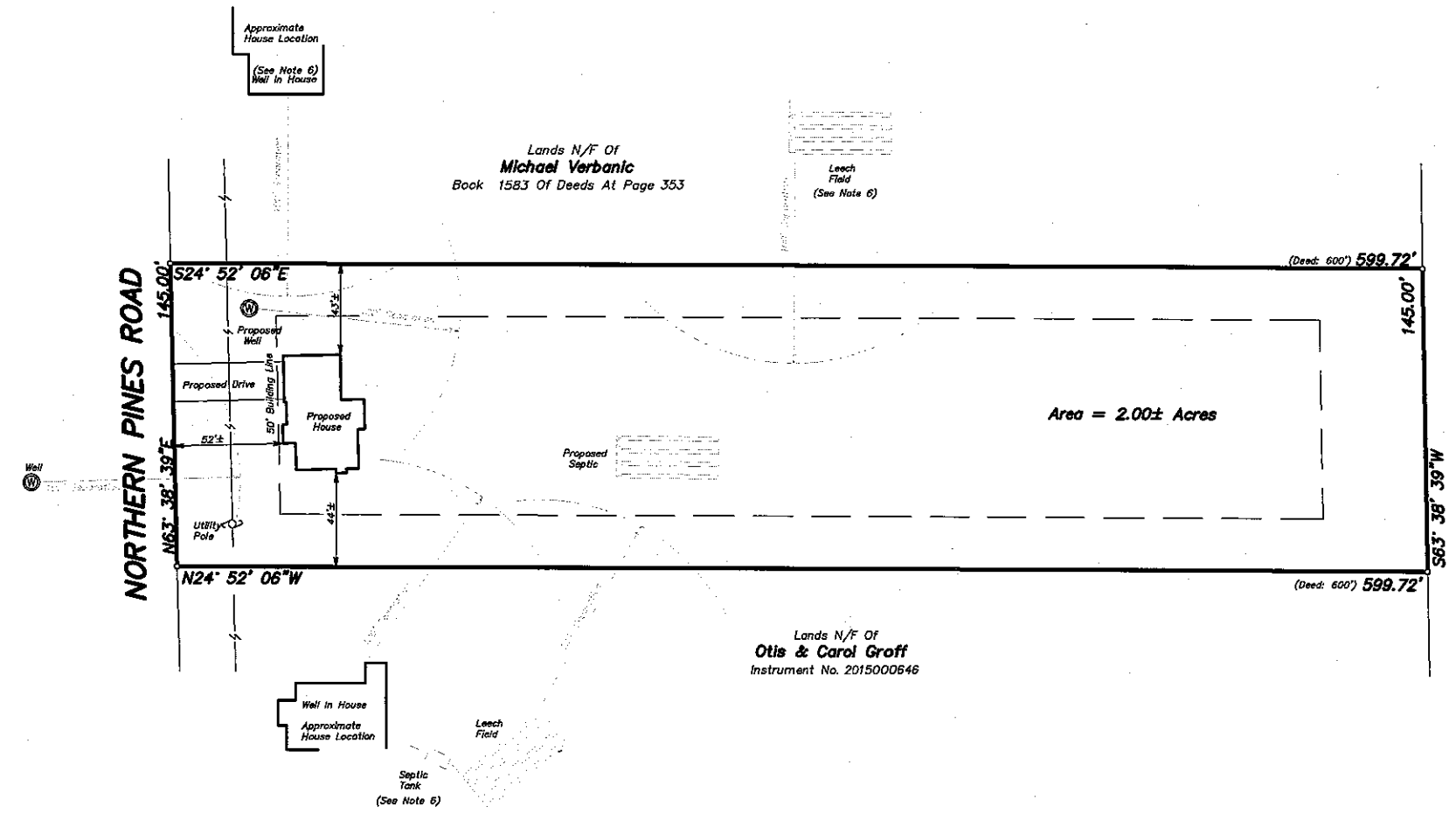


NOTE TO APPLICANT: This is to inform you that you may appeal this determination to the Town of Wilton Zoning Board of Appeals by filing a Notice of Appeal with the Zoning Enforcement Officer and the Zoning Board of Appeals within sixty (60) days of the date this determination was filed in the Code Enforcement Office. Effective May 30, 2007

North For Map Reference



DEED REFERENCE:
CONVEYANCE TO IBUILDNY, LLC BY DEED DATED OCTOBER 22, 2025 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 202500223.

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:

1. 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.
2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. 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.
5. 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.
6. SEPTIC TANKS, LEECH FIELDS, AND WELLS LOCATIONS PER LANDOWNER.

SITE STATISTICS:

ZONING - R3-RESIDENTIAL

SINGLE FAMILY DWELLING WITH-OUT PUBLIC SEWER OR WATER

MIN. LOT SIZE - 40,000 SQ. FT.
MIN. LOT WIDTH - 150 FT.
MIN. FRONT YARD - 50 FT.
MIN. SIDE YARD - 25 FT.
MIN. REAR YARD - 50 FT.

SIGHT DISTANCE TABLE		
DIRECTION	REQUIRED*	PROVIDED
Looking West	390'	750'±
Looking East	335'	1,000'±

* Per AASHTO Appendix 18-1, Table 9-7 And 9-8
Intersection Sight Distance For 35 M.P.H.

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

Revised - 9/16/26
Revised Per Town Comments - 8/27/26
Sight Distance Added - 8/27/26
Proposed Driveway Added - 8/24/26

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

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) 393-0634	MAP NO.: 26 - 17 - 56A

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

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

Zoning Ordinance Section	Required	Proposed	Relief requested
129 attachment 7, Schedule A. R-1	150 ft. frontage	145 ft. frontage	5 ft. frontage