

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

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**John Herlihy**  
Senior Building Inspector  
Code Enforcement Officer  
Zoning Officer

**Marcus Hart**  
Building Inspector  
Code Enforcement Officer

**DETERMINATION OF ZONING ENFORCMENT OFFICER**

**DATE:** March 24, 2026                      **ZONING DISTRICT:** C-1

**APPLICANT:** Adirondack Sign Co. for South Shore Sign Company

**ADDRESS:** 530 Morristown Rd.  
Matawan, New Jersey 07747

**OWNER:** Mavis Discount Tire # 2329

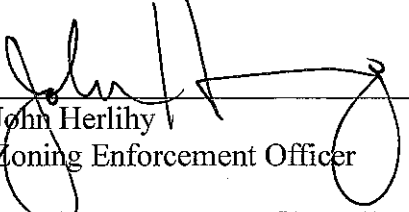
**PROPERTY LOCATION:** Lowes Drive  
Saratoga Springs, New York 12866

**TAX MAP NO.:** 153.-3-124.1

**PROPOSED USE:** Additional Signage

**DETERMINATION:** Pursuant to 129-181. B. Size and Dimensions. (2) Said signs shall comply with the following provisions: (a) Signs, attached. In any nonresidential district an attached sign shall be in proportion to the main building front and/or face. Said sign shall not exceed 15% of the building facade, where the sign is located, or 150 square feet, whichever is less. Attached signs shall be allowed only when the main entrance to a business or an industry exits to the building exterior, any other provisions of this article notwithstanding. 129-181. C. Design. (1) No more than one sign attached and one detached, which require a permit, are allowed per establishment.

The applicant is proposing to place a second sign on the structure where only 1 sign is allowed, the second sign is proposed to go on the North East Façade of the store. The applicants primary attached sign is shown on the façade facing the major or principal access street. This storefront does not face two public roads therefore is not considered a corner lot and requires a variance for an additional attached sign. The applicant meets the square footage requirement for the parcel, 237.47 square feet total. The relief requested is for an additional attached wall sign where only 1 sign is allowed.

  
John Herlihy  
Zoning Enforcement Officer



**ZONING BOARD OF APPEALS  
TOWN OF WILTON**

**APPLICATION FOR AN AREA VARIANCE**

Appeal No. 2026-18  
Date: 4/2/2026

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

Adirondack Sign Co. for South Shore Sign Company 72 Ballston Ave.  
(Name of Applicant(s)) (Mailing Address)  
Saratoga Springs, New York, 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 install 2 customer supplies building signs 1 to the Lowes Dr. facing facade and also one to the north west facing facade.

**I. Property Information:**

- A. Location of Property (Number and Street): Lowes Dr. Saratoga Springs  
B. Tax Map No.: 153.-3-124.1 C. Zoning District: C-1  
C. Name and address of owner, if other than applicant: Mavis Tire

E. Present use of property: Vacant lot

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: NYS Route 50

H. Is premises located in an Agricultural District: No

**II. Facts upon which this appeal is based:**

- A. Provision of the Ordinance appealed: 129-181C  
B. Brief description of proposed action: To install 2 building signs

C. Type of area variance requested: 2 Building signs

D. Requirement in applicable zone: 15% of facade or 150 sq. ft. whichever is less.

E. Applicant has (in feet, percent, sf, etc.): 140 sq. ft. for both Wall signs.

F. Exact amount of relief requested: additional undersized wall sign  
(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? Yes

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 Most of the stores in the area have 2 facade signs Lowes, Aldi, Walmart and Spectrum to name a few.

2. The benefit sought cannot be achieved by some method feasible to pursue, other than an area variance because The location of the business and the road that enters from the north Exit of the Best Buy Plaza, having the secondary building sign will aid in locating our business for the customers.

3. The requested area variance is not substantial because The request is still under the maximum allowed square footage of 150 sq. ft.

4. The requested area variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood district because Most all of the businesses in the area have more than one building sign.

5. The alleged difficulty was/ was not self-created because ; Due to the location and size of the building, two signs will aid our customers in locating us.

(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 2nd day of April, 2026.

**SUSAN M. MCDONALD**  
Notary Public, State of New York  
NO. 01MC0033434  
Qualified in Washington County  
Commission Expires 02/03/2029

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

**STATE OF NEW YORK**  
**COUNTY OF SARATOGA**  
Sworn to this 2nd day of  
April, 2026.

  
Notary Public

Received by the Wilton Zoning Board of Appeals on 4/15/2026 by Lisa Carlson /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



Adirondack Signs for Mavis Signage

Lowes Drive

153.-3-124.1

Zoning Ordinance Section	Required/Allowed	Proposed signage	Relief requested
§129-181 C. (1)	1 attached 1 detached	2 attached	1 attached