



LANDS N/F OF
THE DELAWARE AND HUDSON
RAILROAD CORPORATION
TAX# 141.-2-48.1
L.1304 P.5

LANDS N/F OF
JOHN S. BISS AND
LISA A. BISS
TAX# 141.-2-47.1
L.1143 P.253

LANDS N/F OF
CURTIS ZWIJACZ
TAX# 141.-2-79.1
INSTR# 2012022515

LANDS N/F OF
JOHN S. BISS AND
MICHAEL R. BISS
TAX# 141.-2-74.1
INSTR# 2011012826

LANDS N/F OF
JOHN S. BISS AND
MICHAEL R. BISS
TAX# 141.-2-74.1
INSTR# 2011012826

TOWN OF WILTON STANDARD NOTES:

1. NOTIFY THE TOWN OF WILTON AND PAY INSPECTION FEES PRIOR TO STARTING WORK.
2. ALL LANDSCAPING/PLANTINGS SHALL BE MAINTAINED (REPLANTED IF NECESSARY) ON A YEARLY BASIS.
3. A PLANNING BOARD MEMBER, THE BUILDING INSPECTOR, THE DIRECTOR OF PLANNING, AND THE TOWN ENGINEER MAY VIEW THE SITE, AND ADDITIONAL PLANTINGS INSTALLED AS THEY DEEM NECESSARY, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.).
4. TOTAL TRAFFIC MITIGATION FEE IS DUE UPON FINAL APPROVAL, PRIOR TO SIGNING OF ANY MYLAR.
5. SITE PLAN APPROVAL DOES NOT CONSTITUTE SIGNAGE APPROVAL. A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED.
6. CERTIFICATION BY A P.E. THAT THE SITE WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SITE PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF THE C.O.
7. SUBMISSION OF AS-BUILTS, IF REQUIRED, IS DUE PRIOR TO ISSUANCE OF THE C.O.
8. TEMPORARY OR PERMANENT OUTDOOR STORAGE IS PROHIBITED, UNLESS SPECIFICALLY APPROVED AS PART OF THE FINAL SITE PLAN.
9. THE P.E. OR R.L.A.'S STAMP AND SIGNATURE ON THESE PLANS HEREBY CERTIFIES THAT THESE PLANS CONFORM TO THE REQUIREMENTS OF THE TOWN OF WILTON'S STORMWATER LAW.
10. THE PAVED ACCESS ROAD TO THE PROPERTY LINE IS FOR THE PURPOSE OF SHARED, CROSS-ACCESS TO THE ADJOINING PARCEL(S) AND AS APPROVED BY THE WILTON PLANNING BOARD AND WHICH CROSS-ACCESS RIGHTS MAY BE DIRECTLY ENFORCED BY THE ADJOINING PARCELS THEMSELVES. IT SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES. ANY CLOSURE OR RESTRICTION OF ACCESS OF ANY KIND SHALL BE DEEMED A VIOLATION OF SITE PLAN APPROVAL. IN THE CASE OF DASHED LINES SHOWING A FUTURE PAVED CROSS-ACCESS ROAD, THIS ROAD SHALL BE PAVED TO THE PROPERTY LINE WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE TOWN OF WILTON.

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP. FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962), TOLL FREE.

MAP REFERENCES:

MAP ENTITLED "PROPOSED SUBDIVISION PLAT BISS MINOR SUBDIVISION OF 2017" AS PREPARED BY JAMES M. VIANNA, P.L.S., DATED MAY 1, 2017, LAST REVISED SEPTEMBER 1, 2017, FILED WITH SARATOGA COUNTY CLERK OCTOBER 5, 2017.



SITE LOCATION

REQUIRED:		
ZONING:	RB-1 RESIDENTIAL BUSINESS DISTRICT	
LOT AREA:	REQUIRED 40,000 SF MIN.	PROVIDED 120,791± SF (2.77 AC)
LOT WIDTH:	200' MIN.	329.61'
BLDG. HEIGHT:	35' MAX.	35'
GREEN SPACE:	35% MIN.	40.6%
SETBACKS:		
FRONT:	30' MIN.	30.0'
SIDE:	50' MIN.	53.3' & 50.0'
REAR:	50' MIN.	15.0'

*AREA VARIANCE GRANTED BY ZBA ON 2/23/23

COVERAGE STATISTICS	REQUIRED	PROVIDED
BUILDINGS:	33,590± SF	27.8%
PAVEMENT:	38,112± SF	31.6%
GREEN SPACE: 35% MIN. (42,277 SF)	49,089± SF	40.6%
TOTAL	120,791± SF (2.77 ACRES)	100%

PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
WS	PICEA GLAUCA	WHITE SPRUCE	SEE PLAN	6' TO 7' HT	B & B
BS	PICEA PUNGENS	BLUE SPRUCE	SEE PLAN	6' TO 7' HT	B & B
HL	TSUGA CANADENSIS	EASTERN HEMLOCK	SEE PLAN	6' TO 7' HT	B & B
WP	PINUS STROBUS	WHITE PINE	7	5' TO 6' HT	B & B
HY	TAXUS MEDIA HICKSI	HICK'S YEW	3	24" TO 30" S	B & B
FG	PENNISETUM SETACEUM	FOUNTAIN GRASS	2	24" TO 30" S	B & B
RC	JUNIPERUS VIRGINIANA	RED CEDAR	23	5' TO 6' HT	B & B

Approved by Resolution of the Planning Board of the Town of Wilton, New York, on the ____ day of ____, 20__ subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval.

Signed this ____ day of ____, 20__ by _____

Chairman Secretary

Town of Wilton Water & Sewer Authority (WWSA)

These plans for _____ are hereby approved by the WWSA and are subject to all conditions of all notices, regulations and requirements of the WWSA. Any changes, erasures, revisions and/or modifications to these plans, as approved, shall void this approval.

Signed this ____ day of ____, 20__ by _____



APPLICANT (CONTRACT VENUEE):
TIM BARBER
JAG I, LLC
8 BLUE LUPINE LANE
GANSEVOORT, NY 12831

OWNER:
JOHN S. BISS
4250 ROUTE 50
SARATOGA SPRINGS, NY 12866

TAX MAP # 141.-2-47.2
AREA= 120,791± SF (2.77 ACRES)

PLANTING SCHEDULE	NO.
1. TOWN COMMENTS	
2. REVISION	



LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676

**FINAL SITE PLAN
SELF STORAGE FACILITY**

4248 ROUTE 50

TOWN OF WILTON COUNTY OF SARATOGA

STATE OF NEW YORK

ABD ENGINEERS, LLP

411 Union Street
Scheneectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE: FEBRUARY 28, 2023 SCALE: 1" = 30' DWG. NO. 5568A-59 SHEET OF 4