

DEVELOPMENT REPORT UPDATE

2018

Wilton Planning Department

22 Traver Road

Wilton, New York 12831

www.townofwilton.com

TABLE OF CONTENTS

INTRODUCTION.....3

BUILDING PERMITS ISSUED 10 YEAR HISTORY.....4

2018 BUILDING DEPARTMENT FINANCIAL REPORT5

2018 PLANNING DEPARTMENT FINANCIAL REPORT6

2018 SUMMARY OF RESIDENTIAL UNITS BY PROJECT NAME7-9

NON-RESIDENTIAL PROJECTS APPROVED IN 2018.....10-11

NON-RESIDENTIAL PROJECTS APPROVED 10 YEAR TABLE12

RESIDENTIAL PROJECTS APPROVED IN 201813

RESIDENTIAL PROJECTS APPROVED 10 YEAR TABLE.....14

INTRODUCTION

The Town of Wilton produces this annual planning and building development report to provide information to the public about the residential and commercial development within the Town and to show how that development is part of the overall growth in Saratoga County.

The report includes data from the Wilton building and planning departments such as:

- Building Department Permit History and Financial Report
- Planning Department Financial Report
- Reports on Residential, Non-Residential/Commercial Projects Approved in 2018

The Town of Wilton is enjoying a period of growth both in residential and commercial development. This can be attributed to the high quality of life provided to its residents and the desirability of Wilton as a thriving commercial center in a growing Saratoga County and Capital District.

If you have any questions about this report, please contact Amy DiLeone, Executive Secretary for the Planning Department at (518) 587-1939 ext. 211. adileone@townofwilton.com

BUILDING PERMITS ISSUED 10 YEAR HISTORY

TOWN OF WILTON BUILDING DEPARTMENT

2009-2018

YEAR	COMMERCIAL PERMITS*	RESIDENTIAL PERMITS*
2009	34	76
2010	35	70
2011	40	56
2012	40	57
2013	43	73
2014	53	86
2015	46	108
2016	48	125
2017	40	106
2018	46	92

**Figures for commercial are for new construction, additions, and remodels. Figures for residential are for single family, multi-family, additions, and remodels*

2018 BUILDING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	PERMITS ISSUED	FEES COLLECTED
SINGLE FAMILY	61	\$37,832.73
MULTI-FAMILY	1	\$660.60
ADDITIONS/REMODELS	30	\$3,733.79
GARAGES	9	\$1,833.53
COMMERCIAL	8	\$40,462.50
COMMERCIAL ALTERATIONS	38	\$19,484.13
SIGNS	15	\$5,574.75
MISCELLANEOUS*	200	\$11,978.38
RENEWALS	130	\$11,900.00
INSPECTION FINES	0	\$0.00
ZONING MAPS	0	\$0.00
TOTAL	492	\$133,460.41

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

351 Certificates of Occupancy and Certificates of Compliance were issued in 2018

2018 PLANNING DEPARTMENT FINANCIAL REPORT

DESCRIPTION	FEES COLLECTED
RESIDENTIAL APPLICATIONS	\$ 8,340.00
COMMERCIAL APPLICATIONS	\$ 5,868.76
ENGINEERING REVIEW	\$ 60,084.00
CONSTRUCTION INSPECTION	\$ 34,580.00
PARK AND RECREATION	\$ 35,800.00
TRAFFIC MITIGATION	\$ 10,880.00
TOTAL	\$ 155,552.76

2018 SUMMARY OF RESIDENTIAL UNITS BY PROJECT NAME

**TOTAL NUMBER OF
CERTIFICATES OF OCCUPANCY**

APPROVED 1831 ISSUED 1,344 UNDEVELOPED 487

Project Name	Approved	CO's	Undeveloped
Adirondack Estates	10	7	3
ANW Holdings	4	1	3
Autumn Acres	3	2	1
Biss, John and Lisa	2	1	1
Blanchard Road	7	7	0
Brooke Park	13	11	2
Burnham Hollow	55	24	31
Cahill's Forest	15	0	15
Canyon Run	47	44	3
Canyon Run Extension	44	0	44
Carriage Pines PUDD	12	0	12
Chestnut Hill	16	6	10
Connor's Way (Stewart Court)	5	5	0
Craw Farm	49	37	12
Craw Farm South	19	0	19
Crossings at Northern Pines	36	36	0
Dennis Land (Eighteenth Pass)	8	8	0
ER Design Build LLC	4	1	3
Fairways III	197	196	1
Floral Estates V	18	18	0
Forest Phase III	13	11	2

Project Name	Approved	CO's	Undeveloped
Gurn Springs Road	6	2	4
Huckleberry Finn Estates	42	39	3
Indian Springs	127	122	5
Links, The	21	20	1
Louden Ridge	23	9	14
Louden Road/Eastview	17	4	13
Loughberry III, Sections 2 & 3	37	35	2
Mill at Smith Bridge	68	62	6
Morris, Lands of	26	2	24
Northern Pines PUDD	8	5	3
Olson Farm	55	45	10
Paddocks PUDD	84	84	0
Park Place at Wilton	114	114	0
Perry Road Senior Community	110	110	0
Pine Brook Landing	21	17	4
Pravda, Lands of	5	2	3
Preserve at Ruggles Road	49	48	1
Ridgeview Commons Zone 1A	58	58	0
Ridgeview Commons Zone 2	22	0	22
Ridgeview Estates	38	13	25
Rolling Greens Executive Estates	29	17	12
Safian, Lands of	3	2	1
Salmonson, Gerald et al	3	1	2

Project Name	Approved	CO's	Undeveloped
Saratoga Heritage Phase III 5-lot	5	0	5
Saratoga Heritage Phase II Multi-Family	16	16	0
Saratoga Heritage Phase III	40	40	0
Sass, Lands of	9	0	9
708 Route 9	48	16	32
Smith Subdivision	27	0	27
Sonoma Grove	66	9	57
Spencer Conservation Subdivision	8	0	8
Streicher, Lands of	4	1	3
Sydney Hill	28	26	2
Traver Road 5-Lot	5	1	4
Traver Road – Ushu Court	9	7	2
Wilton Woods	19	0	19
Woodcock	4	2	2
TOTALS	1831	1344	487

NON-RESIDENTIAL PROJECTS APPROVED IN 2018

TOTAL NEW CONSTRUCTION 131,180 SQUARE FEET

DATE	APPLICANT/PROJECT	DESCRIPTION
1/17/18	New Country Toyota Renovation Country Realty Co. 3002 NYS Rt. 50 Tax Map No. 153.-3-84.11 Zoned PUDD	Amended Site Plan for New Country Auto Park PUDD for modifications to the Toyota Sales Building on New Country Way.
4/18/18	Key Bank Wilton 3016 NYS Route 50 Tax Map No. 153.-3-49 Zoned C-3	Amended Site Plan for the addition of 10 parking spaces and parking lot improvements.
4/18/18	Maple Avenue Mini-Golf Brian Brumley 556 Maple Avenue Tax Map No. 153.5-2-5 Zoned CR-1	Minor Site Plan Amendment for an 18-hole miniature golf course, including construction of 180 sq. ft. office/restroom and other site improvements.
6/20/18	Exit 16 Northway Self-Storage Northeast Green Tech LLC Ballard Road Tax Map No. 115.-2-38 Zoned C-3.	Site Plan for construction of Exit 16 Northway Self-Storage, a 117,500 ± sq. ft. multi-building self-storage facility having a total of 1,100 storage units.
6/20/18	Adirondack Trust Bank Adirondack Trust Company 650 Route 9 Tax Map No. 140.13-1-19 Zone H-1.	Minor Site Plan Amendment to rebuild the Adirondack Trust Bank, having 2,500± sq. ft.
7/18/18	Ramsdill Office Building Amended Site Plan Dione Ramsdill 4285 NYS Rt. 50 Tax Map No. 141.-2-35 Zoned RB-1	Amended Site Plan for improvements to existing building to be used as a small business office.

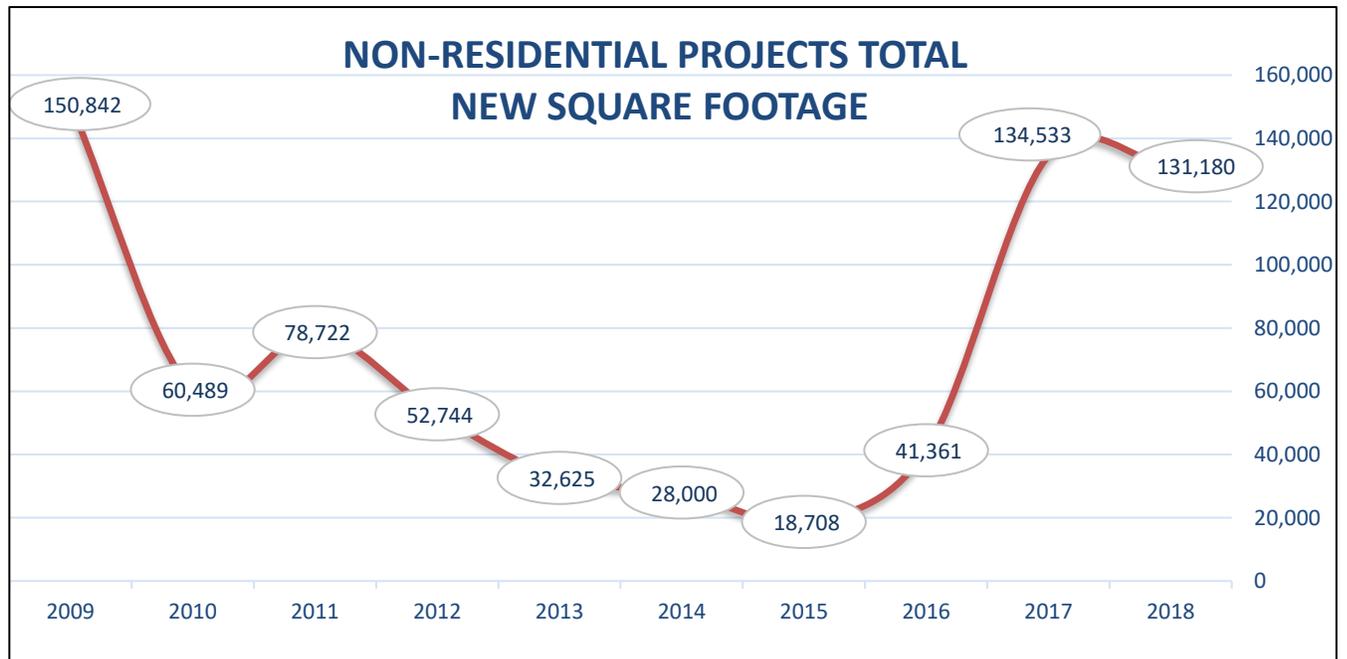
8/15/2018	Alpin Haus Amended Site Plan Alpin Haus, Inc. Gordon Lane Tax Map No. 115.-1-39.2 Zoned C-3.	Amended Site Plan for construction of a 640 sq. ft. addition to an existing building.
8/15/2018	Hiram Hollow Interim Recycling Facility Casella Waste Systems 100 Washburn Road Tax Map No. 102.-1-28 Zoned CRT	Amended Site Plan for the construction of a 9,900 sq. ft. recycling facility.
11/20/2018	Operation Adopt-A-Soldier Chuck Gerber 4281 NYS Rt. 50 Tax Map No. 141.-2-36 Zoned RB-1	Amended Site Plan for a 460 sq. ft. addition to the existing building.
12/20/2018	Prime Holding Group Self Storage Prime Edie Road, LLC NYS Rt. 50 Tax Map No. 141.-2-14.112 Zoned C-2.	Amended Site Plan for Prime Group Self Storage to move parking, siding façade of building and add bay doors.

NON-RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2009-2018

2009	Total New Construction	150,842	Square Feet
2010	Total New Construction	60,489	Square Feet
2011	Total New Construction	78,722	Square Feet
2012	Total New Construction	52,744	Square Feet
2013	Total New Construction	32,625	Square Feet
2014	Total New Construction	28,000	Square Feet
2015	Total New Construction	*418,708	Square Feet
2016	Total New Construction	41,361	Square Feet
2017	Total New Construction	134,533	Square Feet
2018	Total New Construction	131,180	Square Feet

***2015 - Ace Warehouse Expansion of 400,000 Square Feet is not included graphically below to better represent the scale of New Square Footage.**



RESIDENTIAL PROJECTS APPROVED IN 2018

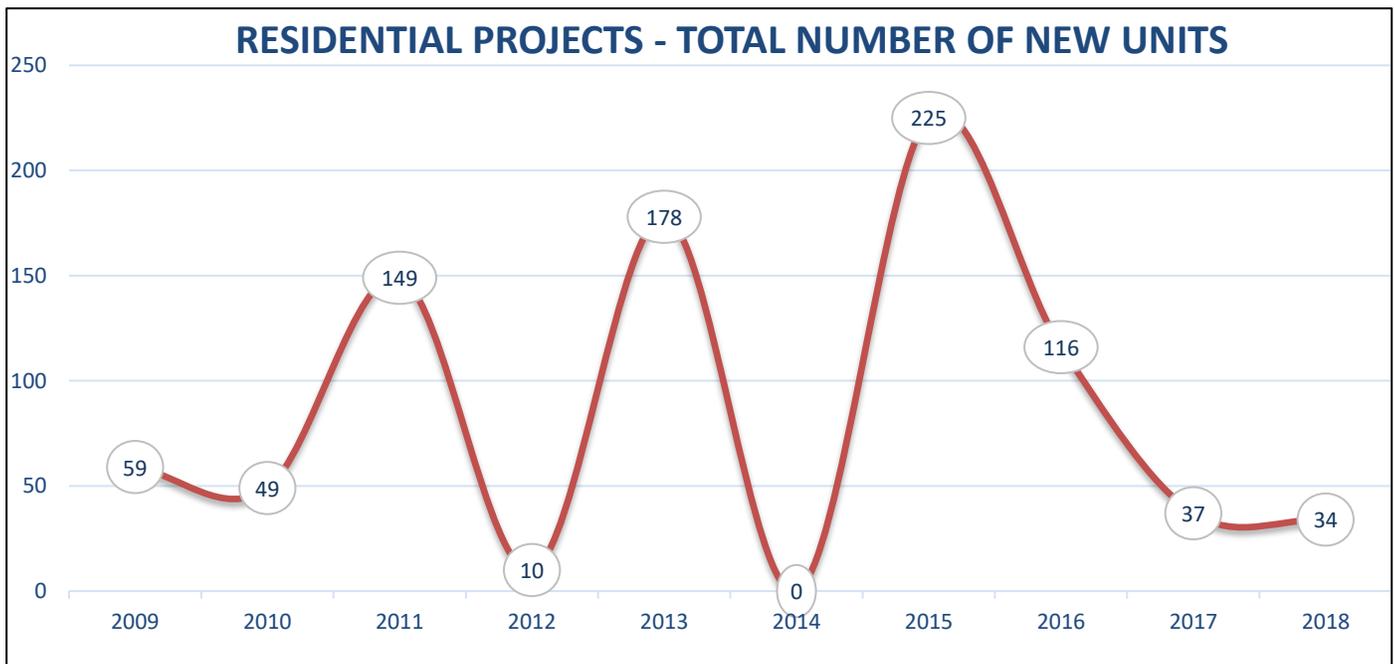
Total New Living Units: 34

DATE	APPLICANT/PROJECT	DESCRIPTION
1/17/18	Craw Farm South 19-Lot Subdivision (Ernst Subdivision) William J. Morris Traver Road Tax Map No. 115.-1-26; 30 Zoned R-1	Application for 19-Lot residential subdivision
9/9/18	Cahill's Forest 15-Lot Conservation Subdivision J. Thomas Roohan Adjacent to Harran Lane and Jones Road Tax Map No. 140.-2-48.41 Zoned R-2.	Application for 15-Lot subdivision

RESIDENTIAL APPROVED PROJECTS 10 YEAR TABLE

2009-2018

2009	Total New Units	59
2010	Total New Units	49
2011	Total New Units	149
2012	Total New Units	10
2013	Total New Units	178
2014	Total New Units	0
2015	Total New Units	225
2016	Total New Units	116
2017	Total New Units	37
2018	Total New Units	34



END OF THE 2018 DEVELOPMENT REPORT

