



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 21, 2026 **ZONING DISTRICT:** R-2

APPLICANT: Alyssa Wolfe

ADDRESS: 34 Cannon Royal Dr.
Saratoga Springs, New York 12866

OWNER: Alyssa Wolfe

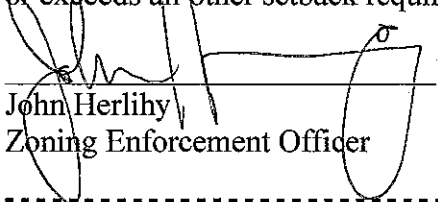
PROPERTY LOCATION: 34 Cannon Royal Dr.
Saratoga Springs, New York 12866

TAX MAP NO.: 141.14-1-19

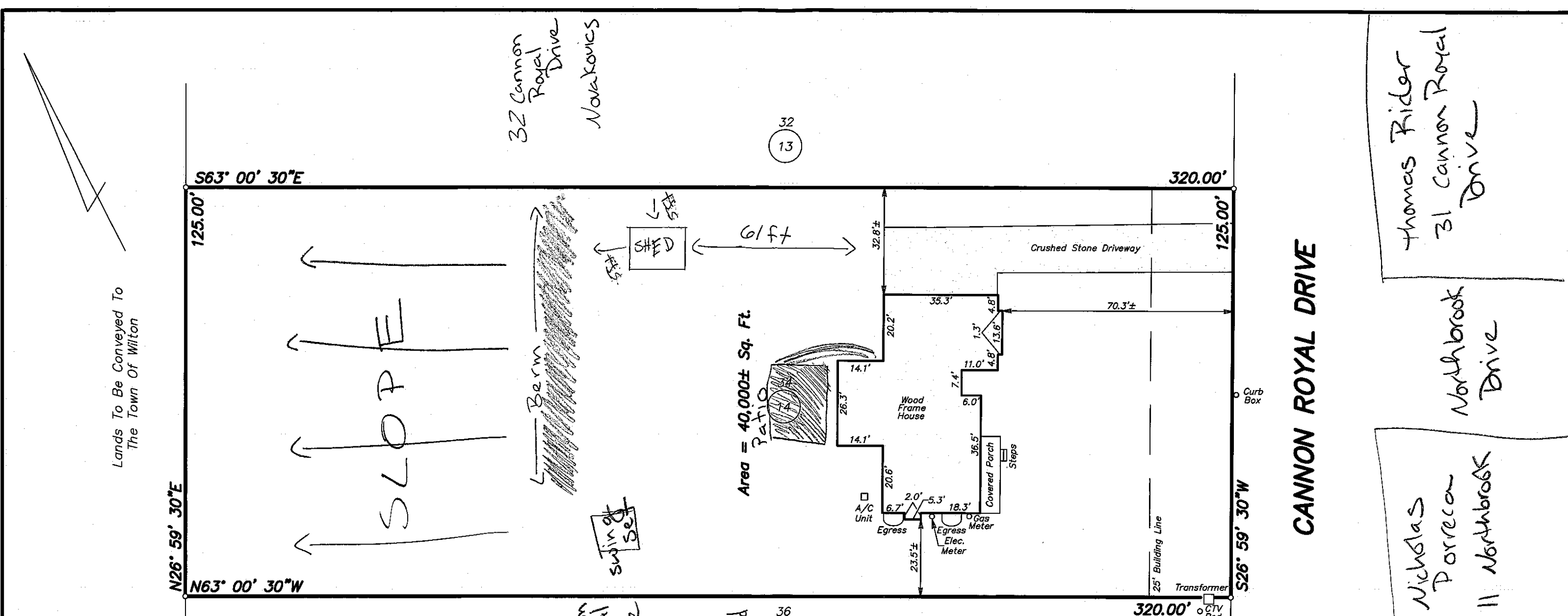
PROPOSED USE: Placement of a Prebuilt Accessory Shed

DETERMINATION:

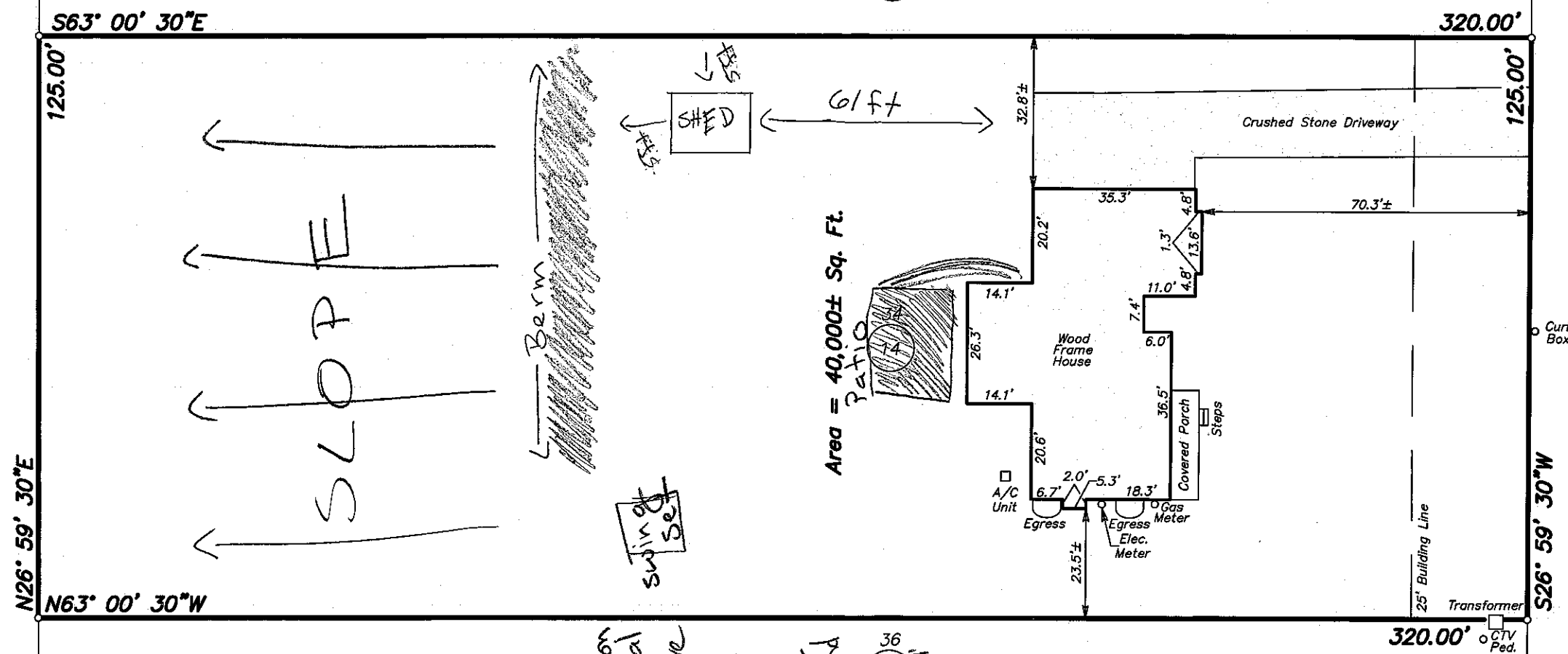
Pursuant to 129-157 projections into yards. A. The applicant is proposing to install a 12' by 18', 216 square foot shed. The special setbacks in the Grand Highlands subdivision are: 25.00 feet front yard, 20.00 feet side yard and 50.00 feet rear. The required side setback is 20.00 feet, and the amount of relief requested is 15.00 feet north side yard setback. The applicant meets or exceeds all other setback requirements.


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



Lands To Be Conveyed To
The Town Of Wilton



CANNON ROYAL DRIVE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

Final Survey - 2/10/25
Foundation Location - 8/2/24

DEED REFERENCE:

CONVEYANCE TO RYAN WOLFE AND ALYSSA WOLFE BY DEED DATED FEBRUARY 14, 2024 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2024004542.

MAP REFERENCE:

MAP ENTITLED "GRANDE HIGHLANDS RESIDENTIAL SUBDIVISION", DATED AUGUST 31, 2021, LAST REVISED ON APRIL 13, 2022, PREPARED BY LANSING ENGINEERING AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. M2022062.

EASEMENTS, COVENANTS AND RESTRICTIONS:

- COVENANTS, CONDITIONS & RESTRICTIONS AS DESCRIBED BY DEED DATED DEC. 16, 2022 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2022039098.
- EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION BY DEED DATED MARCH 21, 2023 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2023013061.
- EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION AND VERIZON NEW YORK, INC. BY DEED DATED SEPTEMBER 13, 2022 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2023000517.

NOTES:

- NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
- COPYRIGHT © 2025 BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
- CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE, UNLESS OTHERWISE NOTED.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENT OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE PURPOSE TO POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE IN THE ERECTION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.
- DUE TO SNOW COVERED CONDITIONS AT THE TIME OF FINAL SURVEY, SOME IMPROVEMENTS MAY NOT BE SHOWN.

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LANDS SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, OTHER THAN THE ABOVE LISTED."

CERTIFIED TO:

- RYAN WOLFE & ALYSSA WOLFE
- SARATOGA NATIONAL BANK AND TRUST COMPANY ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- WESTCOR LAND TITLE INSURANCE COMPANY TITLE NO. WOLFE24-5604

KEVIN H. WEED, P.L.S. No. 51,005

LOT 14
GRANDE HIGHLANDS RESIDENTIAL
SUBDIVISION PHASE 1
STREET ADDRESS 34 CANNON ROYAL DRIVE

TOWN OF WILTON	SARATOGA COUNTY, NEW YORK
SCALE: 1" = 30'	DATE: JUNE 19, 2024
TELEPHONE NO.: (518) 383-0634	MAP NO.: 21 - 11 - 188Y

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
vglandsurveyors.com

Alyssa Wolfe
34 Cannon Royal Drive
Saratoga Springs, NY 12866
141.14-1-19

Zoning Ordinance Section	Required	Proposed	Relief requested
§129-157 A.	20 ft. side yard setback	5 ft. side yard setback	15 ft. north side yard setback