



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

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

Website: [www.townofwilton.ny.gov](http://www.townofwilton.ny.gov)  
E-mail: [buildingdept@townofwilton.com](mailto: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 3, 2026 **ZONING DISTRICT:** R-1

**APPLICANT:** Millard Jewell Hoffman

**ADDRESS:** 10 Evergreen Drive  
Gansevoort, New York 12831

**OWNER:** Millard Jewell Hoffman

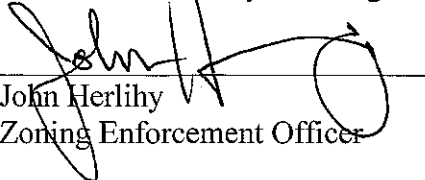
**PROPERTY LOCATION:** 110 Traver Road  
Gansevoort, New York 12831

**TAX MAP NO.:** 128.5-1-57

**PROPOSED USE:** Reconstruction of front porches/decks for 2 family dwelling

**DETERMINATION:**

Pursuant to 129-157 projections into yards and Schedule "A" Residential One District. The applicant is proposing to rebuild the 2 wooden front porch decks on the above mentioned two family dwelling. The two family dwelling and the existing garage are pre-existing non-conforming structures built in 1954 and 1944 respectively and do not meet the present zoning. The required setbacks are 50.00 feet front, 50.00 feet rear and 25.00 feet side. The amount of relief requested for the garage is 23.90 feet on the north side and 34.90 feet front. The amount of relief requested for the two family dwelling is .80 feet on the north side, 20.50 feet on the south side and 11.00 feet front. The applicant meets or exceeds all other setback requirements for both the 2 family dwelling and the garage.

  
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. 2026-06  
Date: 2/16/2026

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

Millard Hofmann, 10 Evergreen Drive  
(Name of Applicant(s)) (Mailing Address)  
Gansevoort, NY, 12831  
(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 Rebuild 2 porch

- I. Property Information:
  - A. Location of Property (Number and Street): 110 Traver Rd
  - B. Tax Map No.: 128.5-1-57 C. Zoning District: \_\_\_\_\_
  - C. Name and address of owner, if other than applicant: \_\_\_\_\_
  - D. \_\_\_\_\_
  - E. Present use of property: 2 Family home
  - 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? No If yes, identify: \_\_\_\_\_
  - 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 A
  - B. Brief description of proposed action: Rebuild 2 wooden porches
  - C. Type of area variance requested: Front & Side Yard Setbacks
  - D. Requirement in applicable zone: See
  - E. Applicant has (in feet, percent, sf, etc.): attached
  - F. Exact amount of relief requested: Chart
  - G. (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

Millard Jewell Hoffman

110 Traver Road

Gansevoort, NY 12831

128.5-1-57

Zoning Ordinance Section	Required	Proposed	Relief requested
§129-157 Schedule A, R-1 Two family home	25 ft. side yard setback	24.2 ft. north side yard setback	.80 ft. north side yard setback
	50 ft. front yard setback	4.5 ft. south side yard setback 39 ft. front yard setback	20.50 ft. south side yard setback 11 ft. front yard setback
§129-157 Schedule A, R-1 Garage	25 ft. side yard setback	1.1 ft. North side yard setback	23.90 ft. North side yard setback
	50 ft. front yard setback	15.10 ft front yard setback	34.90 ft. front yard setback

02/5/2026

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 porches and deck are existing and are in need of replacement. The work will not change use or appearance and will not create any detriment to the nearby properties
2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because The deck are require for safe access and use of the property. Due to the location repairs cannot be complete without
3. The requested area variance is not substantial because The requested variance is minimal and only applies to existing conditions. No increase to the size of the decks a variance
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 repair and replacement of the existing decks will not increase ground traffic noise or environmental impacts
5. The alleged difficulty was/was not self-created because it is pre-existing non-conforming

(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 6<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Signature of Applicant(s)

**STATE OF NEW YORK  
COUNTY OF SARATOGA**

Sworn to this 6<sup>th</sup> day of February, 2026.

SUSAN E. BALDWIN  
Notary Public, State of New York  
No. 01BA6303730  
Qualified in Saratoga County  
Commission Expires May 19, 2026

  
\_\_\_\_\_  
Notary Public

Received by the Wilton Zoning Board of Appeals on 2/6/2026 by Lisa Chase / 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

