



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

(518) 587-1939, Ext. 603  
FAX (518) 587-2837  
Website: www.townofwilton.com  
E-mail: buildingdept@townofwilton.com

**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 20, 2025                      **ZONING DISTRICT:** CR-1

**APPLICANT:** Action Sign Co.

**ADDRESS:** 579 Route 9.  
Saratoga Springs, NY 12866

**OWNER:** Primax Properties, LLC..

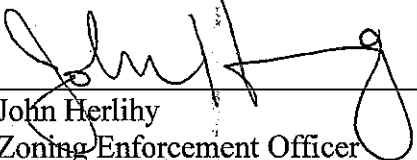
**PROPERTY LOCATION:** 579 Route 9  
Saratoga Springs, New York 12866

**TAX MAP NO.:** 153.-1-15.113

**PROPOSED USE:** Additional Signage

**DETERMINATION:** Pursuant to 129-181; **B. Size and Dimensions.** (2) Said signs shall comply with the following provisions: (a) Signs, attached. In any nonresidential district an attached sign shall be in proportion to the main building front and/or face. Said sign shall not exceed 15% of the building facade, where the sign is located, or 150 square feet, whichever is less. Attached signs shall be allowed only when the main entrance to a business or an industry exits to the building exterior, any other provisions of this article notwithstanding, and 129-181; **C. Design.** (1) No more than one sign attached and one detached, which require a permit, are allowed per establishment.

The applicant is proposing to place a second sign on the structure where only 1 sign is allowed, the second sign is proposed to go over the main entrance to the store. The new sign will face the North side of the building. The applicant has already been approved for an attached sign on the façade facing the major or principal access street. This storefront does not face two public roads therefore is not considered a corner lot and requires a variance for an additional attached sign. The relief requested is for an additional attached wall sign and an additional 45 sq. ft., where only 150 sq. ft. is allowed.

  
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**

**APPLICATION FOR AN AREA VARIANCE**

Appeal No. 2026-02  
Date: 12/19/2025

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

Action Sign Co., 3276 River Rd.  
(Name of Applicant(s)) (Mailing Address)  
Rensselaer, ny, 12144  
(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 place bldg sign on front entrance that is not facing street

- I. Property Information:
- A. Location of Property (Number and Street): 579 Rt. 9
  - B. Tax Map No.: 153.-1-15.113 C. Zoning District: CR-1
  - C. Name and address of owner, if other than applicant: Primax Prop. LLC  
1100 East Morehead St., Charlotte, NC 28204
  - E. Present use of property: construction of Dollar General
  - 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: NYS Rt. 9
  - H. Is premises located in an Agricultural District: no
- II. Facts upon which this appeal is based:
- A. Provision of the Ordinance appealed: 129-181C. (1) + 129-181B. (2)(a)
  - B. Brief description of proposed action: Place 2<sup>nd</sup> bldg. sign over main entrance not facing street.
  - C. Type of area variance requested: area signage
  - D. Requirement in applicable zone: 1 attached sign / 150 sq. ft.
  - E. Applicant has (in feet, percent, sf, etc.): 2 attached sign / 195 sq. ft.
  - F. Exact amount of relief requested: 45 sq. ft. / 1 attached sign  
(Subtract line E from line D)
  - 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? \_\_\_\_\_
  - I. Is project worth more than \$300,000: Yes \_\_\_\_\_ No X

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 granted of the area variance because signs typically are street facing. We are requesting a secondary sign on the building that is street facing.
2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because we would like a building sign over the entrance for customer clarity. The entrance is not street facing, so we cannot achieve both locations without variance.
3. The requested area variance is not substantial because we are requesting a secondary sign for additional area.
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 additional sign is street facing, as signs typically are.
5. The alleged difficulty was/ was not self-created because Town requirement of max parking in front yard. Waiver received, but not enough to face building toward street.  
(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 12<sup>th</sup> day of December, 2025.

Lara Morrow

[Signature]  
Signature of Applicant(s)

STATE OF NEW YORK  
COUNTY OF ~~SARATOGA~~ Rensselaer  
Sworn to this 12<sup>th</sup> day of December, 2025.

Kate Lynn M Carmody  
Notary Public, State of New York  
Qualified in Albany County  
No. 01CA0033975  
Commission Expires February

[Signature]  
Notary Public

Kate Lynn M Carmody  
Notary Public, State of New York  
Qualified in Albany County  
No. 01CA0033975  
Commission Expires February 19, 2025

Received by the Wilton Zoning Board of Appeals on 12/19/2025 by [Signature] SK

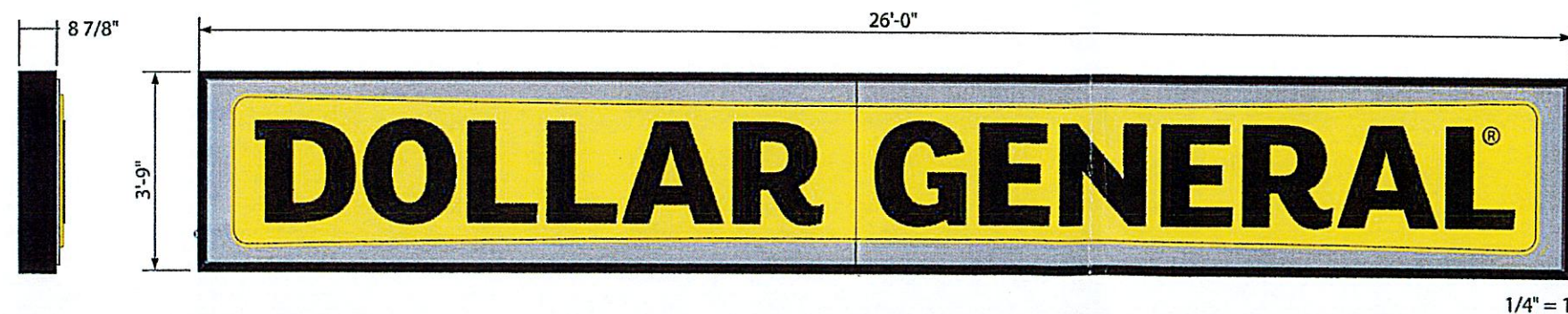
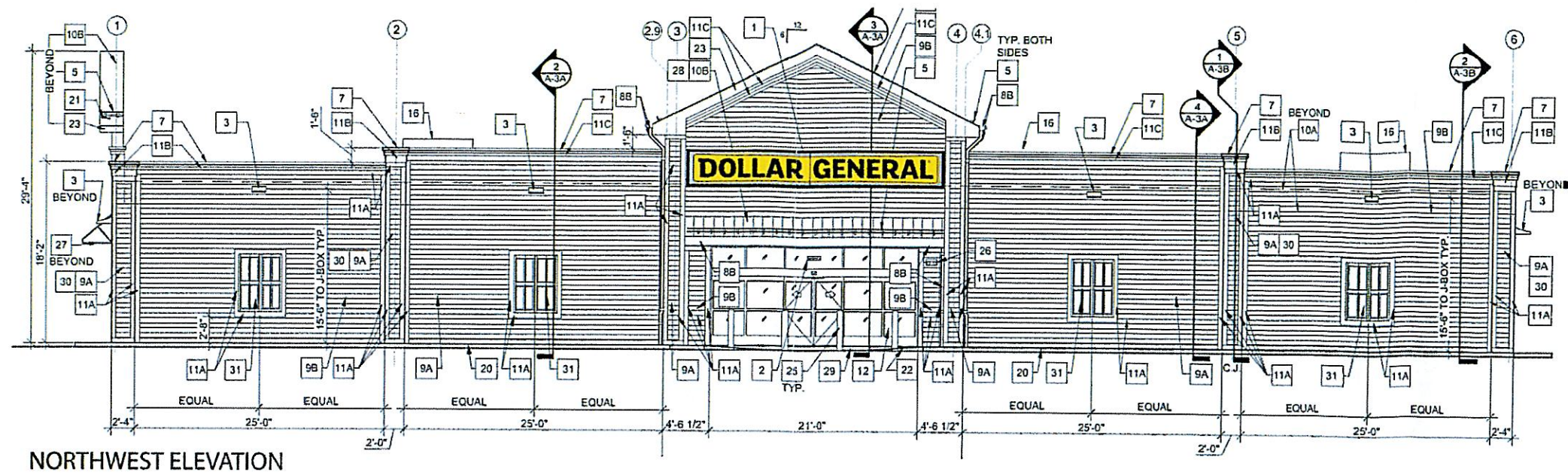
Reviewed by the Building Department on \_\_\_\_\_ by \_\_\_\_\_



**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



 <b>Yellow</b>	 <b>Gray</b>
C M Y K 2.67/2.32/97.25/0	C M Y K 3.42/25.06/25.52/0
PMS 109	PMS Cool Gray 5

1/4" = 1'

		DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of or duplication in any manner without express written permission of Everbrite LLC is prohibited.	
Customer: Dollar General #37285		Description: 3'-9" x 26' LED Illum Wall Sign	
Project No: 529935-0 A	Scale: NTS	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:	
Date: 10/9/2025	Drawn By: JLR		
Location & Site No: TBD Route 9 Saratoga Springs NY 12866		Revised:	Revised:
DG31261-279630		SIGNATURE _____ DATE _____	
		<input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required	

Action Signs for Dollar General

579 Route 9

153.-1-15.113

Zoning Ordinance Section	Required/Allowed	Proposed	Relief requested
§129-181 C. (1)	1 attached	2 attached	1 attached
§129-181 B. (2)(a)	150 sq. ft.	195 sq. ft.	45 sq. ft.