



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

(518) 587-1939, Ext. 603
FAX (518) 587-2837

Website: www.townofwilton.ny.gov
E-mail: buildingdept@townofwilton.com

John Herlihy
Senior Building Inspector
Code Enforcement Officer
Zoning Officer

Marcus Hart
Building Inspector
Code Enforcement Officer

DETERMINATION OF ZONING ENFORCMENT OFFICER

DATE: February 2, 2026 **ZONING DISTRICT:** R-2

APPLICANT: Dale Charboneau

ADDRESS: 245 Edie Road
Saratoga Springs, New York 12866

OWNER: Dale Charboneau

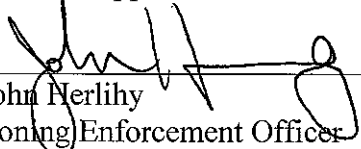
PROPERTY LOCATION: 245 Edie Road
Saratoga Springs, New York 12866

TAX MAP NO.: 128.-1-53

PROPOSED USE: Enlargement of existing shed roof lean-to

DETERMINATION:

Pursuant to 129-157 projections into yards and Schedule "B" Residential Two District. The applicant is proposing to enlarge the shed roof lean-to by 6.00 feet toward the south side property line. The required setback is 40.00 feet, and the amount of relief requested is 21.80 feet. The applicant meets or exceeds all other setback requirements.


John Herlihy
Zoning Enforcement Officer

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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. 2026-05
Date: 2/5/2026

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

Dale Charbonneau 245 Edie Rd
(Name of Applicant(s)) (Mailing Address)
Saratoga Springs NY 12866
(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 Extend my carport.

I. Property Information:

A. Location of Property (Number and Street): 245 Edie Road
B. Tax Map No.: 128.-1-53 C. Zoning District: R-2
C. Name and address of owner, if other than applicant: _____

E. Present use of property: Residential

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? Y If yes, identify: 128.-1-63 & 128.-1-84

H. Is premises located in an Agricultural District: NO

II. Facts upon which this appeal is based:

A. Provision of the Ordinance appealed: §129-157 & Schedule B
B. Brief description of proposed action: Extend carport

C. Type of area variance requested: Sideyard

D. Requirement in applicable zone: 40. ft

E. Applicant has (in feet, percent, sf, etc.): 18.20 ft. Side yard

F. Exact amount of relief requested: 21.80 ft. Side yard
(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 its just an extension of an existing carport.
2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because there is no space to place extension.
3. The requested area variance is not substantial because its an existing structure
4. The requested area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because existing garage is pre-existing non-conforming.
5. The alleged difficulty (was) was not self-created because _____

(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.

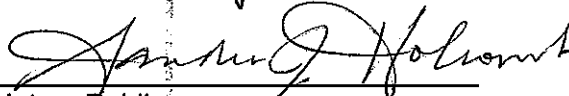
This form must be signed before a notary. Notaries are available at the town hall if needed. Do not sign form until you appear before the notary.

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


Signature of Applicant(s)

**STATE OF NEW YORK
COUNTY OF SARATOGA**

Sworn to this 5th day of February, 2026.


Notary Public

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

Received by the Wilton Zoning Board of Appeals on 2/5/2026 by Chris Clusera/SK

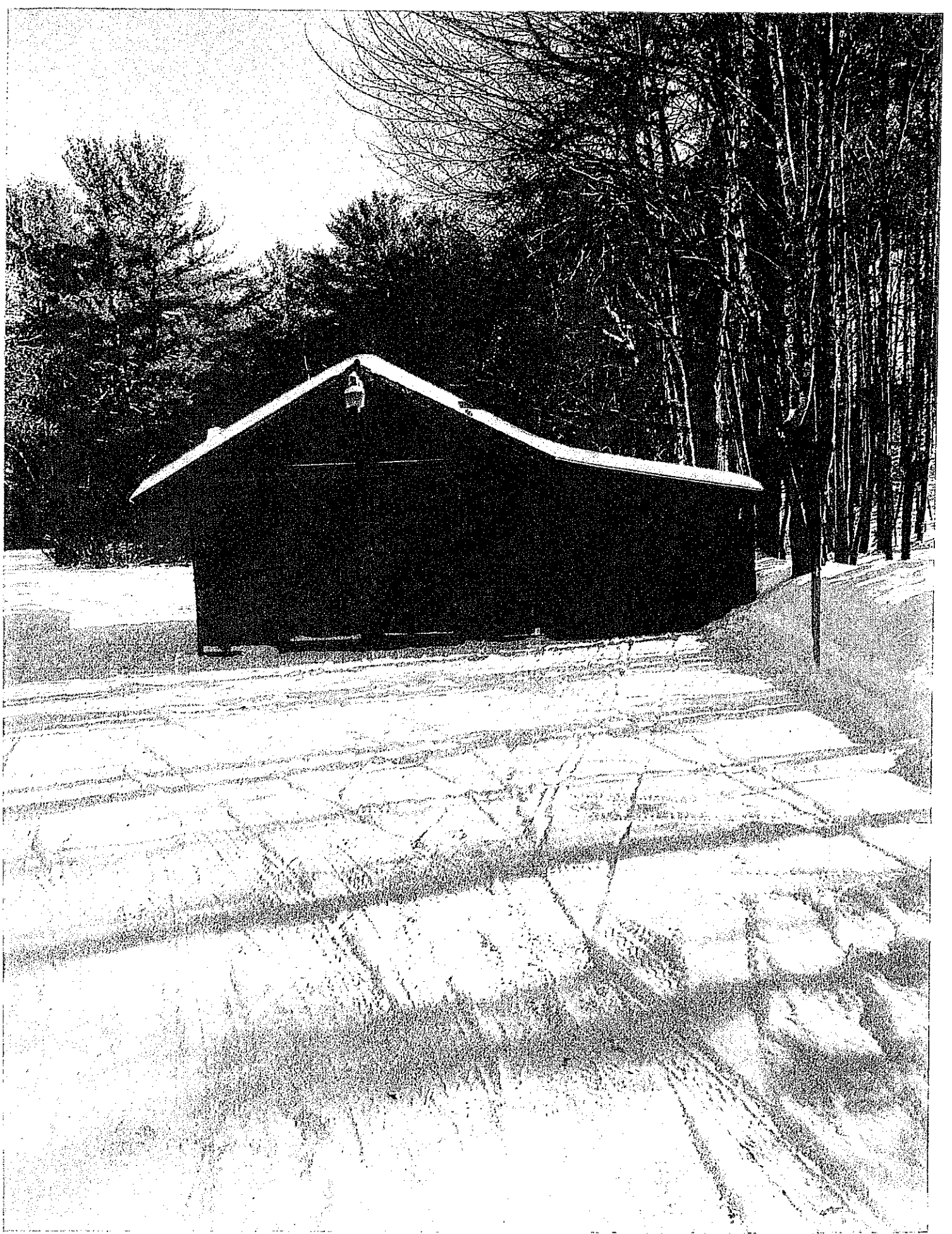
Reviewed by the Building Department on Jan 27 by 3 FEBRUARY 2026

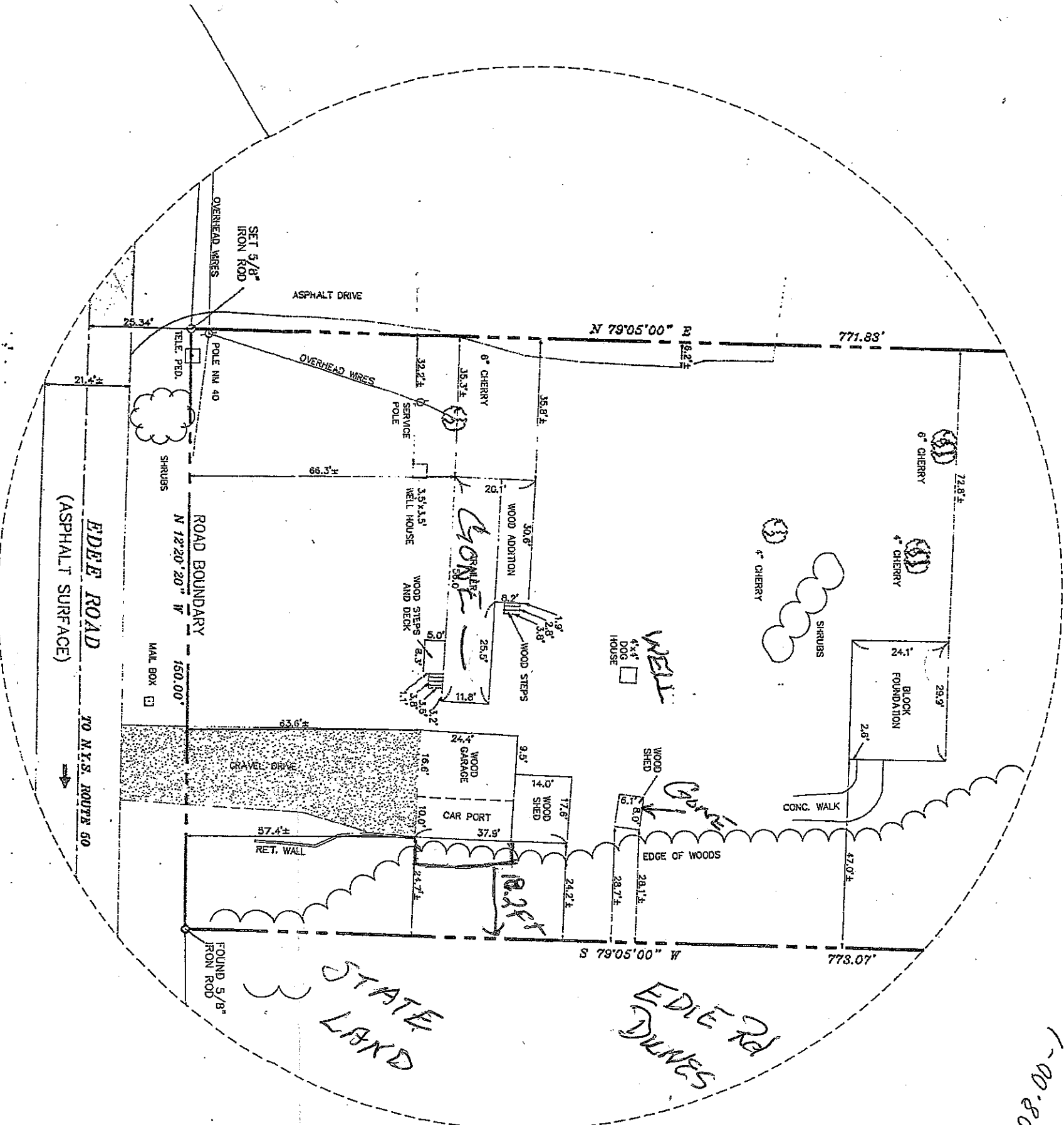
PLEASE MAKE SURE TO READ ALL INSTRUCTIONS PRIOR TO FILING APPLICATION. ALL APPLICATIONS MUST HAVE BEEN REFERRED BY THE BUILDING DEPARTMENT.

Fees:

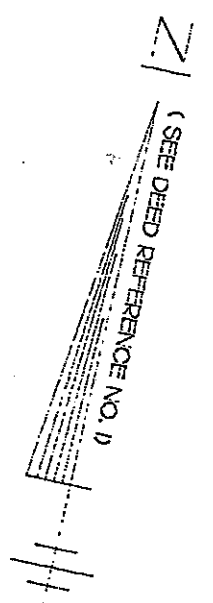
Area Variance – Residential-Single & Two Family Homes	\$50.00
Area Variance – Commercial & Multi-Family Units:	
Est. < \$300,000 value	\$300.00
Est. > \$300,000 value	\$500.00
Use Variance – Residential-Single & Two Family Homes	\$100.00 (Non-Refundable)
Use Variance – Commercial & Multi-Family Units: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





ENLARGEMENT
SCALE 1" = 20'



DALE E. CHARBONNEAU

SURVEY OF LANDS
 OWNED BY
 EDIEE ROAD

TOWN OF WILTON SARATOGA COUNTY
 SCALE 1" = 100' 7 AUGUST 1991
 CAD MAP: CHARBONN MAP NO.: 91137 BY: MAB

28-00-53

Dale Charboneau

245 Edie Road

Saratoga Springs, NY 12866

128.-1-53

Zoning Ordinance Section	Required	Proposed	Relief requested
§129-157 Schedule B, R-2	40 ft. side yard setback	18.20 ft. South side yard setback	21.80 ft. South side yard setback

2151 1026
~~01/20/2026~~