



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

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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: December 29, 2025 **ZONING DISTRICT:** RB-1

APPLICANT: Mandy Spring Farm Nursery, Inc..

ADDRESS: 697 Route 9.
Gansevoort, NY 12831

OWNER: Todd Smith

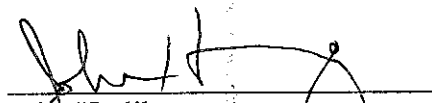
PROPERTY LOCATION: 697 Route 9
Gansevoort, New York 12831

TAX MAP NO.: 140.-3-6

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. **And: D. Specific regulations to sign types. (2) Detached signs: (b) Detached signs shall be set back a minimum of 30 feet from the front property line.**

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 proposed additional sign will be placed on the South side of the building. 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 one additional wall sign and 10 feet from the front property line setback for a detached sign.


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. 2026-03

Date: 11/5/26

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

Todd M. Smith President, 1637 County Route 28
(Name of Applicant(s)) (Mailing Address)
Granville, New York, 12832
(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 a second attached wall sign and reduce the required front setback distance for the detached sign

I. Property Information:

- A. Location of Property (Number and Street): 697 US - Route 9
B. Tax Map No.: 140.-3-6 C. Zoning District: RB-1
C. Name and address of owner, if other than applicant: Todd M. Smith

- E. Present use of property: Retail nursery / Garden center
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: US - Route 9
H. Is premises located in an Agricultural District: No

II. Facts upon which this appeal is based:

- A. Provision of the Ordinance appealed: Town of Wilton Zoning §129-181 — Sign regulations
B. Brief description of proposed action: Approval of a second attached wall sign and a reduction of the required front setback for the detached sign from 30 ft to 20 ft.
C. Type of area variance requested: Area Variance — signage
D. Requirement in applicable zone: 1 attached sign permitted; Detached sign minimum 30 ft from front property line
E. Applicant has (in feet, percent, sf, etc.): One attached sign allowed + 30 ft minimum setback required
F. Exact amount of relief requested: One additional attached wall sign and 10 ft setback relief (from 30 ft to 20 ft)
(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

- 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 the signage is consistent with nearby commercial properties on Route 9, improves business identification, and does not obstruct views or impact surrounding properties.
 2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because site constraints, including the driveway and pedestrian connection behind the detached sign, make relocation impractical, and the additional wall sign is necessary so customers can clearly identify the primary entrance.
 3. The requested area variance is not substantial because the request is limited to one additional wall sign and a 10-foot setback adjustment both of which are modest and consistent with other nearby commercial properties.
 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 signage does not affect traffic flow, drainage, lighting, or environmental conditions and simply improves visibility and customer wayfinding.
 5. The alleged difficulty was/ was not self-created because the difficulty is due to the existing site layout and zoning limits, and the requested relief is reasonable for the property's commercial use.
- (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.

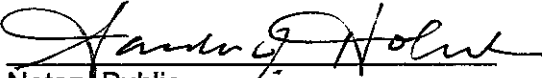
I hereby affirm that the foregoing statements of fact are true, under penalty of perjury, this 5th day of January, 2026.


Signature of Applicant(s)

**STATE OF NEW YORK
COUNTY OF SARATOGA**

Sworn to this 5th day of January, 2026.

SANDRA J. HOLCOMB
Notary Public, State of New York
Saratoga County #01HO0010833
Commission Expires July 10, 2027


Notary Public

Received by the Wilton Zoning Board of Appeals on _____ by _____.

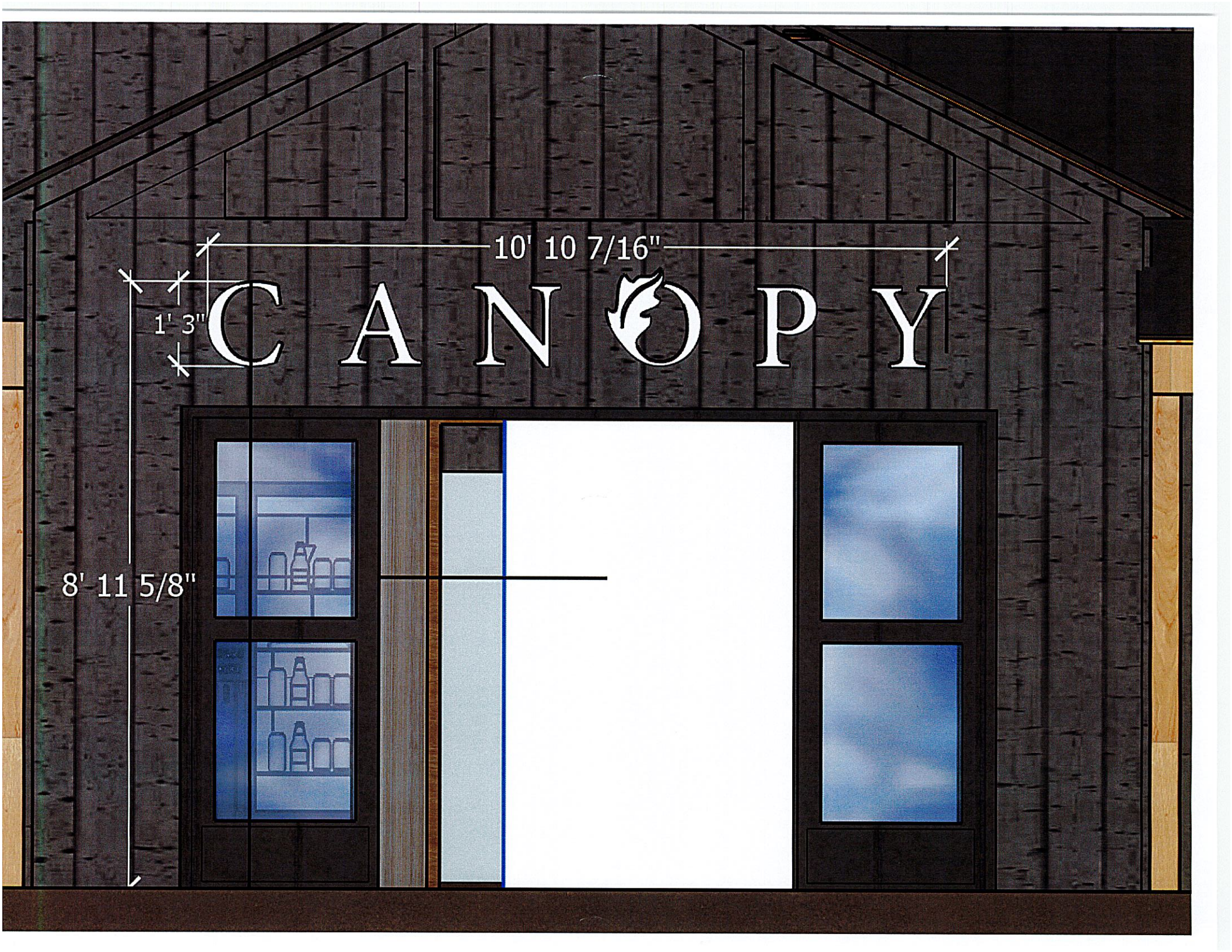
Reviewed by the Building Department on _____ by _____.

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

12/12/2025



10' 10 7/16"

1' 3"

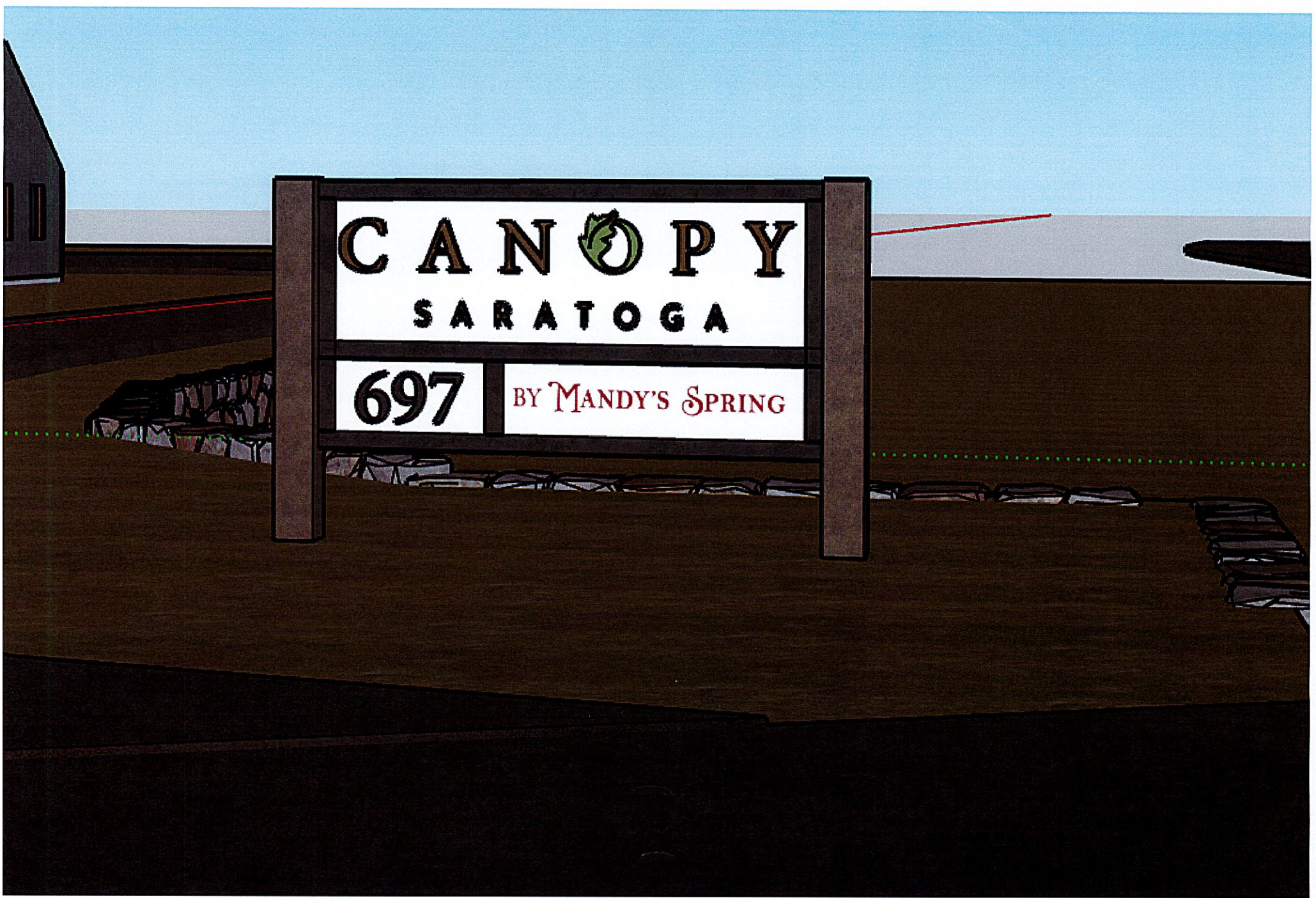
CANOPY

8' 11 5/8"

CANOPY
SARATOGA

697

BY MANDY'S SPRING



Mandy Springs Canopy Signage

697 Route 9

140.-3-6

Zoning Ordinance Section	Required/Allowed	Proposed	Relief requested
§129-181 C. (1),	1 attached	2 attached	1 attached
§129-181 D. (2). (b.)	Detached sign-30 ft. from front yard setback	20 ft. front yard setback	10 ft. front yard setback