



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

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

Website: www.townofwilton.ny.gov
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 May 1, 2026 **ZONING DISTRICT:** CR-1

APPLICANT: KNC Holdings, Inc.

ADDRESS: 21 Walker Way
Albany, New York 12205

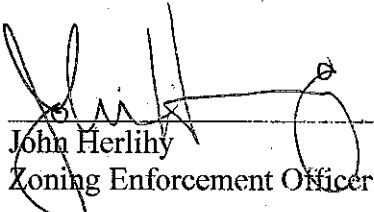
OWNER: Thomas Cunniff

PROPERTY LOCATION: 542 Maple Ave.
Saratoga Springs, New York 12866

TAX MAP NO.: 153.9-1-5.1

PROPOSED USE: Two Bay Automatic Touch Free Car Wash

DETERMINATION: The applicant proposes to construct a 44-foot by 56-foot, two-bay automatic touch-free car wash with up to four vacuum stations at 542 Maple Avenue. **Pursuant to §129 Attachment 20, Schedule N, Special Permitted Uses**, gas stations/service stations and automobile repair facilities are permitted in the CR-1 District by special use permit. The subject property is located at the northeast corner of Maple Avenue and Loughberry Lake Road and contains frontage on Maple Avenue, Loughberry Lake Road and 2 side lot lines. **Pursuant to §129-176**, a car wash containing service bays must be located a minimum of 100 feet from any street line or right-of-way. The proposed building does not meet the required front setbacks and therefore requires area variances of 40. feet from the Maple Avenue/Route 9 frontage setback and 20. feet from the Loughberry Lake Road frontage setback. **Pursuant to §129-156** Lots abutting more than one street shall provide a minimum of frontage on all streets on which the lot abuts, therefore 21.33 ft. is requested for frontage on Route 9.


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

Applicable Zoning Code:

§ 129-174 Design standards for RB-1, CR-1, CR-2, C-2, and C-3 Zoning Districts.

[Added 8-4-2005; amended 3-1-2007; 2-7-2013]

C. Parking and vehicle access.

(2) Paved area side and rear yard setbacks shall be a minimum of 15 feet, and front setback shall be a minimum of 30 feet. When uses abut any residential district (R-1, R-2, or R-3) or exclusively residential PUD district, the setback for the paved area in the side yard and/or rear yard that abuts said district shall be a minimum of 50 feet to 100 feet. The Planning Board shall determine the exact amount of setback based on the need, quality, and/or effectiveness of the proposed buffer.

[Amended 8-1-2019]

(3) The Planning Board may deviate from the parking standards set forth in § **129-161**, Off-street parking, based upon the following considerations: type of business; shared parking arrangements; adjacent uses; aesthetics; and pedestrian accessibility.

§ 129-175 Special use permit review.

[Amended 8-1-2019]

Each specific use for which a special use permit is sought shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such use.

C. Appropriate conditions and safeguards shall be established by the Zoning Board of Appeals, Town or Planning Board, as the case may be, as considered necessary or desirable in each case to avoid special uses that might be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. For each special use permit, the Zoning Board of Appeals, Town or Planning Board shall determine, in its judgment, that:

(4) The neighborhood character and surrounding property values are reasonably safeguarded.

(5) Undue traffic congestion or creation of a traffic hazard will not result.

E. When issued, special use permits may be granted for specified time limit but may be extended at the Zoning Board of Appeals, Town, or Planning Boards' discretion.

§ 129-176 Standard requirements for specific uses.

[Amended 6-6-1996; 7-2-1997; 1-8-1998 by L.L. No. 1-1998; 8-6-1998; 11-15-1999; 5-3-2001; 7-2-2002; 11-7-2002; 4-3-2003; 12-1-2005; 2-1-2007; 9-6-2012; 8-1-2019; 11-2-2023]

I. Service station.

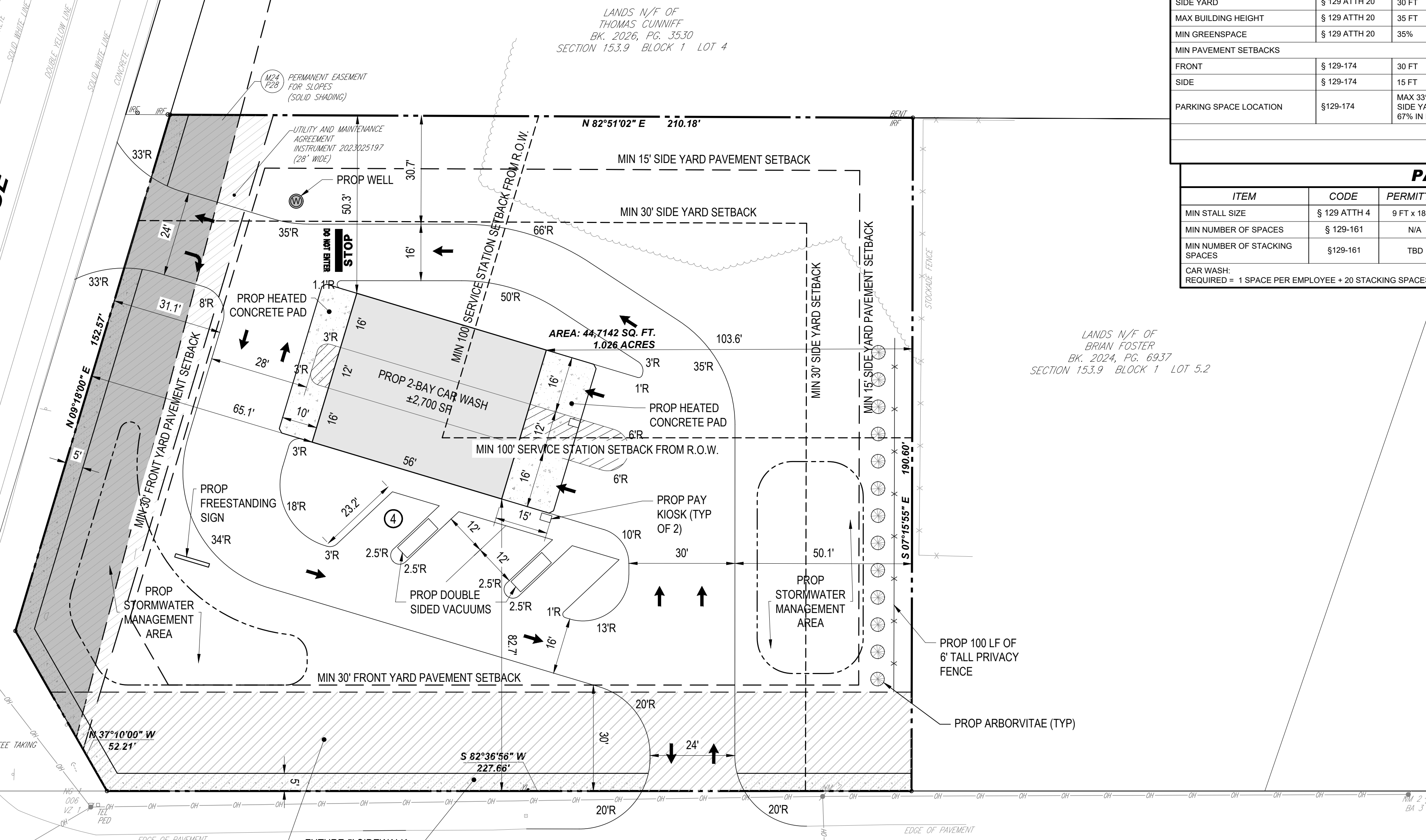
(1) A building containing at least one service bay shall be at least 100 feet from the street line or right-of-way.



Jun 10, 2026
 P:\14\2026\NY12360031\00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL-PROP-NY12360031.dwg - LAYOUT, C-301 SITE

ROUTE 9 - MAPLE AVENUE

LOUGHBERRY LAKE ROAD



LANDS N/F OF
 THOMAS CUNNIFF
 BK. 2026, PG. 3530
 SECTION 153.9 BLOCK 1 LOT 4

LANDS N/F OF
 BRIAN FOSTER
 BK. 2024, PG. 6937
 SECTION 153.9 BLOCK 1 LOT 5.2

ZONING TABLE

ZONE: CR-1 - COMMERCIAL RESIDENTIAL
 USE: SERVICE STATION REQUIRES A SPECIAL USE PERMIT
 SEC. 153.9 BLOCK: 1 LOT: 5.1

APPLICANT/ OWNER INFORMATION

APPLICANT: KNC TOUCHFREE CAR WASH, INC.
 21 WALKER WAY
 ALBANY, NEW YORK 12205

PROPERTY OWNER: THOMAS & VICTORIA CUNNIFF
 214 BEAVER STREET
 SCHUYLERVILLE, NEW YORK 12871

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 129 ATTH 20	40,000 SF (0.92 AC)	44,712 SF (1.03 AC)	NO CHANGE
MIN FRONTAGE	§ 129 ATTH 20	200 FT ON EACH ROAD	178.67 FT (MAPLE AVE/E) 227.66 FT (LOUGHBERRY LAKE RD)	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD (MAPLE AVENUE)	§ 129-176	100 FT (SERVICE STATION)	56.9 FT	65.1 FT
FRONT YARD (LOUGHBERRY LAKE ROAD)	§ 129-176	100 FT (SERVICE STATION)	0.9 FT OVER (E)	62.7 FT
SIDE YARD	§ 129 ATTH 20	30 FT	133.5 FT	50.3 FT
MAX BUILDING HEIGHT	§ 129 ATTH 20	35 FT	<35 FT	<35 FT
MIN GREENSPACE	§ 129 ATTH 20	35%	95.1% (42,501 SF)	60.8% (27,173 SF)
MIN PAVEMENT SETBACKS				
FRONT	§ 129-174	30 FT	N/A	30 FT
SIDE	§ 129-174	15 FT	N/A	30.7 FT
PARKING SPACE LOCATION				
	§ 129-174	MAX 33% IN FRONT OR SIDE YARD, REMAINING 67% IN REAR YARD	N/A	100% IN FRONT YARD (VACUUM SPACES ONLY)
KEY = VARIANCE REQUIRED (E) = EXISTING NONCONFORMANCE				

PARKING

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 129 ATTH 4	9 FT x 18 FT	N/A	12 FT x 23.2 FT
MIN NUMBER OF SPACES	§ 129-161	N/A	N/A	4 SPACES
MIN NUMBER OF STACKING SPACES	§ 129-161	TBD	N/A	12 STACKING SPACES

CAR WASH:
 REQUIRED = 1 SPACE PER EMPLOYEE + 20 STACKING SPACES PER AUTOMATIC BAY OR 5 STACKING SPACES PER SELF-WASH BAY

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	4/6/2026	PER TOWN COMMENT	SJR
2	5/8/2026	PER ZBA SUBMITTAL	CVM
3	5/14/2026	PER TOWN COMMENT	SJR
4	5/19/2026	PER TOWN COMMENT	CVM
5	6/10/2026	PER TOWN COMMENT	SJR

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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB260030.00
 DRAWN BY: SJR
 CHECKED BY: CVM
 DATE: 3/20/2026
 CAD ID: P-CIVL-PROP

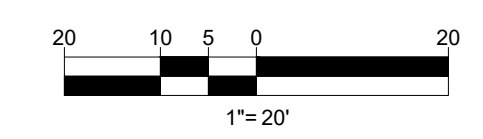
PROPOSED SITE PLAN DOCUMENTS
 FOR
KNC TOUCHFREE CAR WASH, INC.
 PROPOSED DEVELOPMENT
 542 MAPLE AVENUE
 TOWN OF WILTON
 SARATOGA COUNTY
 SEC. 153.9 BLOCK: 1 LOT: 5.1

BOHLER
 BOHLER PLANNING, LANDSCAPE ARCHITECTURE, ENGINEERING AND SURVEYING NY, LLC
 17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-0900
 www.BohlerEngineering.com

SURVEY REFERENCE

BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS OF THOMAS A. & VICTORIA B. CUNNIFF, PREPARED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, DATED MARCH 13, 2026

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

REVISION 5 - 6/10/2026

Clean2o Touchfree Car Wash
Testing Location - Guilderland
29 New Karner Road
Guilderland, NY 12203
6/10/2026

Distance (ft.)	Entrance (dB) (Traffic)	Exit (dB) (No Traffic)
0	90	95
10	83	87
20	80	83
30	76	79
40	73	76
50	71	74
60	71	71
70	71	70
80	68	68
90	68	67
100	67	65
110	65	61
120	65	60

Thomas Cunniff
 542 Maple Ave (Route 9)
 Saratoga Springs, NY 12866
 153.9-1-5.1

Zoning Ordinance Section	Required	Proposed	Relief requested
Schedule N, CR-1	100 ft. front yard setback	60 ft. Maple Ave front yard setback	40 ft. Maple Ave front yard setback
		80 ft. Loughberry Lake Road front yard setback	20 ft. Loughberry Lake Road front yard setback
§129-156 Schedule N, CR-1	200 ft. frontage	178.67 ft. Route 9 frontage	21.33 ft. Route 9 frontage