



TOWN OF WILTON

22 TRAVER ROAD
WILTON, NY 12831-9127

(518) 587-1939
FAX (518) 587-2837
Website: www.townofwilton.com

Joshua A. Carlsson
Land Use Administrator

Amy DiLeone
Executive Secretary For
Planning and Engineering

ZONING DETERMINATION

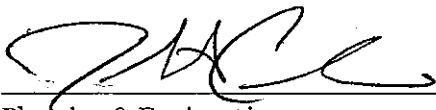
DATE: AUGUST 31, 2026
APPLICANT: R.J. LONG
OWNER: DONALD MOSHER
PROPERTY LOCATION: 158 TRAVER ROAD
TAX MAP NO.: 127.-2-28.11& 127.-2-49
ZONING DISTRICT: R-1, RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

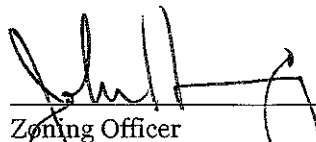
DETERMINATION:

Based upon the information submitted and the review of Chapter 109 (Subdivision of Land) and Chapter 129 (Zoning) of the Town Code, including § 109-8, which requires all new parcels created within the Town to comply with the area, setback, and frontage requirements of the Zoning Ordinance, it is hereby determined that the applicant is proposing a four (4) lot subdivision in which each proposed lot does not meet the minimum required lot frontage.

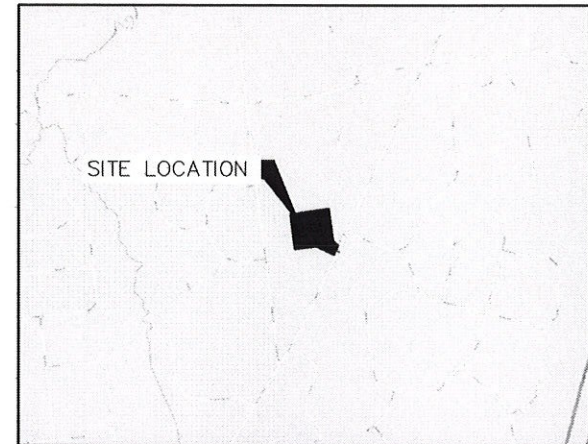
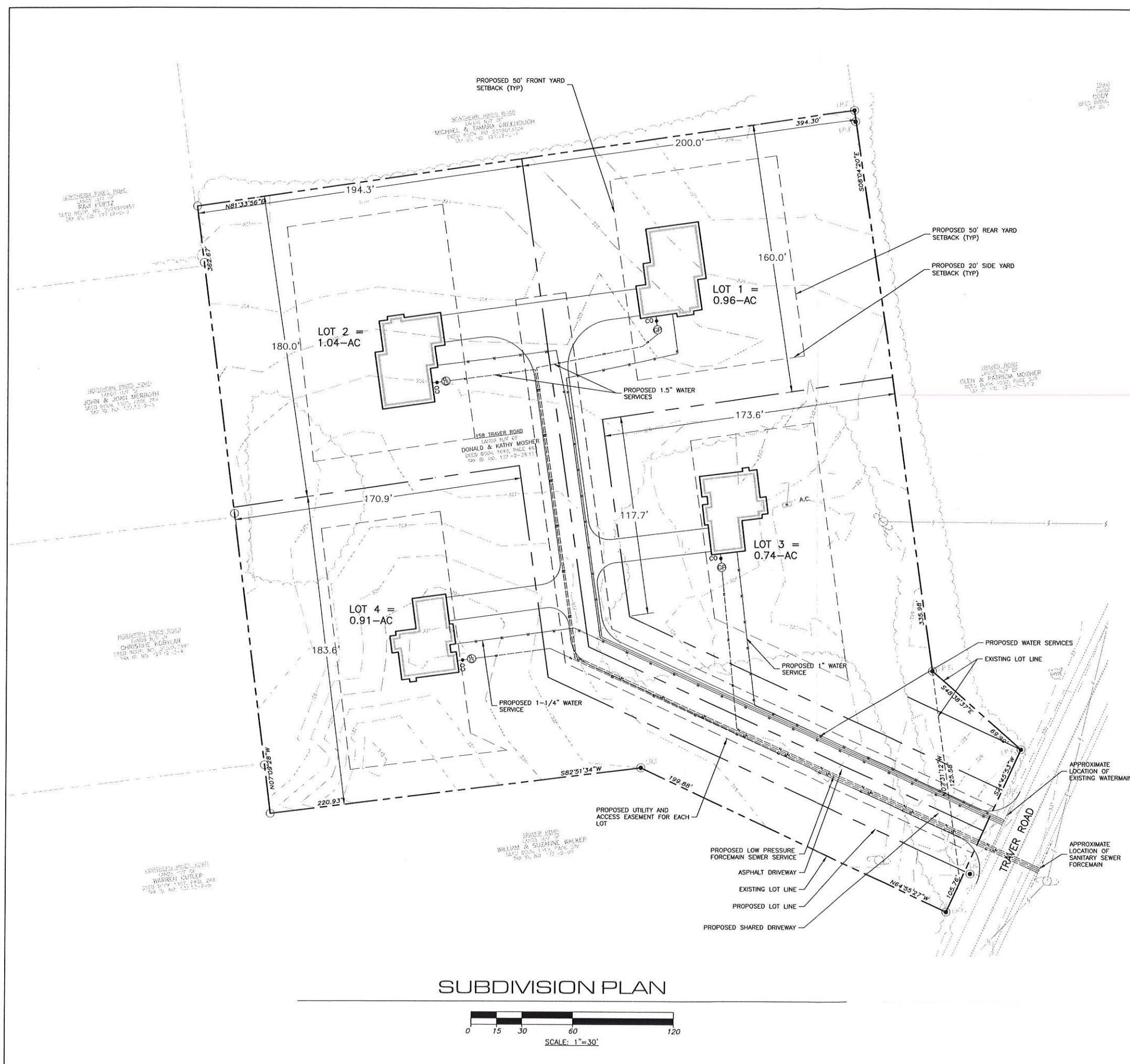
Each proposed lot is required to provide a minimum of 100 feet of frontage pursuant to Chapter 129, while 26.44 feet of frontage is proposed for each lot. Accordingly, **area variance relief from the minimum lot frontage requirement is required from the Zoning Board of Appeals for each proposed lot**, as summarized below:

Lot #	Minimum Frontage	Frontage Proposed	Relief Requested
Lot 1	100'	26.44'	73.56'
Lot 2	100'	26.44'	73.56'
Lot 3	100'	26.44'	73.56'
Lot 4	100'	26.44'	73.56'


Planning & Engineering


Zoning Officer

NOTE TO APPLICANT: This determination may be appealed to the Town of Wilton Zoning Board of Appeals within the time prescribed by law (60 days). This determination is based solely upon the plans and information submitted as of the date above. Any material change to the proposal may require a new determination.



SITE LOCATION MAP
SCALE: 1"=1000'

SITE STATISTICS

ORIGINAL PARCEL AREAS	3.58± ACRES 0.07± ACRES
TAX PARCEL I.D.	127-2-28.111 127-2-48
EXISTING ZONING	R-1 RESIDENTIAL
BUILDING SETBACKS	MIN FRONT - 50' MIN SIDE - 20' MIN REAR - 50' MIN FRONTAGE - 100'
MINIMUM LOT SIZE	20,000 SF
WATER	WWSA
SANITARY SEWER	WWSA
STORMWATER	ON-SITE MITIGATION
VARIANCE REQUIRED	FRONTAGE VARIANCE
VARIANCE REQUESTED	26.25' FRONTAGE

TOWN OF WILTON STANDARD NOTES FOR SUBDIVISION PLATS:

1. THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED SUBDIVISION PLAT.
2. THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES WERE INSTALLED WITH A REPRODUCTION OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT PLAN DEPICTING ALL INSTALLED SANITARY FACILITIES. PRIOR TO INSTALLATION OF ON-SITE SEWAGE TREATMENT FACILITIES, A LOT-SPECIFIC SEPTIC SYSTEM DESIGN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
3. THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH THERE WAS NOT WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES INSTALLED WITH A REPRODUCTION OF THE APPROVED PLANS AND SHALL NOTIFY THE PURCHASER OF THE NECESSITY OF INSTALLING SUCH FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
4. THE SANITARY FACILITIES ON THESE LOTS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A NEW YORK LICENSED PROFESSIONAL (P.E., R.A., OR EXEMPT L.S.) AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE NYSDOH - GLEN FALLS DISTRICT OFFICE AND THE TOWN OF WILTON BUILDING CODE ENFORCEMENT OFFICE WITHIN 30 DAYS AND PRIOR TO OCCUPANCY. THIS APPLIES TO BOTH WATER SUPPLY AND WASTEWATER TREATMENT SYSTEMS.
5. INDIVIDUAL WELLS AND SEWAGE TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM(S) BECOMING AVAILABLE.
6. BEFORE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, THE PERMANENT WELL SHALL BE SAMPLED BY AN INDEPENDENT TESTING LABORATORY AND SUCCESSFULLY TESTED FOR WATER FLOW AND COLIFORM BACTERIA, PER NYSDOH STANDARDS. RESULTS SHALL BE FORWARDED TO THE TOWN OF WILTON BUILDING DEPARTMENT.
7. CERTIFICATION OF SEASONAL HIGH GROUNDWATER ELEVATION BY A LICENSED PROFESSIONAL (P.E., OR P.L.S.) INDICATING: THE BASEMENT OR SLAB ELEVATION OF ALL BUILDINGS IS REQUIRED TO BE A MINIMUM OF THREE (3) FEET ABOVE THE SEASONAL HIGH GROUNDWATER TABLE ELEVATION. ALL BUILDINGS CONSTRUCTED WITH A BASEMENT SLAB ELEVATION BETWEEN THREE (3) AND FIVE (5) FEET ABOVE SEASONAL HIGH GROUNDWATER TABLE ELEVATION SHALL BE EQUIPPED WITH SUMP PUMPS WHICH DISCHARGE TO A CLOSED DRAINAGE SYSTEM OR AN ADEQUATE OUTFALL AS APPROVED BY THE LICENSED PROFESSIONAL AND BUILDING INSPECTOR OF THE TOWN OF WILTON.
8. ALL LOTS SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. NO ISOLATED LOW AREAS SHALL BE CREATED UNLESS DESIGNED AS SUCH. THE DRAINAGE PATTERNS CREATED SHALL NOT ADVERSELY AFFECT ADJOINING PROPERTIES OR DOWNSTREAM DRAINAGE FACILITIES.
9. THE TOTAL TRAFFIC MITIGATION FEE IS DUE BEFORE FINAL APPROVAL AND BEFORE ISSUANCE OF THE FIRST BUILDING PERMIT.
10. THIS PROPERTY MAY BORDER A FARM AS DEFINED IN THE TOWN OF WILTON'S RIGHT TO FARM LAW. RESIDENTS SHOULD BE AWARE THAT FARMERS HAVE THE RIGHT TO UNDERTAKE FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE, AND VIBRATION.
11. ALL STUMPS, GRUBBINGS, LOGS, AND LIMBS GENERATED FROM THIS PROJECT SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY. CHIPPING/TUB GRINDINGS OF THIS MATERIAL ON-SITE WILL BE ALLOWED IN LIEU OF OFF-SITE DISPOSAL, IF APPROVED BY THE PLANNING BOARD. THESE GRINDINGS SHALL NOT BE DISPOSED OF ON ANY DEFINED OPEN SPACE AREAS.
12. THE P.E. OR R.L.A.'S STAMP AND SIGNATURE ON THESE PLANS HEREBY CERTIFIES THAT THESE PLANS CONFORM TO THE REQUIREMENTS OF THE TOWN OF WILTON'S STORMWATER LAW.
13. ROADWAY PAVING IS ONLY ALLOWED FROM APRIL 1 TO NOVEMBER 1. SEE TOWN CODE SECTION 109-29 FOR ROAD CONSTRUCTION REQUIREMENTS. ANY STRUCTURES IN ROADWAY SHALL BE SET 1/4' BELOW BINDER AND A RISER RING INSTALLED FOR TOP COURSE PAVING.

158 TRAVER ROAD SUBDIVISION
158 TRAVER ROAD, TOWN OF WILTON, SARATOGA COUNTY, NEW YORK

PRELIMINARY / NOT FOR CONSTRUCTION

LANSING
ENGINEERING
2452 STATE ROUTE 301
WILTON, NY 12197
(518) 859-5243

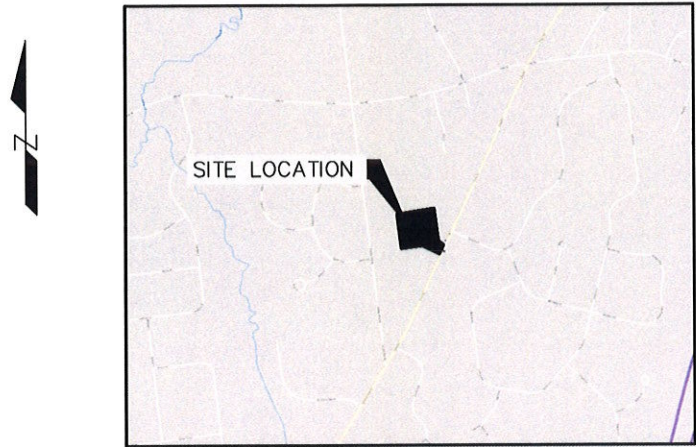
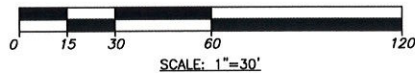
SUBDIVISION
PLAN

PROJ. NO: 1226.00
SCALE: AS SHOWN
DATE: 08/27/26

SB-1
SHEET 1 OF 1



SUBDIVISION PLAN



SITE LOCATION MAP

SCALE: 1"=1000'

SITE STATISTICS

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158 TRAVER ROAD SUBDIVISION
158 TRAVER ROAD, TOWN OF WILTON, SARATOGA COUNTY, NEW YORK

DATE: _____
REVISIONS: RECORD/DESCRIPTION



2452 STATE ROUTE 901
WILTON, NY 12195
(518) 886-5243

PRELIMINARY / NOT FOR CONSTRUCTION

CIVIL TRANSPORTATION - ENVIRONMENTAL LAND SURVEYING

SUBDIVISION
PLAN

PROJ. NO: 1226.00
SCALE: AS SHOWN
DATE: 08/27/26

SB-1
SHEET 1 OF 1

