



**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: March 23, 2026 ZONING DISTRICT: R-1

APPLICANT: Matt Darcangelo  
ADDRESS: 82 Jones Rd.  
Saratoga Springs, New York 12866

OWNER: Matt & Pam Darcangelo

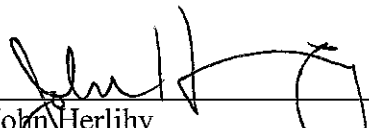
PROPERTY LOCATION: 82 Jones Rd.  
Saratoga Springs, New York

TAX MAP NO.: 153.11-2-52

PROPOSED USE: Accessory Detached 2 Car Garage

**DETERMINATION:**

Pursuant to 129 attachment 7, Schedule "A" R-1 residential District and §129-157. Projections into required yards. The applicant is proposing to construct 25 foot by 25 foot 625 square foot detached 2 car garage. The applicant meets the setbacks for front and sides. The required rear yard setback is 50.00 feet the applicant is proposing a setback of 13.00 feet. The amount of relief requested is 37 feet (74%). Unrelated to this application a variance was provided in July of 2004 for a relief of 9.00 feet, for a front yard setback. This variance was amended and corrected by the Board of Appeals Amended Notice Decision of 28 October 2019 to a rear yard relief as this property fronts only Jones Rd. and does not meet the definition of a corner lot. **Definition, Lot Corner:** A lot or parcel of land abutting two or more streets at their intersection or two parts of the same street forming an interior angle less than 135 degrees.

  
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. 2026-12

Date: 3/30/2026

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

Matthew and Pamela Darcangelo 82 Jones Road  
\_\_\_\_\_  
(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 82 Jones Road, Tax ID 153.11-2-52

I. Property Information:

- A. Location of Property (Number and Street): 82 Jones Road  
B. Tax Map No.: 153.11-2-52 C. Zoning District: R-1  
C. Name and address of owner, if other than applicant: Same

- E. Present use of property: Residential  
F. Has a previous appeal been filed with the board for this property? Yes  
If yes, when and what number: 04-36 and 2019-21  
G. Is premises located within 500 feet from a state park, municipality boundary, state or county highway? Yes If yes, identify: 450' to I-87  
H. Is premises located in an Agricultural District: No

II. Facts upon which this appeal is based:

- A. Provision of the Ordinance appealed: 129 Attachment 7, Schedule "A" R-1 and 129-157  
B. Brief description of proposed action: Constructing a detached barn / workshop building  
on premise  
C. Type of area variance requested: Rear Set Back / Second Front  
D. Requirement in applicable zone: 50'  
E. Applicant has (in feet, percent, sf, etc.): 13', 26%  
F. Exact amount of relief requested: 37', 74%  
(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 / N/A 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** Property to west is location of the community pump house for Saratoga Country Estates which is a utility building which also happens to be located closer to Park Circle than 50'.  
 (At edge of property boundary, 27' from Park Circle pavement)
  2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance  
**because** The lot has 2 fronts, one on Jones Road and one on Park Circle. The lot narrows as it goes north. At 25' from northside property line the lot is only 82' from 'front to front'.  
 at 80' from north side, property is approx 120' front to front, limiting building size.
  3. The requested area variance is not substantial  
**because** while lot is not a true corner lot, it has two fronts which makes siting challenging.
  4. The requested area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district **because**  
There are no residential structures in the immediate vicinity of the direction of the variance requested.  
 The utility building that is the closest neighbor is also closer to the property boundary and Park Circle than the 50' zoning requirement. The neighbor to the east at 73 Jones Road, 153.3-68.12 appears to be closer to Jones Rd than 50' (approx 41').
  5. The alleged difficulty was/ was not self-created  
**because** Shape of lot with 2 fronts was already created prior to purchasing the lot. No land exist for purchase in either east or west directions.
- (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.

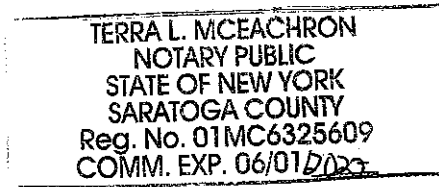
This form must be signed before a notary. Notaries are available at the town hall if needed. Do not sign form until you appear before the notary.

I hereby affirm that the foregoing statements of fact are true, under penalty of perjury, this 28<sup>th</sup> day of March, 2026.

  
Signature of Applicant(s)

**STATE OF NEW YORK  
COUNTY OF SARATOGA**

Sworn to this 28 day of March, 2026.



Terra L. Mceachron  
Notary Public

Received by the Wilton Zoning Board of Appeals on 3/30/2026 by Lisa Clusson / 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

12/12/2025



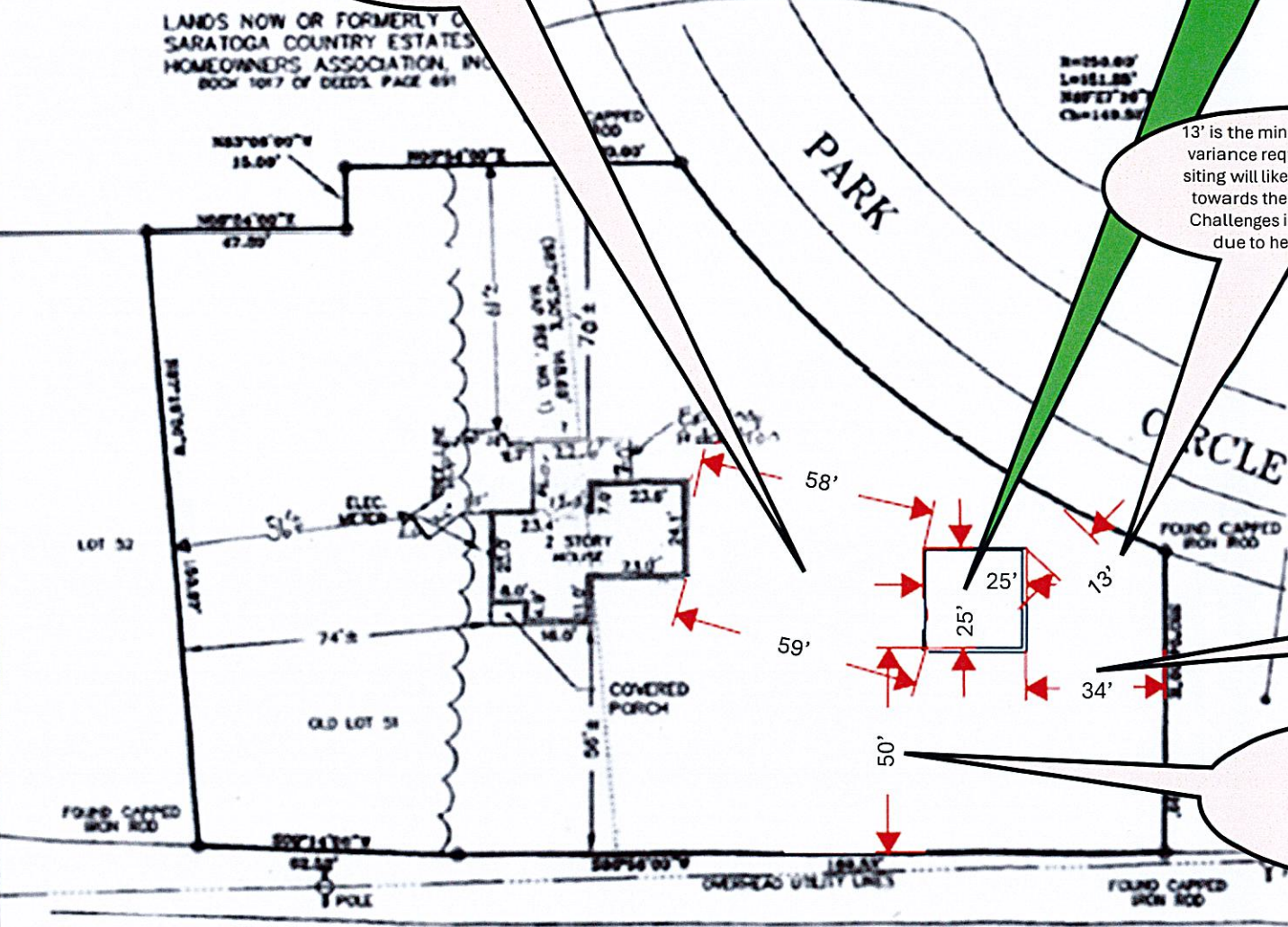
Distance from the garage will likely be reduced as final siting and grading are completed. The initial layout was done in heavy snow in wooded area with no grading

Proposed - 1 story barn/workshop at 82 Jones Road

13' is the minimum setback variance requested. Final siting will likely move south towards the house once. Challenges in initial siting due to heavy snow.

34' is minimum setback planned from North property boundary. Final siting will likely move to the South. No Variance requested, greater than 25'

Will maintain 50' setback from Jones Road ROW. No Variance requested.



JONES ROAD  
 AREA = 0.75± ACRES (32,588± SQ. FT.)  
 114' scale bar

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS VIOLATION OF SECTION 2008, SUBDIVISION 3 OF NEW YORK STATE EDUCATION LAW

**COPY**

I HEREBY CERTIFY TO:  
 1.) MATTHEW J. DARCANGELO AND PAMELA L. DARCANGELO  
 2.) USAA/FHM MORTGAGE ALLIANCE, ITS SUCCESSORS AND/OR ASSIGNS  
 3.) MONROE TITLE INSURANCE CORPORATION

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.  
 PAUL F. TOMMELL P.L.S. LIC. NO. 49,192

MAP REFERENCE:  
 1.) MAP ENTITLED "SARATOGA COUNTRY ESTATES, PHASE TWO", DATED MARCH 31, 1983, LAST REVISED ON SEPTEMBER 24, 1984, MADE BY PAUL F. TOMMELL, P.L.S. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS "5-124".

NOTE:  
 1.) UTILITIES ARE UNDERGROUND.

RECORD OF WORK:  
 1.) HOUSE LOCATION ADDED AND CERTIFICATIONS REVISED ON SEPTEMBER 13, 2000.

LOT 50 AND LOT 51  
 SARATOGA COUNTRY ESTATES  
 PHASE II



PAUL F. TOMMELL, L.S., P.C.  
 PROFESSIONAL LAND SURVEYOR  
 73 EXCELSIOR AVE - SARATOGA SPRINGS, NEW YORK 12056  
 PHONE: (518) 587-3149 FAX: (518) 587-7231

SARATOGA COUNTY, N.Y.  
 MAY 2, 2000

MAP NO. 00-028.01

# Variance Request

## Darcangelo Residence

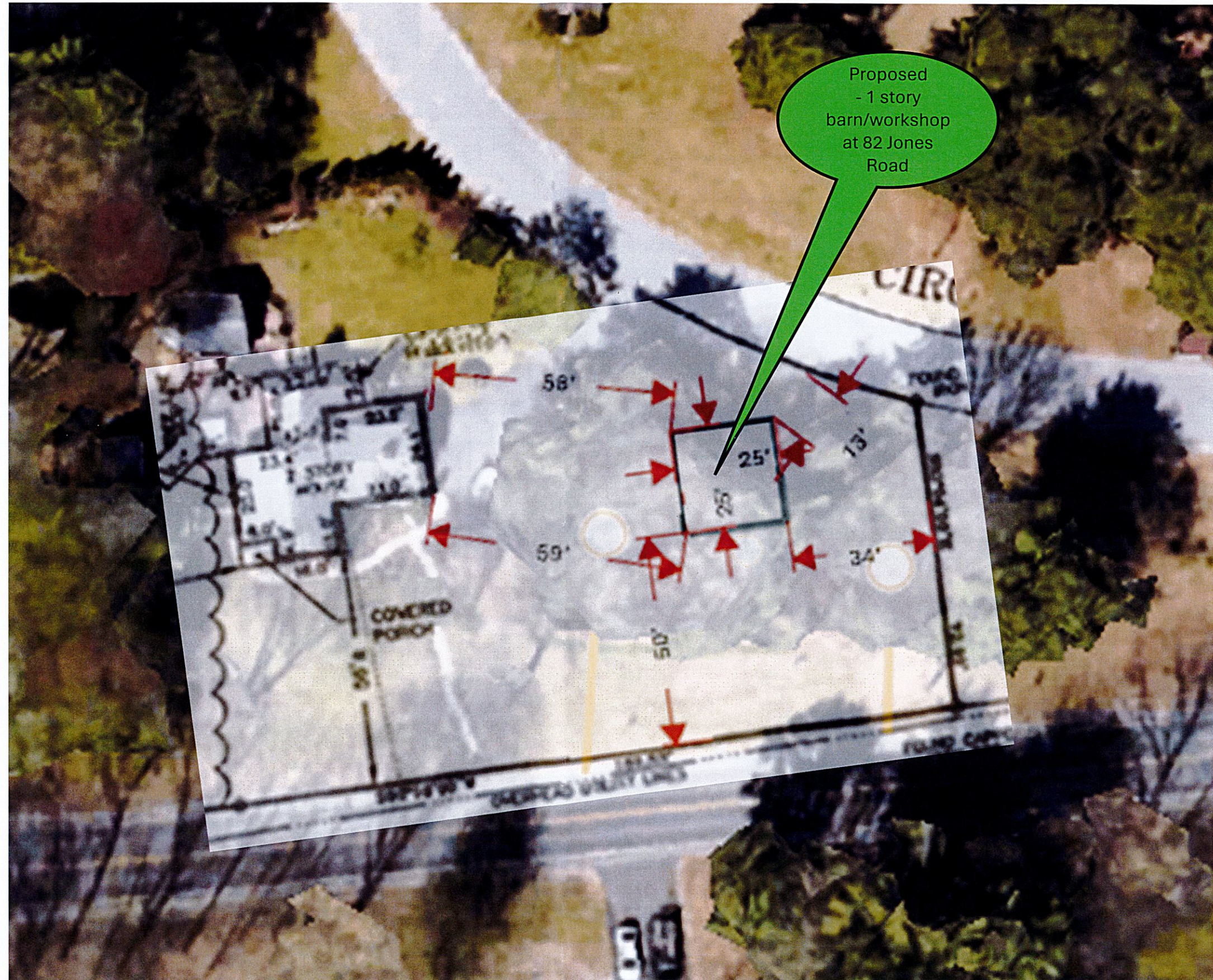
### 82 Jones Road

1 story detached barn/workshop with frost wall and slab on grade

Siting shown is for Maximum Variance / Minimum Distance to Park Circle shown.

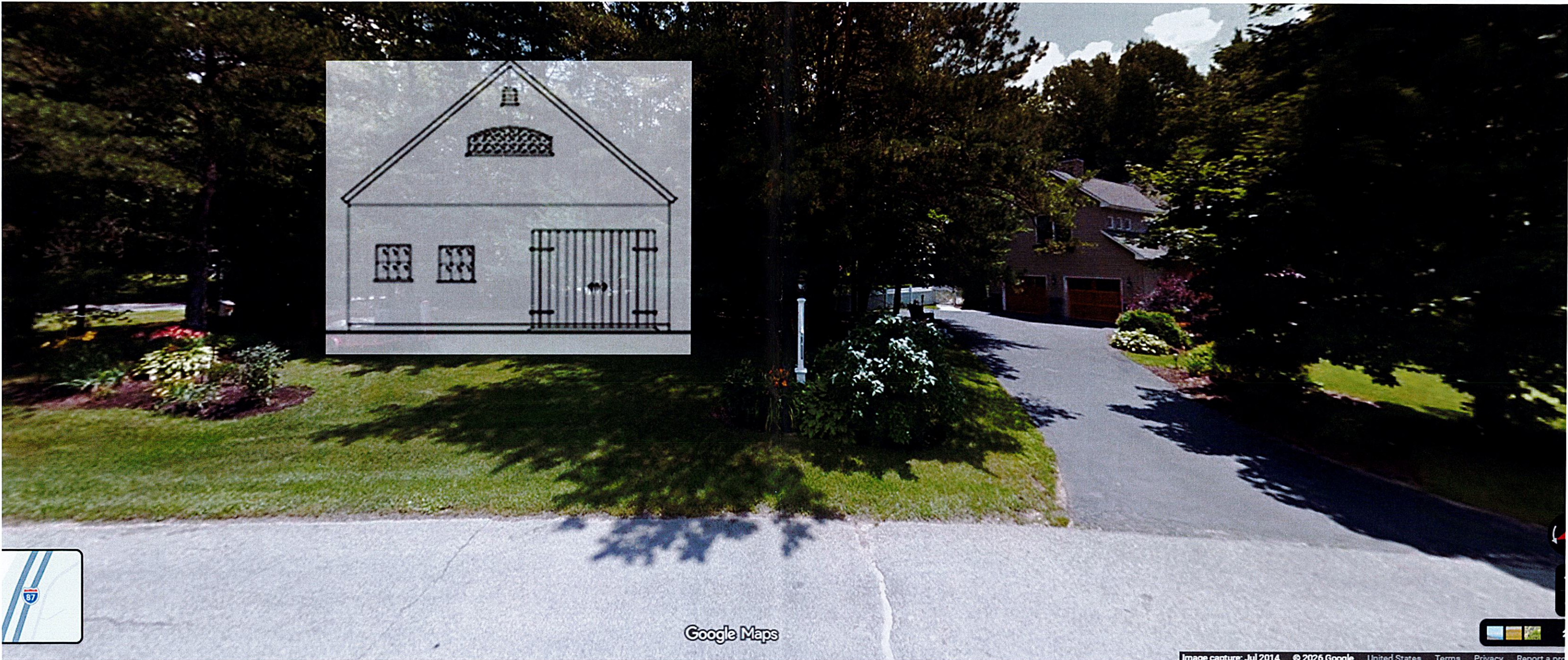
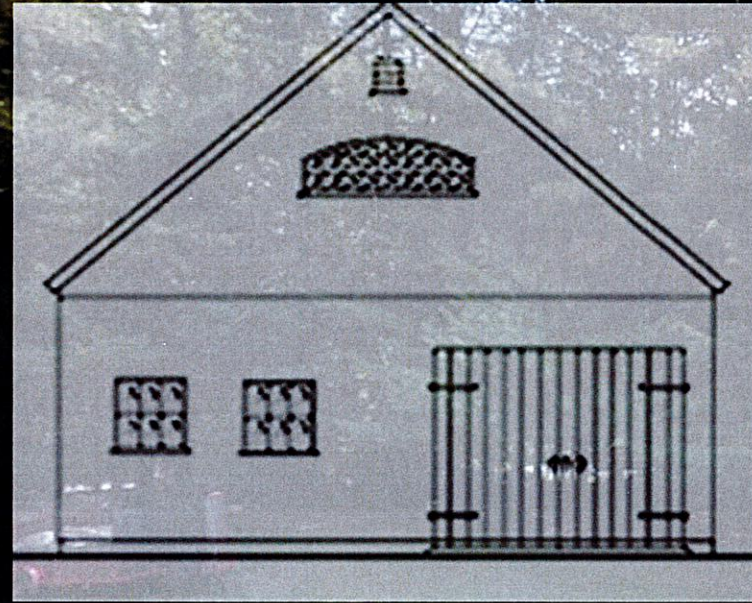
Final siting for construction will likely move South, closer to the existing house.

Final siting will be done after clearing and grading.



# View from Park Circle

Visualization of proposed 1-story barn/workshop location on 82 Jones Road Property  
**Darcangelo Residence**



Google Maps

# View from Jones Road

Visualization of proposed 1-story barn/workshop location on 82 Jones Road Property  
**Darcangelo Residence**



Google Maps

**Matt Darcangelo**  
**82 Jones Road**  
**Saratoga Springs, NY 12866**

153.11-2-52

<b>Zoning Ordinance Section</b>	<b>Requirement</b>	<b>Applicant Has</b>	<b>Relief Requested</b>
Schedule A, §129-157	50 ft. rear yard setback	13 ft rear yard setback	37 ft. rear yard setback