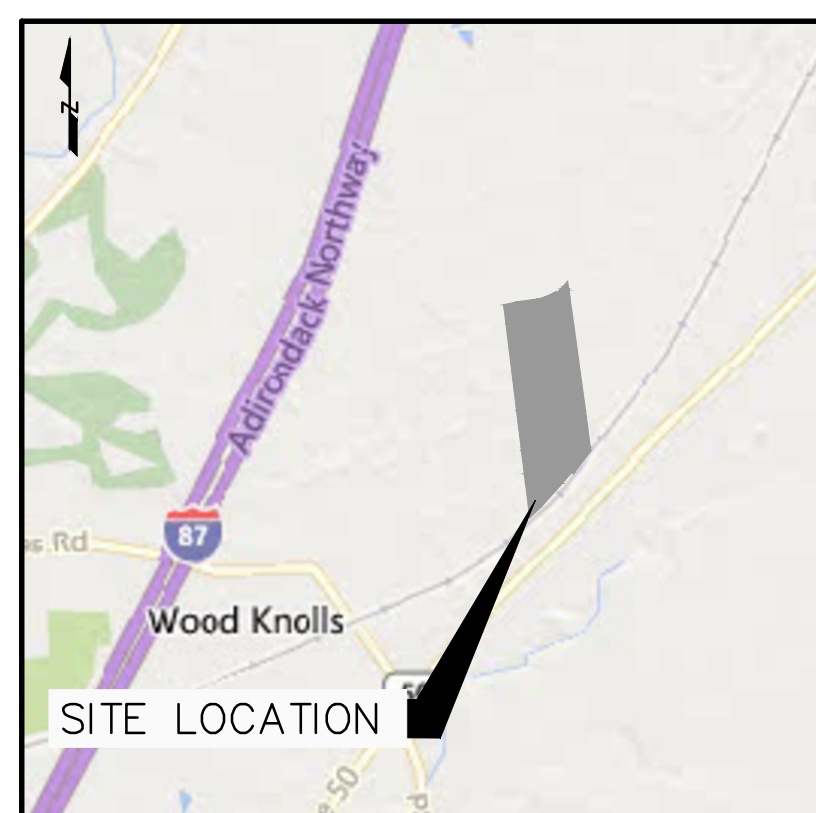


# BULLARD LANE CONSERVATION RESIDENTIAL SUBDIVISION

TOWN OF WILTON \* SARATOGA COUNTY \* NEW YORK



## SITE LOCATION MAP

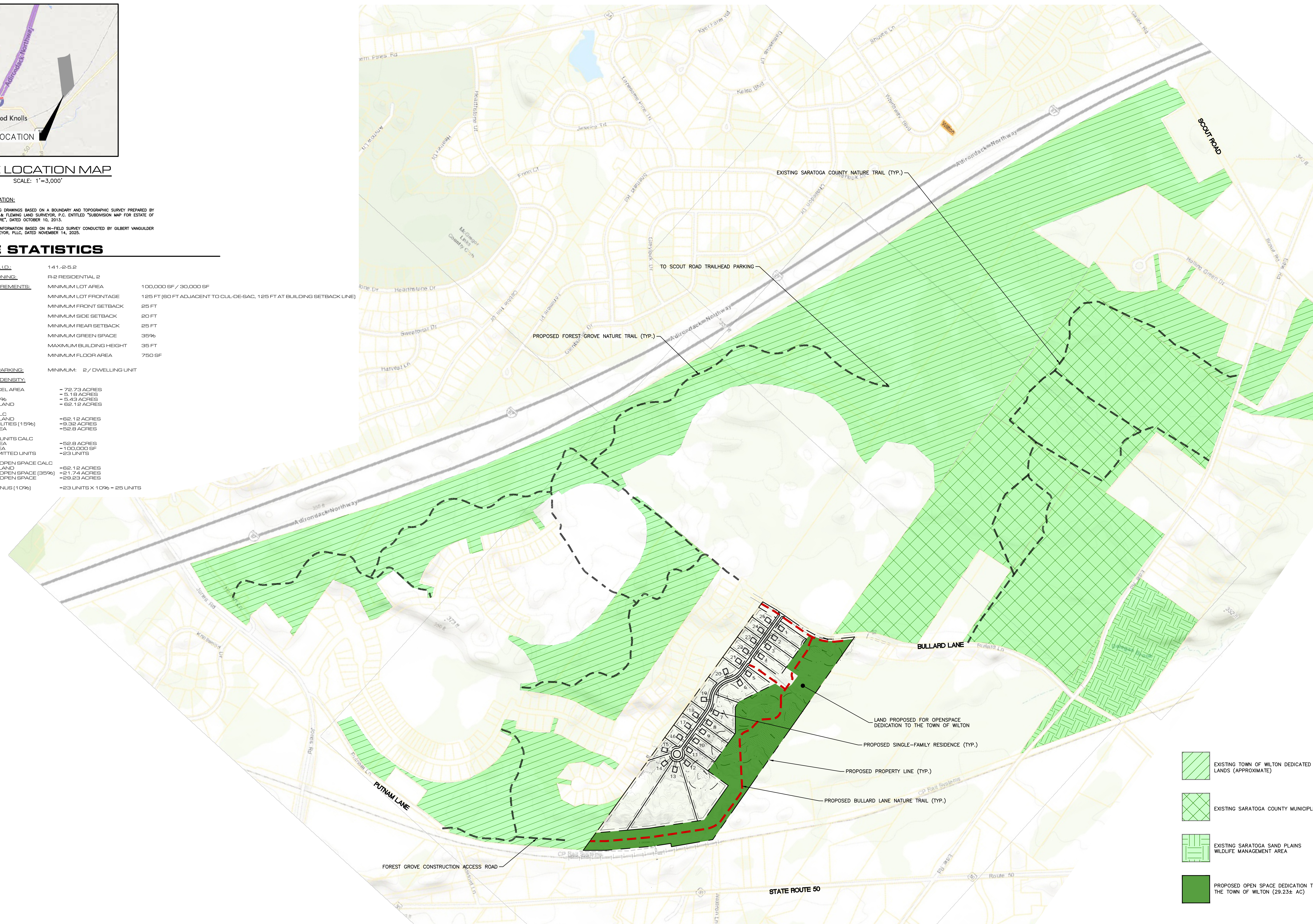
SCALE: 1"=3,000'

### MAP INFORMATION:

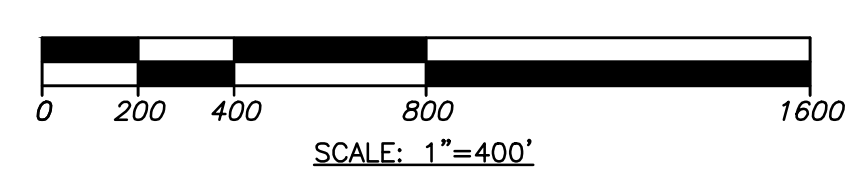
- ENGINEERING DRAWINGS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY THOMPSON & FLEMING LAND SURVEYOR, P.C. ENTITLED "SUBDIVISION MAP FOR ESTATE OF LOUIS VENTRE", DATED OCTOBER 10, 2013.
- WETLANDS INFORMATION BASED ON IN-FIELD SURVEY CONDUCTED BY GILBERT VANGULDER LAND SURVEYOR, PLLC. DATED NOVEMBER 14, 2025.

## SITE STATISTICS

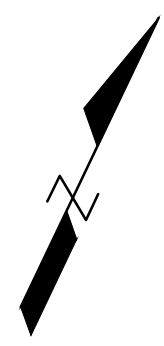
<b>TAX PARCEL I.D.:</b>	141-25-2	
<b>EXISTING ZONING:</b>	R-2 RESIDENTIAL 2	
<b>AREA REQUIREMENTS:</b>	MINIMUM LOT AREA MINIMUM LOT FRONTAGE MINIMUM FRONT SETBACK MINIMUM SIDE SETBACK MINIMUM REAR SETBACK MINIMUM GREEN SPACE MAXIMUM BUILDING HEIGHT MINIMUM FLOOR AREA	100,000 SF / 30,000 SF 125 FT (60 FT ADJACENT TO CUL-DE-SAC, 125 FT AT BUILDING SETBACK LINE) 25 FT 20 FT 25 FT 3596 35 FT 750 SF
<b>REQUIRED PARKING:</b>	MINIMUM: 2 / DWELLING UNIT	
<b>PROPOSED DENSITY:</b>		
TOTAL PARCEL AREA	- 72.73 ACRES	
WETLANDS	- 5.19 ACRES	
BUILDABLE LAND	- 62.12 ACRES	
<b>DENSITY CALC</b>		
BUILDABLE LAND	- 62.12 ACRES	
ROADS / UTILITIES (15%)	- 9.32 ACRES	
DENSITY AREA	- 52.8 ACRES	
<b>PERMITTED UNITS CALC</b>		
DENSITY AREA	- 52.8 ACRES	
MIN LOT AREA	- 100,000 SF	
TOTAL PERMITTED UNITS	- 23 UNITS	
<b>DEDICATED OPEN SPACE CALC</b>		
BUILDABLE LAND	- 62.12 ACRES	
DEDICATED OPEN SPACE (35%)	- 21.74 ACRES	
PROPOSED OPEN SPACE	- 29.23 ACRES	
<b>DENSITY BONUS (10%)</b>	- 23 UNITS X 10% = 25 UNITS	



## OPEN SPACE DEDICATION PLAN



- EXISTING TOWN OF WILTON DEDICATED LANDS (APPROXIMATE)
- EXISTING SARATOGA COUNTY MUNICIPALE LANDS
- EXISTING SARATOGA SAND PLAINS WILDLIFE MANAGEMENT AREA
- PROPOSED OPEN SPACE DEDICATION TO THE TOWN OF WILTON (29.23± AC)



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**PRELIMINARY / NOT FOR CONSTRUCTION**

**LANSING ENGINEERING**  
SARATOGA COUNTY, NEW YORK  
STATE LICENSE NO. 1301  
E-15188-BBS-2016

### OPEN SPACE DEDICATION PLAN

APPLICANT:  
SARATOGA LANDWORKS, LLC  
144 PELCHER RD  
BRANDALSON, NY 12025

PROJ. NO: 1061.01  
SCALE: AS SHOWN  
DATE: 01/30/2026

OSDP-1  
SHEET 1 OF 1