

ZONING BOARD OF APPEALS
TOWN OF WILTON

APPLICATION FOR AN AREA VARIANCE

Appeal No. 2026-14
Date: 4/16/2026

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

SCOTT G. CURRY, 362 RUGGLES RD
(Name of Applicant(s)) (Mailing Address)
Wilton 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 PLACE SHED ON PROPERTY.

I. Property Information:

- A. Location of Property (Number and Street): 362 RUGGLES RD
B. Tax Map No.: 127.-1-63.4 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? YES 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
B. Brief description of proposed action: PLACE SHED ON PROPERTY
C. Type of area variance requested: NORTH SIDE SET BACK
D. Requirement in applicable zone: 20 FT
E. Applicant has (in feet, percent, sf, etc.): 6 FT
F. Exact amount of relief requested: 14 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 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 REPLACING SHELTER LOGIC
 2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because CRUSHED STONE EXIST
 3. The requested area variance is not substantial because NOT SUBSTANTIAL REPLACING DAMAGE SHELTER
 4. The requested area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because NOTHING NEEDS TO BE Disturbed
 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 6th day of April, 2026.

Signature of Applicant(s)

**STATE OF NEW YORK
COUNTY OF SARATOGA**

Sworn to this 6th day of April, 2026.

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 4/6/2026 by Lise Larsson / 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
Interprétations	\$50.00

12/12/2025

Lands Now or Formerly of
New York State DEC
Instrument No. 2014026578
129.-1-116

Lot 4 Per Map Ref. 1

Lot 3 Per Map Ref. 1

PRIVATELY OWNED DEED
RESTRICTED OPEN SPACE PER
MAP REFERENCE 1

Lands Now or Formerly of
John H. & Faith E. Parker
Instrument No. 2018010184
129.-1-63.3
Lot 2 Per Map Ref. 1

Lands Now or Formerly of
Thomas & Barbara Ventre
Book 1158 Page 125
129.-1-64

Scott + JUDY CURRY
362 RUGGLES RD.
WILTON NY. 12831

MAP NOTES

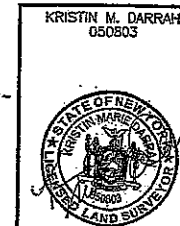
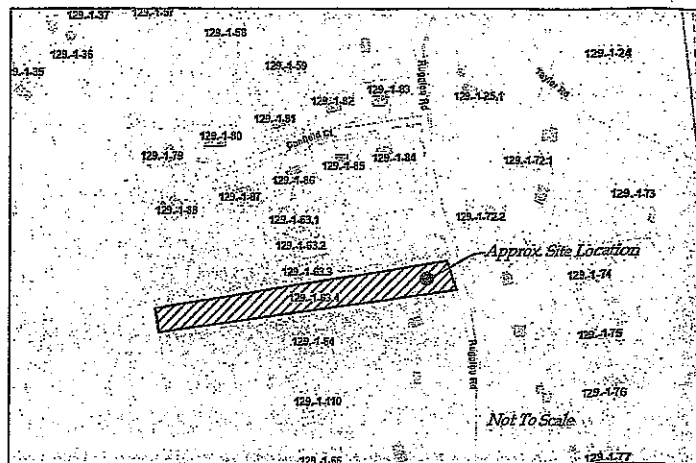
- Boundary information shown hereon was compiled from map reference 1, and an actual field survey conducted on October 4, 2022, final field survey June 25, 2023.
- North orientation and bearing base per map reference 1.
- Saratoga County tax parcel 129-1-63.4.
- The location of underground improvements or encroachments, if any exist, or as shown hereon, are not certified. There may be other underground utilities, the existence of which are unknown. Size and location of all underground utilities shall be verified by the appropriate authorities. The Underground Facilities Protective Organization must be notified prior to conducting test borings, excavation and construction.
- This survey was prepared without the benefit of an up to date abstract of title.
- Elevations relative to the North American Vertical Datum of 1988.
- Horizontal coordinate and elevation units are U.S. survey feet.
- Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Property corner monuments were not placed as part of this survey unless otherwise noted.

DEED REFERENCE

- Conveyance to Monsour Enterprises, LLC, by deed dated January 4, 2022, filed in the Saratoga County Clerk's Office on February 4, 2022 as Instrument No. 20220105025.

MAP REFERENCES

- Map entitled "Proposed Subdivision of Lands of EK Design Build, LLC", prepared by Environmental Design Partnership, LLP, dated July 16, 2007, last revised September 18, 2007 filed in the Saratoga County Clerk's Office on October 29, 2007 as map number 14887269.



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER

Map of a House Location
Lands Now or Formerly of
Monsour Enterprises, LLC.

TOWN OF WILTON SARATOGA COUNTY, NEW YORK

Darrah Land Surveying, PLLC
69 Lake Avenue, Lake Luzerne, New York 12845
Voice: (518) 798-4692
or (518) 654-9416

21308-3
SHEET: 1 OF 1

"ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION"

Scott Curry
362 Ruggles Road
Gansevoort, NY 12831
129.-1-63.4

Zoning Ordinance Section	Required	Proposed	Relief requested
§129-157	20 ft. side yard setback	6. ft. North side yard setback	14. ft. North side yard setback