



**TOWN OF WILTON**  
22 TRAYER ROAD  
GANSEVOORT, NY 12831-9127

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**MARK MYKINS**  
Senior Building Inspector  
Code Enforcement Officer  
Zoning Officer

**John Herlihy**  
Building Inspector  
Code Enforcement Officer

**Marcus Hart**  
Building Inspector & Code  
Enforcement Officer

### DETERMINATION OF ZONING ENFORCMENT OFFICER

**DATE:** November 19, 2025      **ZONING DISTRICT:** C-1

**APPLICANT:** Ray Signs.

**ADDRESS:** 3066 Route 50.  
Saratoga Springs, NY 12866

**OWNER:** Mohawk Army Navy.

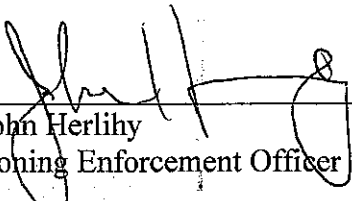
**PROPERTY LOCATION:** 3066 Route 50  
Saratoga Springs, New York 12866

**TAX MAP NO.:** 153.-3-90.2

**PROPOSED USE:** Additional Signage

**DETERMINATION:** Pursuant to 129-181; C. Design. (1) No more than one sign attached and one detached, which require a permit, are allowed per establishment. Except in the case where a parcel fronts on two different roads, then no more than two attached signs and one detached sign shall be allowed.

The applicant is proposing to place a second sign on the structure, which presently has Best Buy on one end and a vacant space (past EMS). The new sign will face the Lowe's Drive side of the building. The applicant has already been approved for an attached sign on the façade above the entrance to the store. This storefront does not face two public roads therefore is not considered a corner lot and requires a variance for the additional attached sign. Many of the stores with similar situations in that area have received variances for more than one attached sign in the past, setting a precedent for approval, for example, Five Below and Best Buy.

  
John Herlihy  
Zoning Enforcement Officer

NOTE TO APPLICANT: This is to inform you that you may appeal this determination to the Town of Wilton Zoning Board of Appeals by filing a Notice of Appeal with the Zoning Enforcement Officer and the Zoning Board of Appeals within sixty (60) days of the date this determination was filed in the Code Enforcement Office. Effective May 30, 2007.

ZONING BOARD OF APPEALS  
TOWN OF WILTON

AUG 06 2025

APPLICATION FOR AN AREA VARIANCE

TOWN OF WILTON

Appeal No. 2026-01

Date: 11/26/2025

APPEAL FROM THE DECISION OF THE BUILDING INSPECTION AND  
APPLICATION FOR RELIEF UNDER THE ZONING ORDINANCE.

RAY SIGN 28 Colonial Ave  
(Name of Applicant(s)) (Mailing Address)  
Schenectady NY 12304  
(City/Town) (State) (Zip Code)

Telephone No. [REDACTED] (cell, home, work (circle one))

I (we) hereby appeal to the Zoning Board of Appeals from the Decision of the Building Inspector, denying me (us) permission to INSTALL SIGN FACE IN EXISTING SIGN BOY ON THE BUILDING

I. Property Information:

A. Location of Property (Number and Street): 3006 Rt 50

B. Tax Map No.: 153-3-90-2 C. Zoning District: C-2

C. Name and address of owner, if other than applicant:

MALY COMMERCIAL REALTY INC. 215N STADIUM BLVD. COLUMBIA MO 65203

E. Present use of property: RETAIL

F. Has a previous appeal been filed with the board for this property? NO  
If yes, when and what number:

G. Is premises located within 500 feet from a state park, municipality boundary, state or county highway? Yes If yes, identify: Rt 30

H. Is premises located in an Agricultural District: NO

II. Facts upon which this appeal is based:

A. Provision of the Ordinance appealed: 127-101

B. Brief description of proposed action: INSTALL A SECOND WALL SIGN

C. Type of area variance requested: Sign

D. Requirement in applicable zone: -- 1 Attached Sign

E. Applicant has (in feet, percent, sf, etc.): 2 Attached Signs

F. Exact amount of relief requested: 26.44 SQUARE FEET ADDITIONAL  
(Subtract line E from line D) Attached Sign

G. Has work, use or occupancy to which this appeal relates already begun? NO If yes, when?

H. Are other approvals needed from any state, county or town agencies: NO If so, which ones?

Has application for approval been filed for above? YES

I. Is project worth more than \$300,000: Yes NO

III. Reason for appeal. Use additional sheets of paper, if necessary.

A. A variance to the Zoning Ordinance is requested for these reasons:

1. An undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of the area variance because The sign is in a shopping

PLAZA WITH MANY WALL SIGNS.  
SIGN HAS LIMITED VISIBILITY.

2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because A SECOND WALL SIGN NOT FACING

A STREET IS NOT ALLOWED PER CODE

3. The requested area variance is not substantial because THE SIGN SQUARE FOOTAGE IS

ONLY 26.44

4. The requested area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because THE SIGN IS LOCATED IN A SHOPPING

CENTER AND HAS LIMITED VISIBILITY

5. The alleged difficulty was/ was not self-created because THERE WAS NO EXISTING SIGN BOX

ON THIS WALL - ASSUMED THIS WAS PERMITTED

(Note: Consideration of Number 5 shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude granting of the area variance.)

IV. Evidence to be submitted with this application. It is the applicant's responsibility to see that submission is complete. The following items must be submitted with two copies of this form with **ORIGINAL SIGNATURES** in order for the application to be considered complete:

- A. Proof of contract to purchase, if property not owned by applicant, or
- B. Statement from owner that applicant has the right to represent him/her.
- C. Two copies of a site plan of the property, drawn to scale.
- D. Environmental Assessment Form, if applicable.
- E. Filing Fee: Make all checks payable to the Town of Wilton.

Other information, such as statements from the adjacent landowners, photographs, or any other information that the applicant wishes reviewed may be submitted with this application.

V. Evidence to be submitted after the application is filed: Adjacent landowners must be notified by certified mail, return receipt requested. The **original white certified receipts** stamped by the post office must be submitted to the board for each adjacent landowner notified. A copy of the notice is to be submitted to the ZBA office for review before mailing. Notification should be made at least two weeks prior to the hearing date, but **NOT UNTIL AFTER**

**THE APPLICATION IS FILED.** All signed return receipt cards must be submitted. See instruction sheet for more information on notification requirements.

This form must be signed before a notary. Notaries are available at the town hall if needed. Do not sign form until you appear before the notary.

I hereby affirm that the foregoing statements of fact are true, under penalty of perjury, this 1<sup>ST</sup> day of August, 2025.

Russell Boyers

Signature of Applicant(s)

**STATE OF NEW YORK  
COUNTY OF SARATOGA**

Sworn to this 1<sup>ST</sup> day of August, 2025.

Michelle Lecuyer  
Notary Public

MICHELLE LECUYER  
Notary Public, State of New York  
Qualified in Albany County  
Reg. No. 01LE6171805  
My Commission Expires Sept. 15, 2027

Received by the Wilton Zoning Board of Appeals on 11/26/2025 by Lisa Cassar/SK

Reviewed by the Building Department on \_\_\_\_\_ by \_\_\_\_\_

**PLEASE MAKE SURE TO READ ALL INSTRUCTIONS PRIOR TO FILING APPLICATION. ALL APPLICATIONS MUST HAVE BEEN REFERRED BY THE BUILDING DEPARTMENT.**

**Fees:**

Area Variance – Residential-Single & Two Family Homes	\$50.00
Area Variance – Commercial & Multi-Family Units:	
Est. < \$300,000 value	\$300.00
Est. > \$300,000 value	\$500.00
Use Variance – Residential-Single & Two Family Homes	\$100.00 (Non-Refundable)
Use Variance – Commercial & Multi-Family Units:	
Est. < \$300,000 value	\$750.00 (Non-Refundable)
Est. > \$300,000 value	\$1250.00 (Non-Refundable)
Signs	\$100.00
Special Permit – Residential-Single & Two Family Homes	\$50.00
Special Permit – Commercial & Multi-Family Units:	
Est. < \$300,000 value	\$300.00
Est. > \$300,000 value	\$500.00
Interpretations	\$50.00

12/03/2024



**ATTENTION:**

Your order will include 15 minutes of design time which is part of the initial price quoted (split between 1<sup>st</sup> & 2<sup>nd</sup> layouts). Additional design time will be billed in increments of 15 minutes at \$30 per additional time.

Monitors & printers are not uniform in the display of colors, please do not assume what is displayed or printed will be the exact colors received on signage.

#E90515

**RAY SIGN**  
INCORPORATED

1 COLONIAL AVENUE Ph.: 518-377-1371  
HENECTADY, NY Fax: 518-377-2704  
www.RaySignInc.com

DATE: 5/21/2025	FILE NAME: Mohawk Army Navy Wilton 5_21_2025
CUSTOMER: Mohawk Army Navy	
<input type="checkbox"/> <b>APPROVED</b> • I have carefully checked this proof for errors and omissions and approve production without changes. I accept responsibility for any errors once this form is signed.	
<input type="checkbox"/> <b>CHANGES NEEDED</b> • I have clearly marked the changes to the artwork and would like an additional proof prior to production.	

**PLEASE CHECK THIS PROOF CAREFULLY FOR ERRORS AND OMISSION**

Your signature below constitutes acceptance of full responsibility for all errors, omissions and legal and ethical compliance in this document. RAY SIGN will not accept liability for errors overlooked at this stage of proofing. Any design not provided by the customer is sole property of RAY SIGN unless purchased by client. Any duplication or unauthorized usage, without written permission or purchase is prohibited. All files should be provided in CMYK format or contain specified PMS colors. RAY SIGN is not responsible for product that has a color shift during the conversion to CMYK format. When an exact color match is needed be sure to specify PMS spot colors. Exact color matches are not always possible.

**PLEASE SIGN**

SIGNATURE \_\_\_\_\_

Ray Signs for Mohawk Army Navy

3066 Route 50

153.-3-90.2

Zoning Ordinance Section	Required/Allowed	Proposed	Relief requested
§129-181 C. (1)	1 attached	2 attached	1 attached