, Johnsons and McGregors left their marks as well as their names on many small hamlets including: King's Station, Stiles Corners, Dimmicks Corners, Emersons Corners, and Mt. McGregor.

Emersons Corners was named for Broadstreet Emerson who owned a tavern c.1790 that was the first seat of Government in Wilton. The tavern was the site of Wilton's first Town meeting held in 1819 after the town was created from a portion of Northumberland. The site is marked by an historic marker at the corner of Ballard and North Roads.

In the late 1800's a bottling plant distributed the Gurn Spring Mineral Water and Emersons Corners became better known as Gurn Spring. Competition from mineral water enterprises in Saratoga Springs caused the operation at Gurn Springs to close in the early 1900's.

The Gurn Spring Methodist Church c.1885, The South Wilton Church and the Wiltonville Church 1871 are still in existence, but no longer operate as Methodist churches. The combined congregations now occupy the Trinity Methodist Church on Ballard Road.

The McGregor brothers came from Scotland in 1787 and settled in an area near Palmertown. They began farming and operated a gristmill soon after they arrived. Duncan McGregor built a small hotel atop a mountain which became known as Mt. McGregor. The Hotel Balmoral, a grand luxury hotel, was built on the mountain in 1883 and was destroyed by fire in 1897.

Mt. McGregor is better known as the dying place of President Ulysses S. Grant. In July 1885, the terminally ill Grant occupied Drexel's cottage, the original hotel of Duncan McGregor, for several weeks until his death. After fire destroyed the Hotel Balmoral, Mt. McGregor lay idle until 1913 when it was purchased by the Metropolitan Life Insurance Company. It was subsequently purchased by New York State and most recently functioned as a correctional facility. New York State is in the process of transferring a portion of the property to the New York State Office of Parks to expand the Moreau State Park

Opportunities and Constraints

Wilton has a rich history and includes numerous sites of regional and local significance. Although much change has taken place in the town, there are still excellent examples of structures built during the 18th and 19th centuries particularly in the areas of the Wilton Hamlet and Gurn Springs. There are also numerous important sites and structures in the area of Route 9.

Areas that have been deemed locally significant should be protected and enhanced whenever possible. This could at times constrain development on a particular site, but in most cases good site design should make it possible to develop a site and protect and enhance historic resources. Consideration could be given to incentives that would provide density bonuses or other concessions in exchange for the preservation of the historic resources. If properly planned both the historic resources as well as proposed projects can be enhanced through this approach.

APPENDIX C

PUBLIC COMMENT SUMMARY

For the purpose of compliance with the State Environmental Quality Review Act (SEQR), the Comprehensive Plan Update also serves as a Generic Environmental Impact Statement (GEIS). Therefore, in accordance with SEQR §617.9(a)(iii) and §617.9(a)(iv), a Public Comment Period was initiated and a Public Hearing was held. The below table provides a list of all public comments received. The table includes comments submitted in writing during the Public Comment Period, August 6, 2015 through September 15, 2015, and those expressed at the Town Board Public Hearing held on September 3, 2015 at the Wilton Town Hall. Comments are not verbatim and have been paraphrased to capture topic areas within the Plan.

Each of the public comments received have been documented and responses provided as appropriate. The majority of the public comments received were applicable to specific topics within the Plan. Responses to these comments include direction to specific Plan sections. Other responses address a comment by indicating that how the Plan has been revised to respond to the comment. For comments not applicable to the Plan, it was noted and direction was provided to the commenter on how to have that comment addressed. General comments are marked as noted.

Date	Name and Address	ID	Topic / Comment	Response
8/19/15 Written	Katie Coons 35 Dimmick Road Wilton, NY 12831	A1	Historic Resources: Stated in writing that the Town Historic Preservation Board was not mentioned in the Comprehensive Plan and requested that this be corrected.	References to the Town Historic Preservation Board have been added to the Comprehensive Plan in Chapter II: Community Vision, Historic & Cultural Resources (pg. II-2) and Chapter III: Plan Recommendations, Resource Conservation (pg. III-10).
8/24/15 Written	Jill Stancanelli 12 White Birch Lane Gansevoort, NY 12831	B1	Taxable Property: Inquired in writing whether a garage is taxable.	Ms. Stancanelli was directed by the Town of Wilton to contact the Assessor's Office for more information.

9/3/15 Public Hearing	Nancy Gatland 28 Timbira Drive Wilton, NY 12831	C1	Committee Effort: Commended the committee for their work on the draft update of the Comprehensive Plan.	Comment noted.
		C2	Development: Noted that Wilton needs to progress and expressed acknowledgement that progress and development go hand in hand. Expressed strong feelings regarding some of the current development in the Town. Noted that some zoning laws were changed and weakened a few years ago which has led to the monstrosity that it being built on Route 9, north of Northern Pines Road as well as the Wellness Center that was built across from the Maple Avenue School. Noted that to many, the apartment building on Northern Pines Road looks like a prison. Mentioned words and phrases included in the Plan such as “architectural and developmental standards”, “aesthetically pleasing commercial design”, “protect scenic vistas”, “development of a scale and design that is appropriate”, “protection of open spaces”, “attractive streetscape and beautification plan” and “avoid fragmentation of wetlands” and questioned whether the construction of enormous buildings out to the sidewalk achieves the goals outlined in the plan. Questioned whether the Town of Wilton wants their section of Route 9 to look like Route 9 in the Town of Malta. Noted concerns regarding protecting vistas such as the ridge on Route 9 which is now partially blocked by the apartment building. Noted that the Comprehensive Plan states that there should be architectural review to address visual aspects of the structure as it relates to the surroundings and vision of the area.	Comment noted and addressed on page III-15-16.

		C3	Public Input: Acknowledged that a public hearing is being held and asked whether the Town Board will pay attention and listen to the residents of Wilton during the hearing. Noted that over the last few years, residents have not witnessed the Town Board paying attention and listening to residents.	Comment noted. The Town Board is considering all comments received during the public hearing and public comment period.
		C4	ZIP Code: Noted that the Comprehensive Plan mentioned the possibility of a Wilton zip code and expressed her support for the idea.	Comment noted and addressed on page II-9.
9/3/15 Public Hearing	Dan Tagliento 29 Jones Road Wilton, NY 12831	D1	General: Thanked the board for the opportunity to speak.	Comment noted.
		D2	General: Noted that he would repeat almost everything that was brought to the attention of the Board and knows that the Board is aware of these items.	Comment noted.
		D3	Resident Costs: Noted that while there are no property taxes in Wilton, there are other things residents pay for to live in Wilton. Noted that school taxes increase as children move into the community. Noted that costs associated with maintenance of the highway increase and as the number of miles taken care of by the highway superintendent increases.	Comment noted.
		D4	Traffic Congestion and Safety: Noted that if the Town population continues to grow, the congestion and use of the highway will increase. Noted concerns regarding a number of intersections that are a nuisance and areas for possible accidents. Noted the intersection of Northern Pines and Traver Road, the north end of Smith Bridge Road and Route 9 traffic at certain hours are dangerous as people take daring chances getting into traffic.	Comment noted.

			<p>Noted the roads are probably six years beyond the responsibility for New York State Department of Transportation, the City of Saratoga Springs and the Town of Wilton of clearing up and straightening up the radius on the arterial. Noted that if going that way may cause people to jump the curb and make a right hand turn. Noted that the work was planned for and paid for eight years ago and that the money was transferred by the State senator to complete work in Malta.</p>	
		D5	<p>Development and Expansion: Mr. Tagliento noted that there are a number of locations, intersections mostly, that have developed into a bucket list. Before we expand areas, we need to catch up with the lists we are developing that hurt our community by presence and use.</p>	<p>Comment noted.</p>
		D6	<p>Development and Associated Costs: Noted the conditions of the roads and that as the Town continues to grow, the economy is improving and people see the Town as a great place to raise a family. Commended the Highway Superintendent for doing an excellent job. Noted that repairs have been made to the storm drains. Noted that it shouldn't be a burden for the highway department to fix or upgrade storm drains. Noted that mitigation fees are used sparingly and wisely. Noted the Town is coming to a point of being 90 to 100% built out. Noted the community is going to have to live with the development. Noted that several miscues have happened. Noted that new homes being built are a welcomed addition to the community. Noted that the community cannot walk and bicycle on the shoulder. Noted that maybe it is part of the Comprehensive Plan not to punish the developer and make a project more costly. Noted that Smith Bridge Road is perilous, especially when</p>	<p>Comment noted and addressed in Chapter 2 – Fiscal Concerns and Economic Development page II-9-11; Community Facilities and Services page II-9; and Transportation and Mobility page II-4-5. Also addressed in Chapter 3 Fiscal Concerns and Economic Development pages III-3 – 4 and Transportation pages III-6-9.</p>

			there are pedestrians and bicyclists. Noted the need for a transportation committee to identify the locations that have to be fixed. Noted that waiting too long will only increase costs. Noted that items such as a traffic signal that used to cost \$50,000 to \$60,000 now cost over \$100,000.	
9/3/15 Public Hearing	Connie Towers 92 Ernst Road Wilton, NY 12831	E1	Committee Effort: Expressed agreement with comments by Ms. Gatland regarding committee effort.	Comment noted.
		E2	Town Vision and Goals: Noted satisfaction with many of the items the Town is looking onto such as renewable energy, conservation overlays in Planning Area 1, architectural standards and guidelines and a Hamlet Master Plan.	Comment noted. Vision and goals are identified in Chapter 2.
		E3	Hamlet Master Plan: Inquired whether the Hamlet Master Plan will be an addendum to the document. Noted that the two hamlets have been sore points. Stated that the two hamlets have been sore points. Inquired whether the Town will define the development and boundaries of the H-1 and H-2 before someone comes in with a project. Noted that the maximum density should be revisited for both areas. Noted that if a new H-2 zone is created, it will have to go back to the zoning laws for hamlets and that will bring us back to 129-176 M which is the apartment building densities which went from 8 to 15. Noted that there is somewhere in the middle that we can deal with. Stated the hamlet law will put you back to that zoning law and it will have to be reconfigured at some point at the town board level. Noted that everyone is on a great path with a lot of effort and a lot of work. Noted that there is a lot of work to be done and expressed a desire for the Hamlet Master Plan in order to avoid going	Comment noted. Hamlets addressed on pages II-11; III-2,5, 14, 15, 16, 18 and 19.

			backward. Noted that if the plan is started and cemented from the beginning, problems will hopefully not occur. Noted that it is remarkable to keep moving forward. Stated that defining the zoning, terms and guidelines will help fill in the blanks between the transition of residential and apartments. Expressed hope that the plan will retain the old neighborhoods where long time residents who have been paying taxes want to see the Town progress, but maintain a quality consistent with the quality that drew them to the Town originally. Stated that Wilton is a wonderful town.	
9/3/15 Public Hearing	Stephen Harran, Jr. 165 Parkhurst Road Wilton, NY 12831	F1	SEQR Process: Inquired whether the board was going to approve anything tonight or if there would be further discussion.	Comment noted and adoption process/schedule provided.
		F2	Public Advertising: Noted that very few people in the town actually know what is in the Comprehensive Plan. Noted that this evening is the first time he learned he could have received a copy of the Plan. Noted that the public meeting was only advertised through the Saratogian. Noted that a woman spoke about the monstrosity (building) on Route 9. Expressed interest in the Town Board calling a meeting to discuss the Comprehensive Plan in great detail to achieve total understanding of what people think the Town should look like. Noted that he would not comment because he did not know about it. Requested the board go slow and give people a chance to understand and see what happens. Noted that it may be a great plan. Inquired where advertisements were posted. Noted that the Board should understand the view of the residents. Noted that the Board stated advertisements were posted in Saratoga Today. Noted that	Comment noted. All Comprehensive Plan Committee meeting were open to the public. Committee meeting notes and the draft plan have been available for public review at Town Hall and the Town website. The Committee Public Hearing was noticed and held on May 12, 2015. The Town Board Public Hearing was noticed and held on September 3, 2015. Public hearing notices are published in the official Town newspaper.

		<p>he did not see the advertisements in Saratoga Today. Noted that he was in Florida for three or four months a year, but has not seen anything about the Plan. Stated that there has to be a better way of advertising because the current advertising is not getting the message through. Stated that the plan may be good or bad, but that he didn't know and would like the chance to see it and think about it. Stated that there have to be other kinds of open meetings. In response to the Supervisor's comments, stated that the Supervisor is deaf and blind. Stated that he is suggesting that the Board may be using the wrong method to communicate with the people. Stated he is not stupid, but has no idea what the Comprehensive Plan says. Stated he doesn't go on the website and that the Board is talking about the millennium people. Noted he would love to have a better method. Noted it is difficult. Noted he's been on planning boards, zoning boards and the county IDA. Noted he had that impression that the average people in the Town do not know what the plan is. Noted that it could be a superior plan. Noted that other meetings should be publicized and not on the computer due to the older residents in the Town. Noted that the older residents should be able to attend a meeting. Noted he didn't know who was on the committee and that their background may say a lot about what they are thinking. Noted that maybe their thinking isn't what everyone else in the community wants. Noted that Wilton is not Saratoga Springs, Albany or Long Island. Noted that the whole community is changing in complexion and maybe that is not the way we want to go, but maybe the community wants to go that way. Requested the Board communicate different, stated he could not provide</p>	
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			<p>ideas on how to do so. Noted that he had no idea what the meeting was about. Noted that he thought the planning members would be at the meeting to discuss what they are doing, their motivation and where they expect to be. Noted that there has to be a better way of communicating because he said he knows too many people that have no idea of what is going on here. Noted that he wasn't pointing any fingers. Noted that a majority of the board are people he voted for because the Town needed change. Noted that he hopes the Board doesn't mess it up like the previous group did</p>	
9/7/15 Written	Nancy Gatland 28 Timbira Drive Wilton, NY 12831	G1	<p>Committee Effort: Thanked the committee in writing for the time and effort put into updating the Comprehensive Plan.</p>	Comment noted.
		G2	<p>Development: Stated in writing that development is an important part of progress, which is necessary for Wilton to grow. Noted that the Plan uses words and phrases such as "aesthetically pleasing commercial design," "protect scenic vistas," "development of a scale and design that is appropriate," "attractive streetscape," etc. which indicates that the Town would be able to make decisions appropriate for the wonderful Town of Wilton. Noted that some of the Town zoning laws were altered a few years ago which lead to the construction on Route 9 which does not meet the Plan's vision for the Town. The large building that blocks off part of the view of the ridge was used as an example. A question regarding whether the community wants the entire vista obstructed by buildings of this size and visual appearance was posed. AS an example, described another new building as ugly and visually displeasing. Noted that these two examples of development within the Town do not</p>	Comment noted and addressed on page III-15-16.

			“address the visual aspects of the structure as it related to the surroundings and vision of the area.”	
		G3	ZIP Code: Expressed in writing support of Wilton acquiring its own ZIP code.	Comment noted and addressed on page II-9.