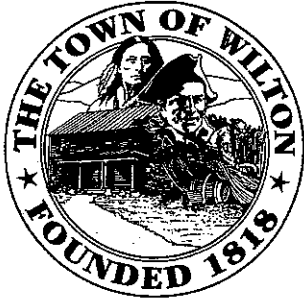




TOWN OF WILTON
22 TRAVER ROAD
GANSEVOORT, NY 12831-9127

(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 ENFORCEMENT OFFICER

DATE: July 16, 2026
ZONING DISTRICT: R-1

Applicant

Trojanski Builders
627 Maple Ave.
Saratoga Springs, New York 12866

Property Owner

I BuildNY LLC

Property Location

431 Northern Pines Road
Gansevoort, New York 12831

Tax Map No.

140.14-1-28

Proposed Use

Two-Family Residence

Determination

After review of the permit application for the proposed two-family residence at **431 Northern Pines Road (Tax Map No. 140.14-1-28)**, the application cannot be approved at this time due to the following zoning requirements:

1. **Minimum Road Frontage Requirement**

The R-1 Zoning District requires a minimum of **250 feet of road frontage** for properties not served by municipal water and sewer. The subject parcel contains approximately **145 feet of road frontage**, resulting in a deficiency of **105 feet**. To proceed, an **Area Variance** from the Town of Wilton Zoning Board of Appeals will be required.

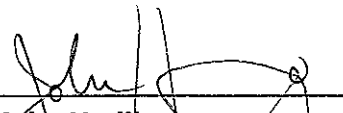
2. **Two-Family Dwelling Use**

Pursuant to **Chapter 129, Attachment 7, Schedule A – R-1 Residential District**, a two-family dwelling is not a permitted use by right within the R-1 District. Therefore, approval of a **Special Use Permit** from the appropriate reviewing board will be required prior to the issuance of a building permit.

The proposed structure appears to comply with the applicable **front, side, and rear yard setback requirements**. However, the application does not currently satisfy the minimum road frontage requirement and requires the additional approvals noted above before a permit may be issued.

Should the necessary approvals be obtained, the application may be resubmitted for further review.

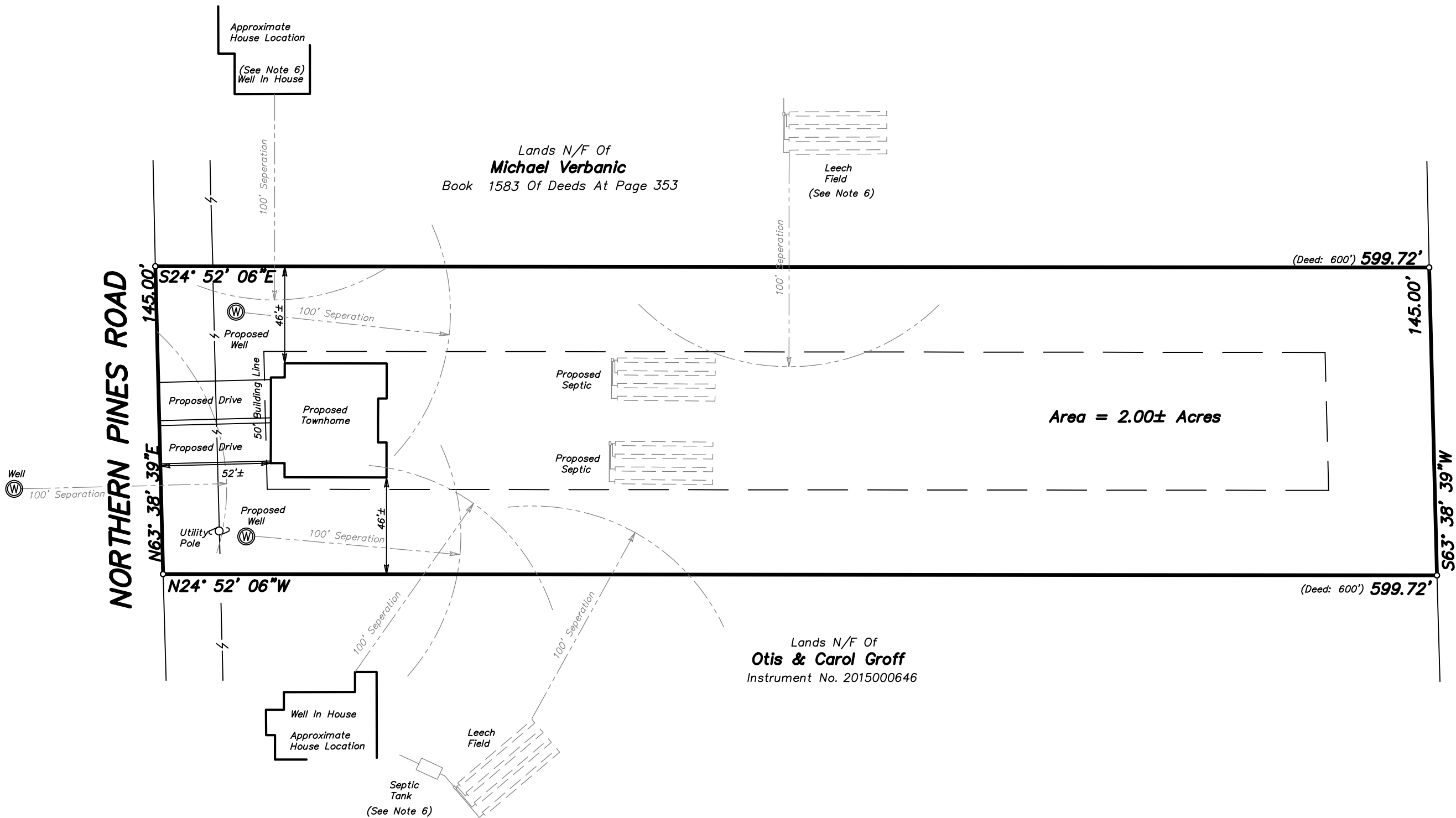
Respectfully,


John Herlihy
Zoning Enforcement Officer

DEED REFERENCE:
CONVEYANCE TO IBUILDNY, LLC BY DEED DATED OCTOBER 22, 2025 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2025029223.
MAP REFERENCES:
MAP ENTITLED "SURVEY OF PREMISES KNOWN AS STREET NO. 431 NORTHERN PINES ROAD" DATED AUGUST 1, 2025 PREPARED BY RAYMOND A. KOCH PLS.

- NOTES:
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
 - 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 © 2026 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.
 - 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.
 - SEPTIC TANKS, LEECH FIELDS, AND WELLS LOCATIONS PER LANDOWNER.

SITE STATISTICS:
ZONING - RI-RESIDENTIAL
TWO FAMILY DWELLING WITH-OUT PUBLIC SEWER OR WATER
MIN. LOT SIZE - 80,000 SQ. FT.
MIN. LOT WIDTH - 250 FT.
MIN. FRONT YARD - 50 FT.
MIN. SIDE YARD - 40 FT.
MIN. REAR YARD - 50 FT.



Lands N/F Of
Saratoga Park Estates CV, LLC
Instrument No. 2017028499

Proposed Driveway Added - 8/24/26

PROPOSED PLOT PLAN
LANDS OF IBUILDNY, LLC
431 NORTHERN PINES ROAD

TOWN OF WILTON	SARATOGA COUNTY, NEW YORK
SCALE: 1" = 50'	DATE: MAY 1, 2026
TELEPHONE NO.: (518) 383-0634	MAP NO.: 26 - 17 - 56A

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

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.

ROBERT A. WILKLOW, P.L.S. No. 50,741

Trojanski Builders
431 Northern Pines Road
Gansevoort, NY 12831
140.14-1-28

Zoning Ordinance Section	Required	Proposed	Relief requested
129 attachment 7, Schedule A. R-1	250 ft. frontage	145 ft. frontage	105 ft. frontage