

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

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FAX (518) 587-2837

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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: March 23, 2026 ZONING DISTRICT: R-1

APPLICANT: Michelle & Nicholas Collins
ADDRESS: 24 Craw Lane
Gansevoort, New York 12831

OWNER: Michelle & Nicholas Collins

PROPERTY LOCATION: 24 Craw Lane
Gansevoort, New York 12831

TAX MAP NO.: 115.13-4-22

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 24 foot by 24 foot 576 square foot detached 2 car garage. The applicant meets the setback for the side. The required front yard setback is 50.00 feet. The lot is on a corner and therefore has 2 fronts, both Craw Lane and Conklin Street. The applicant is proposing a front setback of 35.46 feet for the frontage on Craw lane. The amount of relief requested is 14.54 feet (29.08%). **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

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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. 2026-13
Date: 3/30/2026

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

MICHELLE, NICHOLAS COLLINS 24 CRAW LANE
(Name of Applicant(s)) (Mailing Address)
CANSEVOORT NEW YORK 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 BUILD DETACHED GARAGE.

I. Property Information:

- A. Location of Property (Number and Street): 24 CRAW LANE
B. Tax Map No.: 115.13-4-22 C. Zoning District: R1
C. Name and address of owner, if other than applicant: SAME

- E. Present use of property: PRIMARY RESIDENCE
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: SCHEDULE "A" R1

- A. Provision of the Ordinance appealed: 129-157
B. Brief description of proposed action: CONSTRUCT 24'X24' DETACHED GARAGE
C. Type of area variance requested: FRONT YARD SETBACK RELIEF
D. Requirement in applicable zone: 50'
E. Applicant has (in feet, percent, sf, etc.): 35.46'
F. Exact amount of relief requested: 14.54'
(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 GARAGE WILL CLOSELY MATCH THE EXISTING HOME AND NOT CONFLICT WITH THE OVERALL CHARACTER OF THE NEIGHBORHOOD
2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because IT'S AN INTERIOR LOT (CORNER) WITH 50' SET BACKS ON EACH SIDE OF THE PROPERTY RESTRICTED USABLE SPACE
3. The requested area variance is not substantial because 29% OF RELIEF WILL STILL PROVIDE 35.46' OF SET BACK 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 GARAGE WILL BE CONSTRUCTED IN AREA THAT CONSISTS OF GRASS AND SANDY LOAM
5. The alleged difficulty was/ was not self-created because BUILDING THE GARAGE IS SELF CREATED

(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 31st day of March, 2026.

Michelle S. Collins
Signature of Applicant(s)

STATE OF NEW YORK
COUNTY OF SARATOGA

Sworn to this 31st day of March, 2026.

[Signature]
Notary Public

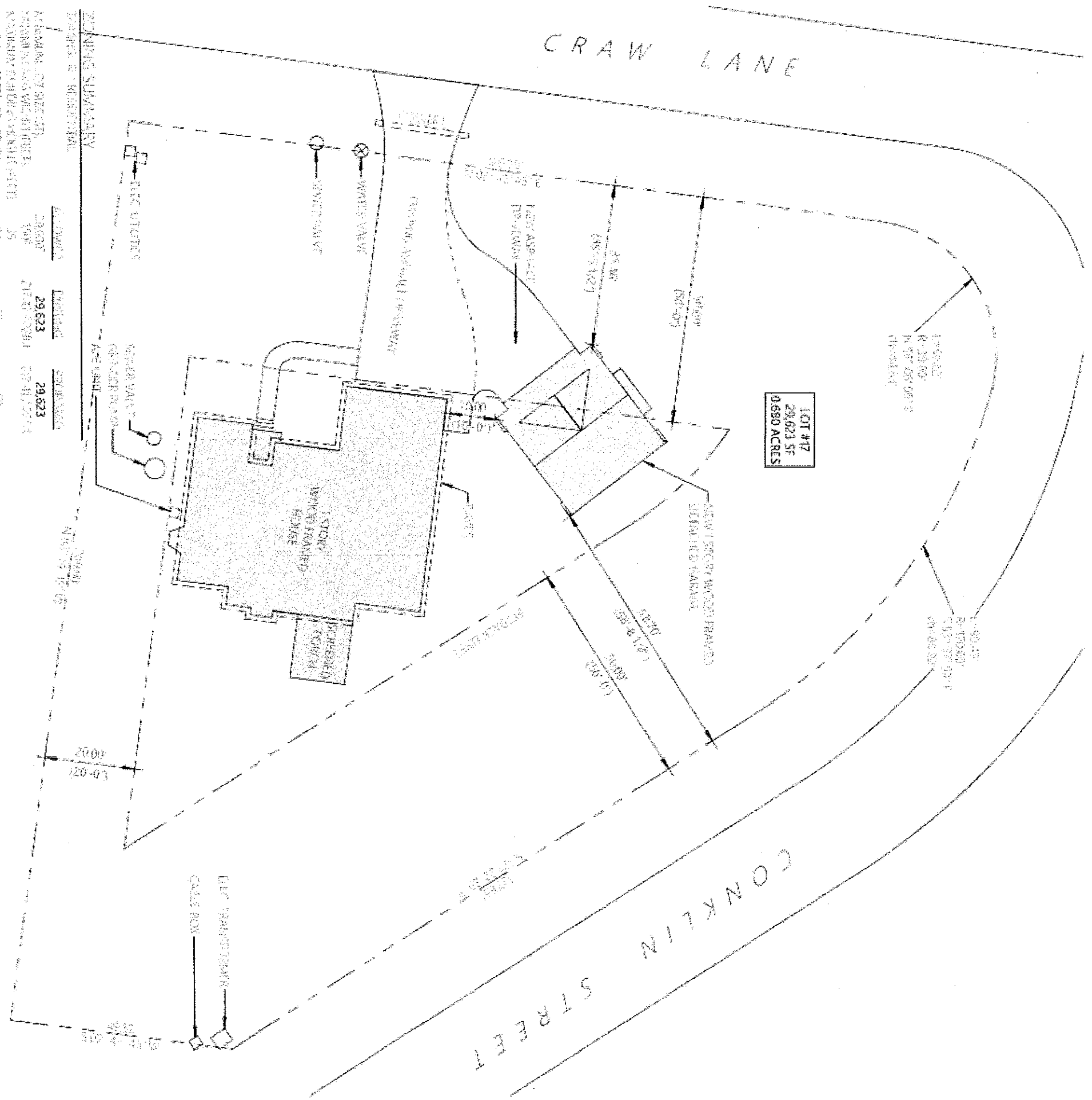
BRIGIT M MCELROY
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MC6440469
QUALIFIED IN SARATOGA COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2026

Received by the Wilton Zoning Board of Appeals on 3/31/2026 by Lisa Cherson / 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



ZONING SUMMARY

EXISTING ZONING	PERMITTED ZONING	EXISTING ZONING	EXISTING ZONING
RESIDENTIAL SINGLE-FAMILY (RS-1)	RS-1	RS-1	RS-1
RESIDENTIAL SINGLE-FAMILY (RS-1)	RS-1	RS-1	RS-1
RESIDENTIAL SINGLE-FAMILY (RS-1)	RS-1	RS-1	RS-1
RESIDENTIAL SINGLE-FAMILY (RS-1)	RS-1	RS-1	RS-1

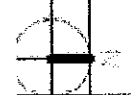
PERMITTED ZONING: RS-1

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PERMITTED ZONING: RS-1

SITE PLAN



Nicholas and Michelle Collins
24 Craw Lane
Gansevoort, NY 12831

115.13-4-22

Zoning Ordinance Section	Requirement	Applicant Has	Relief Requested
Schedule A, §129-157	50 ft. front yard setback	35.46 ft front yard setback	14.54 ft. front yard setback