Saratoga Greenbelt – Wilton Connector Trail

CDTC / CDRPC TECHNICAL ASSISTANCE PROGRAM



Existing Conditions Review











December 2021

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Overview

This report provides an overview of the study area's land use and land ownership patterns, local destinations, and transportation and natural systems. Understanding the current conditions within the study area is critical to identifying the most feasible alignment for a Saratoga Greenbelt – Wilton Connector Trail. For the purposes of this project, "trail" refers to a bicycle- and pedestrian-friendly facility that is off-road, next to the road, or on-road. The Saratoga Greenbelt Trail is a network of planned and existing trails that loop around and through the city and can be used for both transportation and recreation. The proposed connector trail will link this network to the Town of Wilton's existing and planned nature trails and retail destinations. The alignment alternatives will consider land ownership, available right-of-way, constraints, safety, cost and feasibility of implementation.

Kev Findings

The information below is most useful to help understand the opportunities and challenges of creating a seamless connection between the Saratoga Greenbelt Trail and Town of Wilton.

- The City of Saratoga Springs owns much of the land on the west side of Weibel Ave., where there is room for a trail or sidewalk.
- Proposed development, just outside of the study area, presents an opportunity to incorporate new bicycle- and pedestrian-friendly connections.
- The redevelopment of the Stewart's at the intersection of State Route 29 and Weibel Ave. will include improvements for pedestrians, such as crosswalks and pedestrian signals.
- New residential development, transit service, and the recently completed Exit 15 Connector to Downtown generate pedestrian and bicycle activity within the study area.
- Weibel Ave. is an existing, signed, on-road bike route but there are no designated on-road spaces for bicycles within the study area.
- Shoulder widths and speed limits are inconsistent and vary throughout the road segments within the study area.
- There is a mix of sidewalk, natural surface trail and paved off-road trail already within the study area, but they are sporadic and disconnected.
- Land uses are largely separated, with retail dominating north of Louden Rd. in the study area and a mix of residential, institutional, utility and some limited retail south of Louden Rd.
- Facilities, including infrastructure, pavement markings, and signals, are non-existent or insufficient to assist pedestrians in comfortably crossing major intersections in the study area.
- Traffic crashes, for both vehicles and bicycles/pedestrians, are predominantly north of Louden Rd. within the study area.
- There are wetlands and a 100 year flood zone in the southern part of the study area, near Weibel Ave. and State Route 29.
- There are 7 CDTA bus stops and a park and ride lot within the study area.











Introduction

Saratoga County, with the City of Saratoga Springs and Town of Wilton, has requested assistance from the Capital District Transportation Committee (CDTC) and the Capital District Regional Planning Commission (CDRPC) to identify a bicycle- and pedestrian-friendly connection between the city and town. The Study Area, pictured in Figure 1, includes Weibel Ave from the South side of Lake Ave to the Saratoga Regional YMCA – Wilton Branch to the north where it becomes Old Gick Rd. From the west, the study area begins at the Exit 15 ramp onto NY-50 and follows Louden Rd to the County Forest. It also includes a large variety of commercial business, including Target, Wilton Mall, Home Depot, Price Chopper, Walmart, Lowes, BJs Wholesale Club, and others to the north side of NY-50, following Lowes Drive. Developing bicycle- and pedestrian-friendly connections between these areas will create mobility choices that promote health, sustainability and accessibility. This memorandum was prepared to summarize the existing conditions of the Study Area and highlight the data collected, prior to identifying potential bicycle and/or pedestrian connections.

Site Visit Summary

This section provides an overview of the project and its study area, including photos and information collected during a site visit on Monday, November 8. A site visit was conducted by the project team on Monday, November 8, 2021. The team met in the parking lot behind the Weibel Avenue Apartments and walked north on Weibel Avenue to Loudon Road, then after observing about 200 feet along Loudon Road, headed back north towards the intersection of Weibel Avenue and State Route 50. The team crossed the intersection and walked to Lowes Drive where they crossed Old Gick Road and walked south on Auto Park Road which connects to New Country Way. New Country Way connects to the New Country Toyota of Saratoga Springs parking lot, which was crossed to reach the crosswalk and pedestrian crossing signal at the I-87 Exit 15 ramp and State Route 50. The team crossed with the signal and headed back towards the Weibel Avenue Apartments, walking along Route 50 to the Louden Road slip ramp past the Hannaford Supermarket shopping center.

The purpose of this visit was to observe the uses and conditions on the major roadways and at intersections within the study area. The project team collected information related to existing walking and bicycling infrastructure, like sidewalks, crosswalks, and pedestrian signals, as well as visible constraints like slopes/topography, narrow roadway and shoulder widths, and general accessibility to major destinations. Parts of the Study Area that were not explored during the site visit, but have been evaluated and/or visited separately include the Saratoga Greenbelt Trail – Bog Meadow Trail parking area on State Route 29, the intersection at State Route 29 and Weibel Avenue, the southern portion of Webel Avenue from State Route 29 to the Weibel Avenue Apartments, and the eastern edge of the Wilton Mall development and western edge of the Saratoga County Forest.



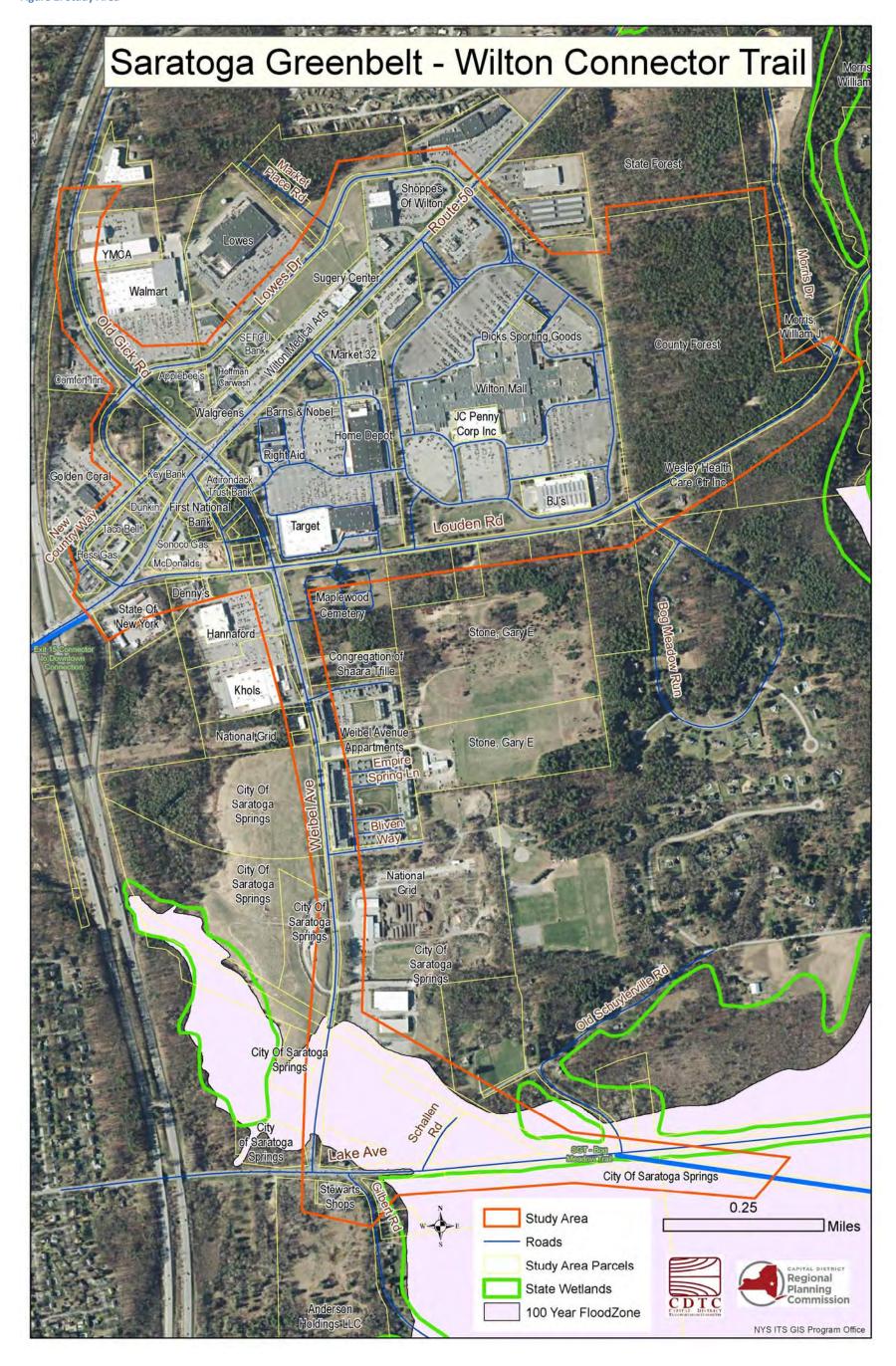








Figure 1. Study Area













State Route 29: SGT - Bog Meadow Trail - Weibel Ave.



View of State Route 29 and Weibel Avenue intersection looking south



State Route 29 from SGT-Bog Meadow trailhead parking area looking east



Trailhead at State Route 29 SGT-Bog Meadow Trail

- State Route 29 is the southern boundary of the Study Area.
- Route 29 is a state designated truck route east of Weibel Ave.
- 2-lane road
- Speed limit in Saratoga Springs: 30 and changes to 45 mph east of Weibel Ave. intersections.
- Local designated bike route "A."
- Small trailhead parking area on State Route
 29 is across from Old Schuylerville Rd.
- There is bike parking located at the trailhead.
- A high percent of heavy-truck traffic was observed (Monday afternoon).
- State Route 29 does not have sidewalks and the shoulder widths vary from 3-6 feet along the corridor.
- There are currently no crosswalks or pedestrian facilities at the intersection of State Route 29 and Weibel Ave.
- Stewart's Shops has proposed redeveloping their property at the southeast corner of State Route 29 and Weibel Ave. intersection, and will include a reconfigured intersection, crosswalks and pedestrian facilities (see Appendix A).











Weibel Ave: Vliven Way - State Route 29



View of Saratoga Transfer Station on Weibel Ave. from the front of the Weibel Ave. Apartments



Weibel Ave. from the Saratoga Springs Ice Rink driveway, looking south

- 2-lane road
- Speed limit: 30 mph
- Weibel Ave. is a state designated truck route and local designated bike route.
- There are no sidewalks and shoulders vary in width from 4-6 feet along the corridor.
- Much of the land on the west side of Weibel Ave. is owned by the City of Saratoga Springs.
- Land uses on the west side of Weibel Ave include a solar farm and waste transfer station, but are mostly undeveloped.
- The land between State Route 29 and Bliven Way on the east side of Weibel Ave. is a mix of private and city-owned.
- The Saratoga Springs Ice Rink, which is a regional destination, is located on the east side of Weibel Ave.
- National Grid leases property just north of the ice rink on the east side of Weibel Ave from the City of Saratoga Springs.
- The PBA Baseball Fields are behind the National Grid property and can be accessed from Bliven Way.
- There is the potential for a future traffic light to be installed on Weibel in front of the ice rink in 2024 – condition of Skidmore ice rink lease agreement.











Weibel Ave Northbound: Bliven Way -Louden Rd



The Project Team walks north on the sidewalk in front of the Weibel Ave. Apartments between Bliven Way and Stone Blvd.



Stairway connecting sidewalk to Weibel Ave, between Stone Blvd. and Standish Rd.



The view of Weibel Ave. looking south at Standish Rd.

- 2-lane road
- Speed limit: 30 mph
- Weibel Ave. is a state designated truck route and local bike route.
- There is a signalized, 3-leg intersection on Weibel Ave. at the Hannaford Supermarket.
- Weibel Ave. widens just north of Standish Rd. to accommodate a striped median which converts to a left-turn lane at the Hannaford entrance.
- There is a concrete sidewalk between Bliven Way and Standish Road on the east side of Weibel Ave.
- A small segment of the sidewalk sits at a higher elevation than the roadway, accessed by stairs.
- There is undeveloped, privately-owned land behind the Weibel Ave. Apartment development.
- The land across from the Weibel Ave.
 Apartments is city-owned and currently a waste transfer station and solar farm.
- The Weibel Ave. Apartment development includes 176 residential units and 116,00 sq. ft. non-residential uses on the first floor, and parking in the rear.
- There are about 20 on-street parking spaces on Weibel Ave. in front of the Weibel Ave. Apartments.
- The shoulders on the east side of Weibel
 Ave. vary in width between 2.5 4 ft.
- Stone Rd. and Standish Blvd. connect rear parking, recreational areas, and some privately-owned, undeveloped land to Weibel Ave.
- North of Standish Rd. there are no pedestrian or bicycle accommodations.













Looking east on Stone Blvd. from Weibel Ave.



Looking east on Standish Rd. from Weibel Ave.



The entrance to the cemetary associated with Congregation Shaara Tfille from Weibel Ave.

 The Congregation of Shaara Tfille, located between Standish Blvd. and Loudon Rd., is set back from the road 400-500 ft. A congregation cemetery is along the frontage.

- The Maplewood Cemetery is on the northeast corner of Weibel Ave. and Louden Rd. – there is a fence around the perimeter of the cemetery and two gated driveway entrances (Weibel Ave. and Loudon Rd.) to control access.
- North of the Hannaford entrance, Weibel Ave. briefly becomes 2-lanes northbound and at the intersection with Louden Rd. converts to a left-turn lane, thru-lane, and right-turn lane.



The entrance to Congregation Shaara Tfille looking south on Weibel Ave.



The project team walks in the narrow shoulder along Weibel Ave. towards Louden Rd.











Louden Rd: Weibel Ave. - Rear Target Entrance



Louden Rd. looking west at Weibel Ave. intersection



Louden Rd. on north side of the cemetery



Louden Rd. looking north at rear side of Target

- Heading east on Louden Rd. from Weibel Ave, there is 1 travel lane and a 4-foot shoulder
- There are no bicycle or pedestrian accommodations
- Speed limit: 45 mph
- There is a fence around the perimeter of the Maplewood Cemetery
- There is a gated driveway entrance to the cemetery from Louden Rd.
- Continuing eastbound on Louden Rd., the road has a thru-lane in each direction and a left-turn lane which serves the rear entrance to the Target shopping center
- About 200-feet east of the Target entrance is an entrance to the Wilton Mall















- There is a paved path beginning on the north side of Louden Rd. that runs 800-900 feet along the western edge of the County Forest to the Wilton Mall parking lot (a goat path continues along the landscaped buffer to State Route 50)
- Heading west on Louden Rd from the rear entrance of Target, the thru-lane converts to a left-turn lane, thru-lane, and right-turn lane as it approaches Weibel Ave.
- There is a 20-foot landscaped buffer between Louden Rd. and a treed buffer behind Target









Weibel Ave: Louden Road - State Route 50



Weibel Ave. at Louden Rd looking north



Looking south on Weibel Ave. at intersection with Louden Rd. from the grass buffer between the roadway and Target parking lot



Looking south on Weibel Ave. towards west-side Target entrance

- Weibel Ave. crosses into the Town of Wilton after the Louden Rd. intersection.
- Speed limit: 40 mph
- Weibel Ave. is a state designated truck route.
- There are no pedestrian or bicycle accommodations, the shoulder widths on both sides of Weibel vary between 2-5 ft.
- Weibel Ave. is a 2-lane road with a southbound left-turn lane to Louden Rd.
- There are 2 driveways on Weibel Ave. on the east side there is a Target entrance and on the west side, Charof Ave. connects to Brainard St. and the Adirondack Trust Company
- Northbound at the intersection with State Route 50 there are 2 left-turn lanes, 1 thrulane, and a combination thru- and right-turn lane
- Southbound at the intersection with State
 Route 50 there is 1 thru-lane
- The east side of Weibel Ave. has a large, sloping, grass buffer between the roadway and Target / parking lot
- The Adirondack Trust Company is on the southwest corner of Weibel Ave. / Old Gick Rd. at State Route 50 and the west side of Weibel Ave.











Weibel Ave. / Old Gick Rd. at State Route 50



Birdseye view of the intersection at Weibel Ave. / Old Gick Rd. and State Route 50 looking north Source: Google Earth



Southeast corner of Weibel Ave. at State Route 50

- There are crosswalks on the north, east, and west legs of the intersections
- Pedestrians crossing to the northeast corner of Old Gick Rd. and State Route 50 from Weibel Ave. must cross 6 lanes of traffic, plus a striped buffer
- Speed limit: 40 mph
- Pedestrians crossing to the northwest corner of Old Gick Rd. and State Route 50 from Weibel Ave. must cross 7 lanes of traffic
- Pedestrians crossing Old Gick Rd. between the northwest and northeast corners on State Route 50 must cross 5 lanes of traffic plus 2 striped buffers
- There are pedestrian push-button signals and cement ramps/pads at the southeast, northeast, and northwest corner
- Pedestrians crossing from the northwest corner to the southwest corner have a crosswalk but no pedestrian signal or concrete ramp/pad
- The pedestrian phase crossing State Route 50 from the southeast to the northeast corner is 25 seconds long, it is not an exclusive pedestrian phase and vehicles are permitted to turn right on red
- The push button does not disrupt the traffic signal cycle length to prioritize the pedestrian











Old Gick Rd. - State Route 50 - Auto Park Rd. / Lowes Dr.



Wilton Veteran's Memorial Park on the east side of Old Gick Rd.



Looking east towards Lowes Dr. from Old Gick Rd.



Old Gick Rd. at Lowes Dr. from southeast corner

- The road configuration varies on this segment but is 2 lanes northbound and 1 lane southbound, except for at the intersections where there are additional turning lanes
- Old Gick Rd. provides access to retail shopping centers and restaurant / take-out businesses on the east and west sides of the road
- There are no pedestrian or bicycle accommodations, shoulders on the east side vary in width from 2 – 4 ft. and on the west side vary from 4 – 6 ft.
- The Wilton Veteran's Memorial Park, maintained by Walmart, is on the east side of Old Gick Rd. but there is no access to it
- There are no pedestrian or bicycle accommodations on Lowes Dr. or Auto Park Rd.
- Speed limit: 40 mph on Old Gick Rd. and 30 mph on Lowes Dr. and Auto Park Rd.
- There are no pedestrian crosswalks or signals at the intersection of Old Gick Rd. at Auto Park Rd. / Lowes Dr.











State Route 50 at I-87 NB Exit 15



Birdseye view of the State Route 50 intersection at the I-87 northbound Exit 15 ramps, looking south

Source: Google Earth



Some members of the project team wait on the concrete pad with pedestrian push-button on the northeast corner of the intersection



Southeast corner of the State Route 50 at I-87 Exit 15, looking towards the terminus of the Saratoga Greenbelt Trail

- A trail was recently completed along State Route 50 in Saratoga Springs, as part of the Saratoga Greenbelt Trail, and terminates on the west side of the Exit 15 northbound offramp
- State Route 50 Speed limit: 40 mph
- A crosswalk and pedestrian push-button signal is located across the Exit 15 northbound off-ramp and the east side of the intersection across State Route 50
- Pedestrians must cross 2 lanes of traffic on the off-ramp and 6 lanes plus a striped median to cross State Route 50
- Beyond the push-button pedestrian signals and concrete pads, there are no pedestrian accommodations to the east of the intersection on either side of State Route 50











State Route 50: Exit 15 - Louden Rd.



Steep slopes on south side of State Route 50 between road and NYSDOT Maintenance Facility



The NYDOT Maintenance Facility is fenced and setback 100-200 ft. from the road, separated by a steep slope



There is a wide, 10-11 ft. shoulder on the south side of State Route 50, which pedestrians use to get between restaurants and retail businesses on the east side of the Exit 15 ramp and the Greenbelt Trail on the west side

- Eastbound: There are 2 thru-lanes and a 10-11 ft. shoulder
- Westbound: 2 thru-lanes, a left-turn lane, right-turn lane, and 10 ft. shoulder
- Speed limit: 40 mph
- A NYS Department of Transportation
 Maintenance Facility is located on the south side of State Route 50 between Exit 15 and Louden Rd.
- The facility is setback about 200 ft. and separated from the roadway by a steep slope
- A pedestrian was observed walking in the shoulder en route to the Saratoga-Greenbelt Trail on the west side of the Exit 15 ramp











Louden Rd: State Route 50 - Weibel Ave.



View eastbound on Louden Rd.



About 250 ft. of sidewalk begins and ends at Denny's property line on the south side of Louden Rd.



Western terminus of the Louden Rd. sidewalk



A large, landscaped buffer spans from the entrance to Denny's and Weibel Ave. between the south side of Louden Rd. and the Hannaford Plaza parking lot



View from the south side of Louden Rd. at the driveway entrance to Denny's looking west

- 1-lane, 1-way road with narrow to no shoulders until the approach to the McDonalds and Denny's entrances
- Speed limit: 30 mph
- East of the McDonald's and Denny's entrances, Louden Rd. becomes a 2-way road with 1-lane westbound and 1 thru-lane and 1 left-turn lane eastbound
- All restaurant and retail businesses are setback from the road at least 40 feet on both sides
- With the exception of McDonald's on the north side and Denny's on the south side, adjacent land is mostly undeveloped green space and/or forest











Weibel Ave Southbound: Louden Rd – Bliven Way



Weibel Ave looking south from eastside of Hannaford Supermarket parking lot



View from the east side of Weibel Ave looking west at sidewalk along side of Kohl's and Tractor Supply Co.



View from unkempt sidewalk between the east driveway entrance to Kohl's / Tractor Supply Co. and the National Grid ROW access





Springs Dental and Saratoga Guitar on west side of Weibel Ave, sidewalk begins and ends at property line

- Segmented / disconnected sidewalk on west side of Weibel Ave.
- Speed limit: 30 mph
- Weibel Ave. is a state designated truck route and local bike route.
- The parcel in the southwest corner of Weibel Ave. and Louden Rd. consists of several retail stores.
- The parcel just south of Kohl's and Tractor Supply, and north of Saratoga Guitar and Springs Dental, is owned by National Grid











and attached by a utility ROW that continues west to Excelsior Ave.

- There are no sidewalks south of Saratoga Guitar on the west side of Weibel Ave.
- The shoulder on the west side of Weibel Ave. varies in width from 4-6 ft.
- The City of Saratoga Springs owns the land on the west side of Weibel Ave. south of Saratoga Guitar to State Route 29, most of which is a Waste Transfer Station and Solar Farm.
- There are no controlled or midblock crossings for pedestrians across Weibel Ave.











Existing Conditions

Traffic

This section describes the roadway and traffic characteristics of the study area. Based on information from the NYSDOT Traffic Data Viewer, over 30,000 vehicles travel through the study area each day. The retail establishments located here are a regional destination and large traffic generators, with banks, big box retail, groceries, medical services, restaurants, and a shopping mall. Currently, the majority of people visiting the area travel there in a private vehicle. The largest traffic volumes are generated on State Route 50 between Exit 15 and the Market 32 entrance. Table 1 includes average annual daily traffic (AADT) for the road segments included in NYSDOT's traffic count program.

Table 1. Average Annual Daily Traffic (AADT)

Road	From	То	AADT
Lake Ave (SR 29)	I-87	Weibel Ave	13,730
Lake Ave (SR 29)	Weibel Ave	Old Schuylerville Rd	11,348
Weibel Ave	Lake Ave	Louden Rd	12,380
Weibel Ave	Louden Rd	SR 50	9,210
SR 50	Exit 15	Market 32 Entrance	31,473
SR 50	Market 32 Entrance	Saratoga Sand Plains Wildlife Management Area	9,269

Pavement widths and right-of-way vary within the study area and along corridors. In some areas, shoulders are as wide as 10 feet, while non-existent in others. Generally, the wider shoulders are located on roads with speed limits of 40 miles per hour or greater. The widest pavement widths are along State Route 50 and available information shows the largest right-of-ways are also on State Route 50. Other pavement width and right-of-way data is in Table 2. There are maps that illustrate pavement widths (Figure 2) and right-of-way (Figure 4) on the following pages.

Greater pavement widths provide opportunities to stripe lanes and provide facilities for other modes, but also present safety challenges and are not necessarily the preferred route for walking or bicycling. Greater widths and vehicles speeds also create greater levels of traffic stress and lower levels of service for pedestrian and bicycle modes. CDTC measured the Level of Traffic Stress (LTS) for each road segment within the study area and describes it later in this section.

Despite available pavement widths, adjacent land uses and property owners may also create a challenge to installing new walking and bicycling facilities. Due to these conditions, it may be prudent to identify off-road connections to create safe walking and bicycling routes to and through the study area.











Table 2. Pavement Widths

Road	From	То	ROW width (ft.)	Pavement Width (ft.)**	Shoulder Width (ft.)
Lake Avenue (SR 29)	I-87	Weibel Ave	-	37	8
Lake Avenue (SR 29)	Weibel Ave	Old Schuylerville Rd	_	34	4
Weibel Ave	Lake Ave (SR 29)	Standish Rd	-	24	4
Weibel Ave	Standish Rd	Louden Rd	-	24	4
Weibel Ave	Louden Rd	SR 50	130-165	24	4
Old Gick Rd	SR 50	Auto Park Rd	60-130	20	5
Old Gick Rd	Auto Park Rd	YMCA Entrance	60-130	20	5
Auto Park Rd	Old Gick Rd	New Country Way	60	24	2
New Country Way	Old Gick Rd	SR 50	50-64	24	2
Lowes Dr	Old Gick Rd	SR 50	60	22	3
Louden Rd (one-way)	SR 50 Denny's /	Denny's / McDonald's Entrance	36-90	18-36	0
Louden Rd	McDonald's Entrance	Weibel Ave	36-91	18-37	0-2
Louden Rd	Weibel Ave	Bog Meadow Run	50	20	4
Louden Rd	Bog Meadown Run	Morris Dr	50	20	4
SR 50	Exit 15	Louden Rd	_	48	10
SR 50	Louden Rd	Weibel Ave/Old Gick Rd.	_	48	10
SR 50	Weibel Ave	Market 32 Entrance	_	48	8
SR 50	Market 32 Entrance	Wilton Mall South Entrance	-	48	8
SR 50	Wilton Mall South Entrance	Wilton Mall North Entrance	_	48	8
SR 50	Wilton Mall North Entrance	Saratoga Sand Plains Wildlife Management Area	<u>-</u>	48	8

^{*}Where data was unavailable, pavement and shoulder widths are estimated from Google Earth











Figure 2. Pavement Width Map

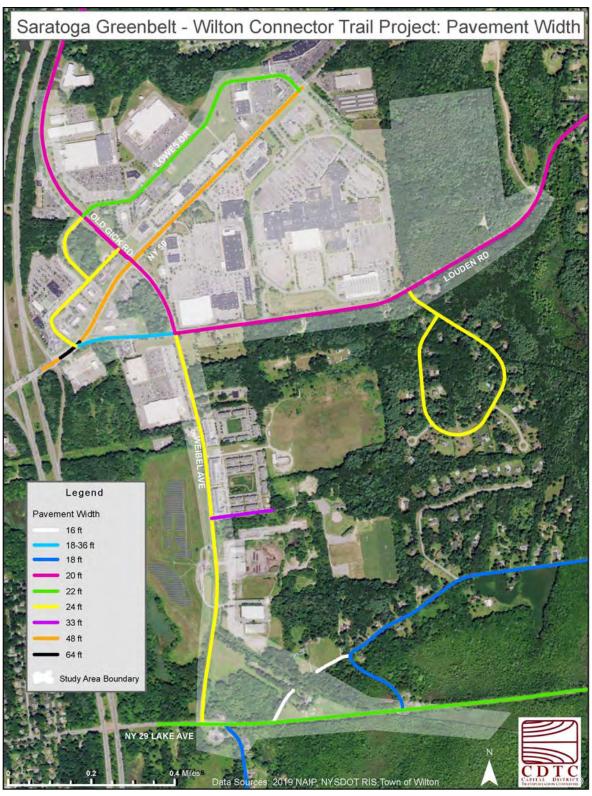












Figure 3. Shoulder Widths

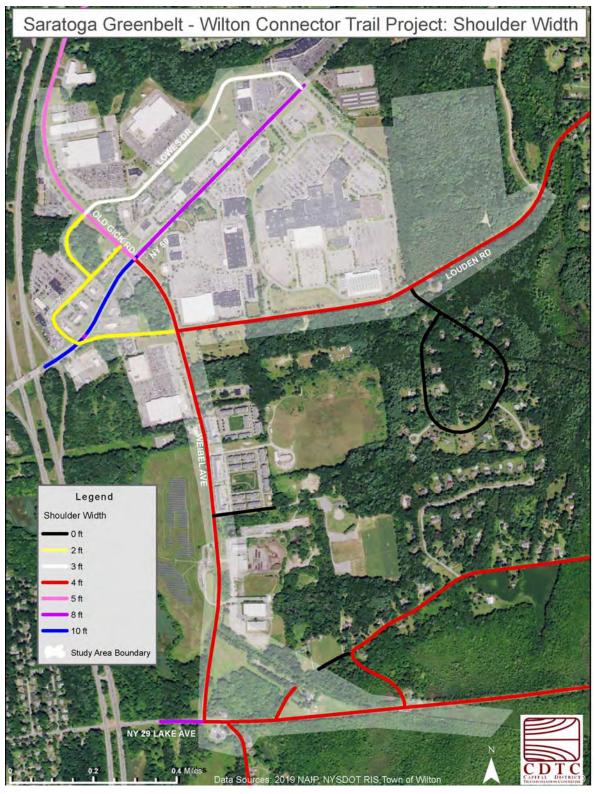












Figure 4. Right-of-Way (ROW)











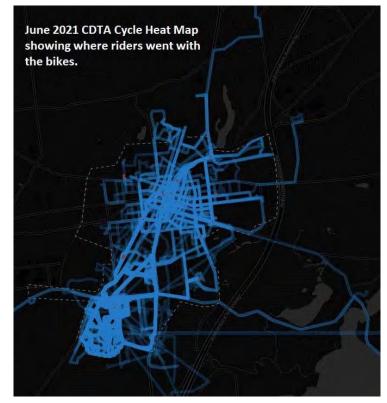


Walking & Bicycling

There is no data available on the number of pedestrians and/or bicyclists traveling to and through the study area. Infrastructure for walking or bicycling is limited and disconnected. Weibel Avenue does not have specific bicycle accommodations but it is designated and signed as an on-road bicycle route. The Saratoga Greenbelt Trail (SGT), a planned 24-mile shared use path that will form a continuous loop providing non-motorized connections across the city of Saratoga Springs, has completed segments on the south side of State Route 50 to the northbound Exit 15 ramp, just east of the I-87 overpass on Lake Avenue, and the Bog Meadow Trail that connects to south side of Lake Avenue at Old Schuylerville Road.

The SGTis a mix of on-road and off-road infrastructure, that integrates Complete Streets in order to facilitate the safe movement of pedestrians and bicyclists and connect to off-road, separated trails. Just outside the study area, the Spring Run Trail, which begins at East Avenue in Saratoga Springs, ends just west of I-87. In addition to the SGT, there are sidewalks, paved paths, marked crosswalks, and pedestrian signals located sporadically in the study area. A map of existing sidewalks, trails, crosswalks, and bike routes is shown in Figure 5.

A regional bike share program managed by the Capital District Transportation Authority (CDTA) called CDPHP Cycle! operates in Saratoga Springs with 16 stations/hubs located at destinations and activity generators. CDPHP Cycle! does not operate in the town of Wilton but based on available data, the bikes sometimes travel to and through the town. CDTC mapped bike share ridership data for two, two-week periods - one during the summer and the other in fall. The data does not include any rides in Wilton, demonstrating that bike share users bike east of I-87 less than they bike within the city, which may indicate both physical and/or safety perception barriers (see Figure 6).



Another data source used to assess

existing levels of walking and cycling in the study area is Strava data. Strava is an activity sharing website that allows users to track their bike rides and runs using GPS on a smartphone application. This would suggest most Strava users are recording recreational rides and runs, but the data can help identify











Figure 5. Existing Bike & Ped Infrastructure

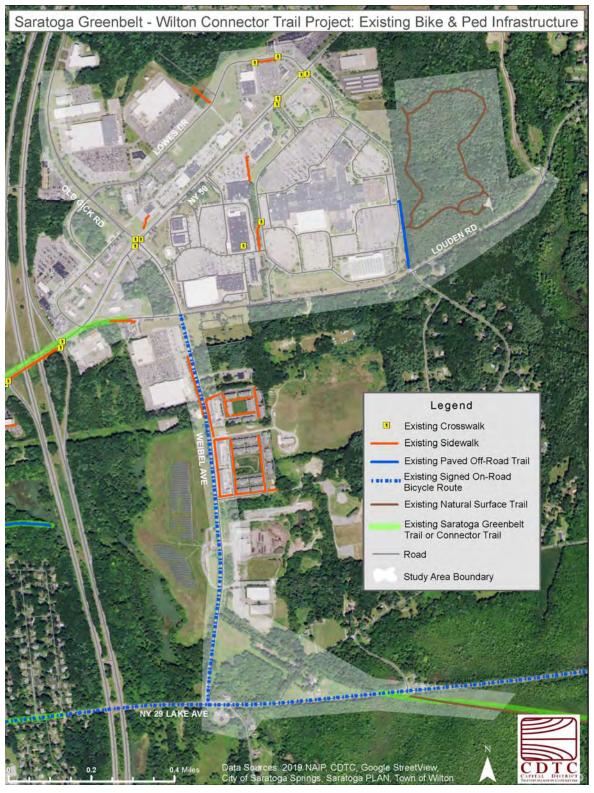




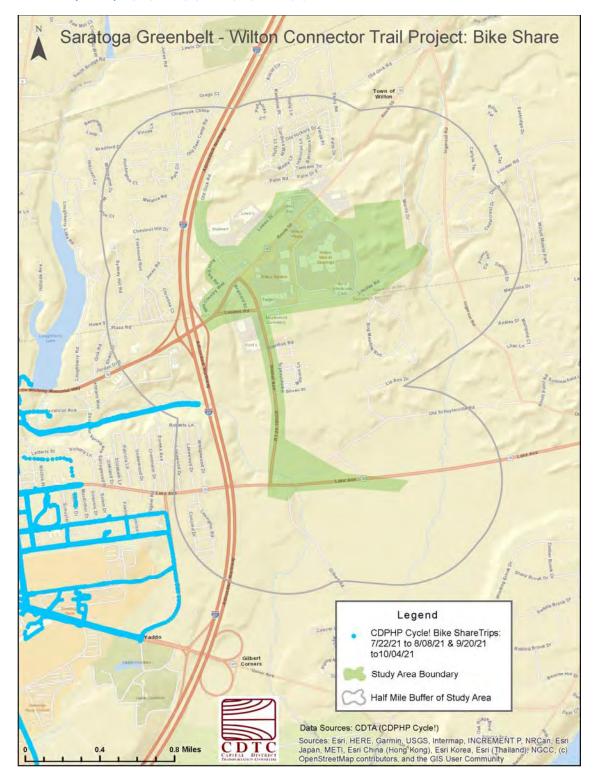








Figure 6. CDPHP *Cycle!* trips 7/22/21 – 8/8/21 & 9/20/21 – 10/4/21













preferred routes for walking and/or cycling. The map in Figure 7 shows the total number of recorded bike trips for each road segment. The most recreational bike rides are on roads just outside the study area – mainly Lake Avenue (SR 29), Old Schuylerville Road, and Ingersoll Road. The Strava pedestrian data indicates very few recreational trips being recorded in the study area and most on trails and roadways west of I-87 (see Figure 8).

Bicycle-Friendliness

CDTC uses the Level of Traffic Stress (LTS) model for evaluating level of service (LOS) for bicyclists. LOS is a measure used to evaluate the speed or flow of vehicular through traffic on streets and intersections, assigning values A-F to road segments to suggest available capacity. LOS does not measure the quality of overall system performance or the comfort of other modes using the same roadway or intersection, which is why the LTS model has been used to assess the suitability of existing roadways for bicycling. The LTS values relate to the range of cyclist types / abilities and certain roadway characteristics (see Table 3). The LTS value can be changed based on changes to the roadway, like lane widths, traffic calming measures, dedicated or protected facilities, etc.

Table 3. LTS Translation

LTS	Comfortable Enough For (Cyclist Type)	Characteristics
1	Most poople	Lowest stress
1	Most people	Comfortable for most ages & abilities
2	2 Interested, but concerned	Suitable for most adults
2		Presenting little traffic stress
2	Enthused & confident	Moderate traffic stress
3 Enthused & confident	Comfortable for those already biking in American cities	
4 Strong & fearless	High traffic stress	
	Strong & reariess	Multi-lane, fast moving traffic

The data used to evaluated LTS within the study area came from the NYSDOT Traffic Data Viewer and Roadway Inventory System (RIS), available pavement and shoulder width data from the Town of Wilton, and estimated measurements from Google Earth. Roadways with low average vehicles speeds, wide shoulders, and/or low traffic volumes were assigned the lowest LTS values. The least bike-friendly, or highest LTS, were assigned to roadways with higher vehicle speeds, high traffic volumes, and/or narrow or no shoulders. A white paper explaining CDTC's support for the LTS method can be found here. LTS values for all roadways within the study area can be found in Table 4 and are illustrated in Figure 9.











Figure 7. Strava Bike Data

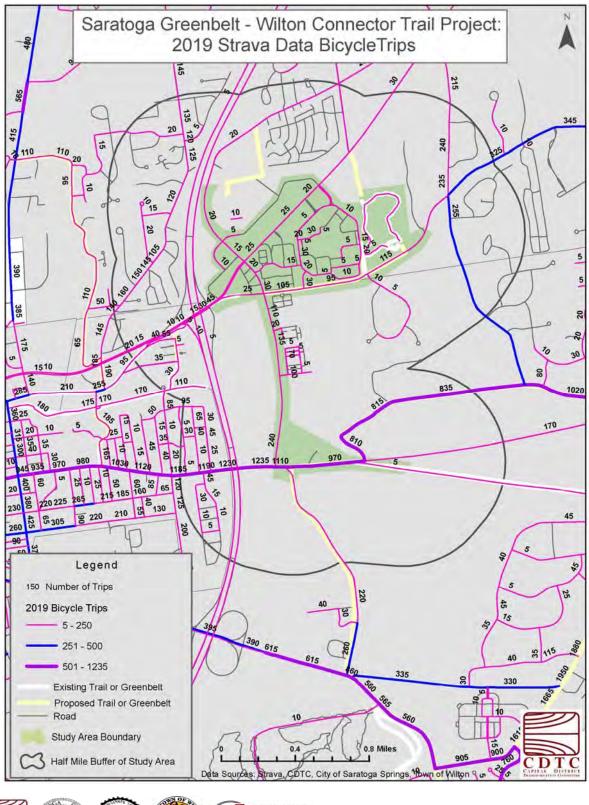












Figure 8. Strava Pedestrian Data

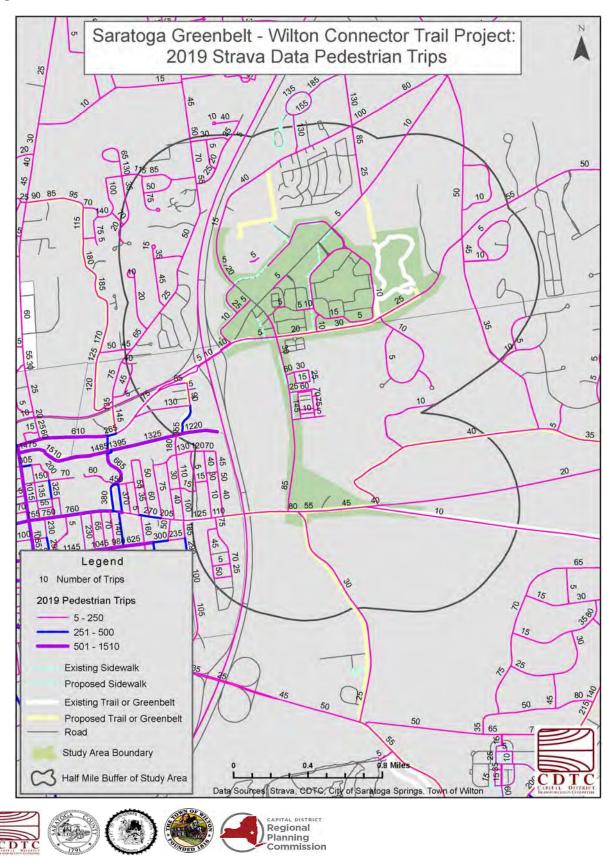


Table 4. Study Area LTS

Road	From	То	Direction	LTS
Lake Avenue (SR 29)	I-87	Weibel Ave	EB	3
Lake Avenue (SR 29)	Weibel Ave	I-87	WB	3
Lake Avenue (SR 29)	Weibel Ave	Old Schuylerville Rd	EB	3/4
Lake Avenue (SR 29)	Old Schuylerville Rd	Weibel Ave	WB	3/4
Weibel Ave	Lake Ave (SR 29)	Louden Rd	NB	3
Weibel Ave	Louden Rd	Lake Ave (SR 29)	SB	3
Weibel Ave	Louden Rd	SR 50	NB	2
Weibel Ave	SR 50	Louden Rd	SB	2
Old Gick Rd	SR 50	YMCA Entrance	NB	3
Old Gick Rd	YMCA Entrance	SR 50	SB	3
Auto Park Rd	Old Gick Rd	New Country Way	SB	2
Auto Park Rd	New Country Way	Old Gick Rd	NB	2
New Country Way	Old Gick Rd	SR 50	WB	2
New Country Way	SR 50	Old Gick Rd	EB	2
Lowes Dr	Old Gick Rd	SR 50	EB	3
Lowes Dr	SR 50	Old Gick Rd	WB	3
Louden Rd (one-way)	SR 50	Denny's / McDonald's Entrance	EB	4
Louden Rd	Denny's / McDonald's Entrance	Weibel Ave	EB	3/4
Louden Rd	Weibel Ave	Denny's / McDonald's Entrance	WB	3/4
Louden Rd	Weibel Ave	Morris Dr	EB	3
Louden Rd	Morris Dr	Weibel Ave	WB	3
SR 50	Exit 15	Market 32 Entrance	NB	2
SR 50	Market 32 Entrance	Exit 15	SB	2
SR 50	Market 32 Entrance	Saratoga Sand Plains Wildlife Management Area	NB	4
SR 50	Saratoga Sand Plains Wildlife Management Area	Market 32 Entrance	SB	4

Transit

CDTA operates 3 bus routes that have stops in the study area (see Figure 10). These routes include #450 which begins at Gateway Plaza in Schenectady and ends at the Wilton Mall, #452 begins at the Wilton Mall and ends at Skidmore College / Case Center in Saratoga Springs, and #540 which is an express commuter bus that travels from the Empire State Plaza in Albany to Geyser Rd and Milton Town Hall in Milton. There is a park and ride lot located at the northeast corner of the Wilton Mall parking lot for Northway Express (#540) customers, as well as for carpools and vanpools.











Figure 9. Study Area LTS

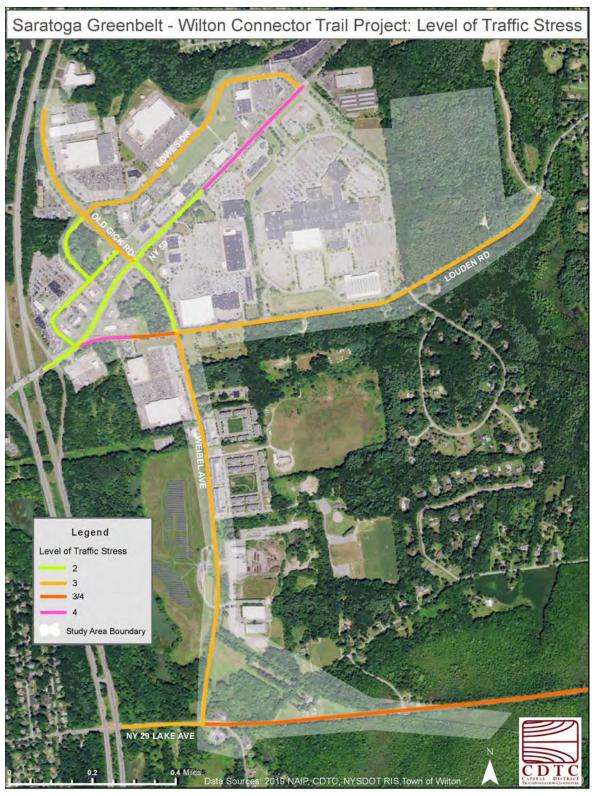












Table 5. Transit Routes & Stops in Study Area

Route #	Name	Stop Locations
450	Schenectady – Wilton Route 50	Loudon Rd at Hannaford Plaza
		Walmart-Wilton
		Lowes Dr
	Skidmore College / Downtown Saratoga	Wilton Mall (Bon Ton)
452		Lowes Dr
	Walmart – Wilton	
540	NX – Northway Express	Exit 15 Park & Ride (northeast corner of Wilton Mall parking lot)

Safety

Traffic crashes are predominantly in the northern part of the Study Area, as shown in Figure 11. The table below includes crashes by type and by severity. About 12.3% of crashes resulted in injuries and 2% resulted in serious injuries but there were no fatalities during the reporting period. One percent of the crashes involved a pedestrian or a bicyclist (see Figure 12).

Table 6. All Crashes

Crash History (April 2014 – April 2021)		
Total crashes	1,172	
Number of vehicles involved in crashes	2,322	
Number of injuries	144 crashes resulted in 199 injuries	
Serious injuries	23 crashes resulted in 26 serious injuries	
Fatalities	0	
Property damage only	732 (1,438 vehicles)	
Collisions with pedestrians & bicyclists	11	

Land Use

Most of the study area consists of intensely developed retail, including big-box stores, a shopping mall, and various other local and chain businesses. The land use intensity in this location makes the study area a regional destination. On the edges of the study area are undeveloped, vacant land and forest. There are pockets of residential development, mostly dense multi-family, mixed-use types of buildings. The mix of land uses and extent of vacant and undeveloped land provide opportunities to create off-road walking and bicycling connections. Figure 13 illustrates the current land uses in the study area.











Figure 10. Transit Map

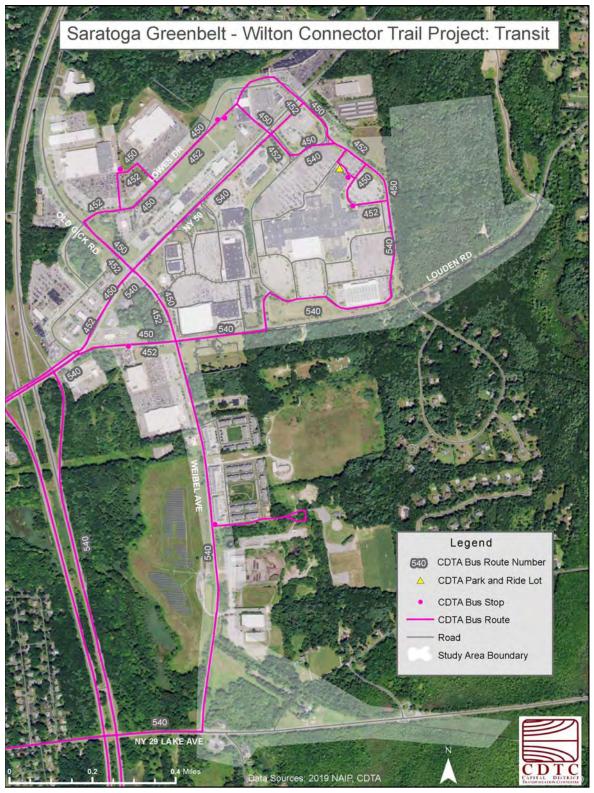












Figure 11. Crashes

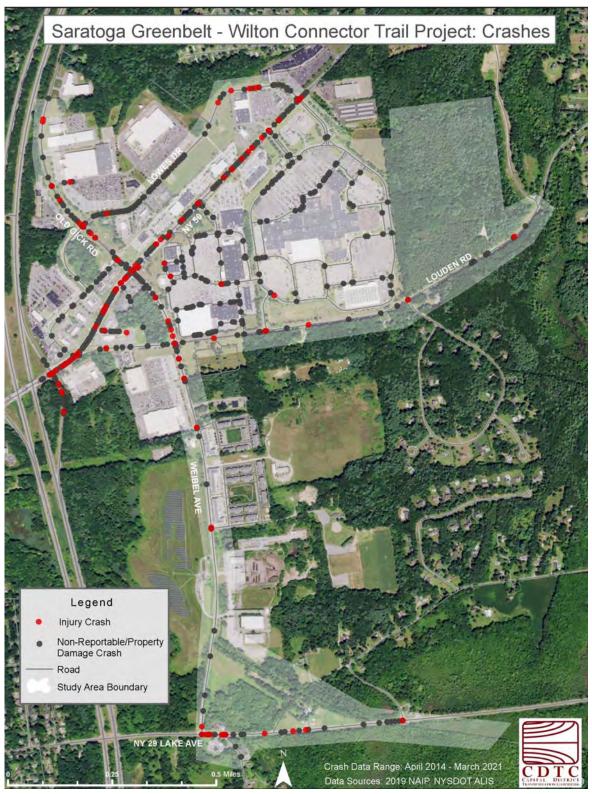












Figure 12. Bicycle and Pedestrian Crashes

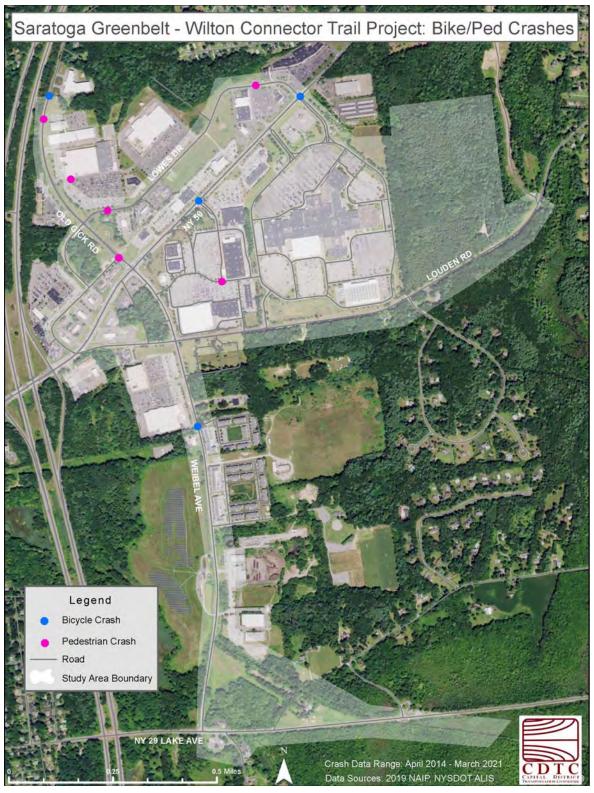




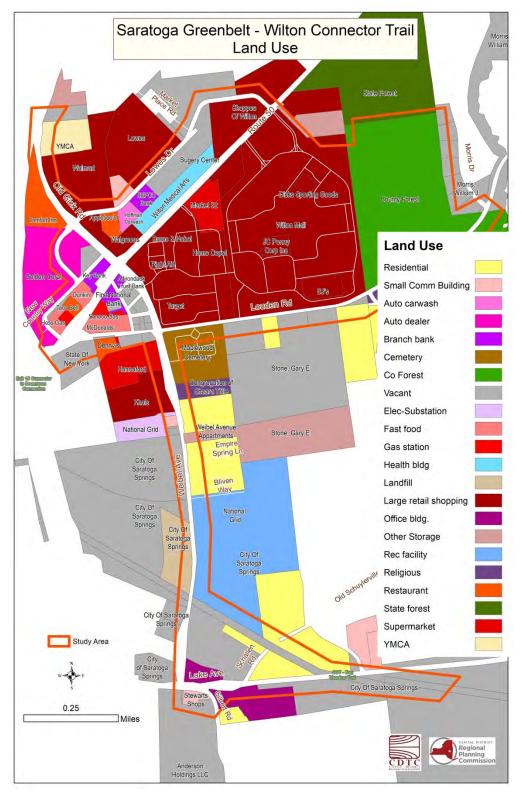








Figure 13. Current Land Use













APPENDICES

APPENDIX A Proposed Stewart's Shop

402 Lake Ave, Saratoga Springs, NY 12866

APPENDIX B Study Area Road Characteristics

APPENDIX C Reference Maps

Study Area Map Property Owner Map All Traffic Crashes

Bicycle and Pedestrian Crashes

CDPHP Cycle! Trips

Existing Bicycle and Pedestrian Infrastructure

Bicycle Routes & Trails Pedestrian infrastructure Sidewalks & Crosswalks

Transit

Intersections
Pavement Widths
Shoulder Widths
Wilton Right-Of-Ways

Land Use Map











APPENDIX A

Proposed Stewart's Shop

402 Lake Ave, Saratoga Springs, NY 12866











APPENDIX B

Study Area Road Characteristics











APPENDIX C Reference Maps











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APPENDIX A

Proposed Stewart's Shop

402 Lake Ave, Saratoga Springs, NY 12866











APPENDIX B

Study Area Road Characteristics











Federal

							Aid			Thru	Turning	Bike	ROW	Pavement			Truck		Avg.	Traffi		
Road	From	То	Direction	Barrier* (N/A/M)	Municipality	Jurisdiction	Eligible (y/n)	NHS (y/n)	Functional Class	Lanes (No.)	Lanes (No.)	lane (y/n)	width (ft.)	Width (ft.)**	Shoulder Width (ft.)	AADT	Pct. (%)	Speed Limit	Speed Limit	Signa (y/n)		LTS
Lake Avenue					Saratoga																	
(SR 29)	I-87	Weibel Ave	EB	N	Springs	NYSDOT	У	У	14	1	1	n	_	37	8	6,471	. 5	45	39	У	n	3
Lake Avenue					Saratoga																	
(SR 29)	Weibel Ave	I-87 Old	WB	N	Springs	NYSDOT	У	У	14	1	0	n	-	37	8	7,259	5	45	39	У	n	3
Lake Avenue		Schuylerville	!		Saratoga																	
(SR 29)	Weibel Ave	Rd	EB	N	Springs	NYSDOT	У	У	14	1	0	n	-	34	4	5,298	4	55	49	n	n	3/4
Lake Avenue	Old Schuylerville				Saratoga																	
(SR 29)	Rd	Weibel Ave	WB	N	Springs	NYSDOT	У	У	14	1	1	n	-	34	4	6,050	4	. 55	49	n	n	3/4
					Saratoga	Saratoga																
Weibel Ave	Lake Ave (SR 29)			N	Springs	Springs	У	n	16	1	0	n	-	24	4	5,875	4	40) 42	n	n	3
Weibel Ave	Standish Rd	Lake Ave (SR 29)	SB	N	Saratoga	Saratoga Springs	V	n	16	1	0	n		24	4	6,505	4	40) 42	n	n	3
Weibei Ave	Stanuish Ku	23)	JD	IN	Springs Saratoga	Saratoga	У	- 11	10		- 0			24	4	0,303	4	40	42	11		3
Weibel Ave	Standish Rd	Louden Rd	NB	N	Springs Saratoga	Springs Saratoga	у	n	16	1	2	n	_	24	4	5,875	4	40) 42	у	n	3
Weibel Ave	Louden Rd	Standish Rd	SB	N	Springs	Springs	V	n	16	1	1	n	_	24	4	6,505	4	40) 42	V	n	3
Weibel Ave	Louden Rd	SR 50	NB	N	Wilton	Wilton		n	16	1			30-165	24	4	5,604					v	2
Weibel Ave	SR 50	Louden Rd		N	Wilton	Wilton		n	16	1			30-166	24	4	3,606					, V	2
							,									-,						
Old Gick Rd	SR 50	Auto Park Ro	NB	N	Wilton	Wilton	n	n	19	1	1	n	60-130	20	5	-	-	40) -	У	У	3
Old Gick Rd	Auto Park Rd	SR 50	SB	N	Wilton	Wilton	n	n	19	1	0	n	60-130	20	5	-	-	40) -	У	n	3
Old Gick Rd	Auto Park Rd	YMCA Entrance	NB	N	Wilton	Wilton	n	n	19	1	0	n	60-130	20	5	-	-	40	<u> </u>	n	n	3
Old Gick Rd	YMCA Entrance	Auto Park Ro	l CR	N	Wilton	Wilton	n	n	19	1	0	n	60-130	20	5	_	_	40	۰ -	n	n	3
Old Glck Nd	TIVICA ETITIATICE	Autorankine	, JD	11	VVIICOTI	WIIICOTT			13				00 130	20								
		New																				
Auto Park Rd		Country Way	/ SB	M	Wilton	Wilton	n	n	19	1	0	n	60	24	2	-	-	30	ı –	n	n	2
	New Country																					
Auto Park Rd	Way	Old Gick Rd	NB	M	Wilton	Wilton	n	n	19	1	0	n	60	24	2	-	-	30		n	n	2
New Country		CD 50	1475			va ett.			40				50.64	2.4				26				
Way	Old Gick Rd	SR 50	WB	M	Wilton	Wilton	n	n	19	1	0	n	50-64	24	2	-	-	30) -	n	n	2
New Country	CD FO	Old Cide bd	ED.	N 4	VA Cile	VA Cile	_		10	4	0		FO 6F	24	2			26			_	2
Way	SR 50	Old Gick Rd		M	Wilton	Wilton	n	n	19	1		n	50-65	24	2					n	n	2
Lowes Dr	Old Gick Rd	SR 50	EB	M	Wilton	Wilton	n	n	19	1		n	60	22			-			n	n	3
Lowes Dr	SR 50	Old Gick Rd Denny's /	WB	M	Wilton	Wilton	n	n	19	1	U	n	60	22	3	-	-	30	<u>-</u>	n	n	3
Louden Rd		McDonald's																				
(one-way)	SR 50	Entrance	EB	M	Wilton	Wilton	n	n	19	1	1	n	36-90	18-36	0	_	_	45	, –	n	n	4
Louden Rd	McDonald's	Weibel Ave		M	Wilton	Wilton	n	n	19	1		n	36-91	18-37	0-2		_			у у	n	3/4
Louden Rd	Weibel Ave	McDonald's		M	Wilton	Wilton	n	n	19	1		n	36-92	18-38	0-2					n	n	3/4
		Bog Meadow																				
Louden Rd	Weibel Ave	Run	EB	N	Wilton	Wilton	n	n	19	1	0	n	50	20	4	-	-	45	, –	n	n	3
	Bog Meadown)																				
Louden Rd	Run	Weibel Ave	WB	N	Wilton	Wilton	n	n	19	1	0	n	50	20	4	-	-	45	-	n	n	3

	Bog Meadown																		
Louden Rd	Run	Morris Dr	EB	N	Wilton	Wilton	n	n	19	1	0 n	50	20	4 -	-	45	- n	n	3
		Bog																	
		Meadow																	
Louden Rd	Morris Dr	Run	WB	N	Wilton	Wilton	n	n	19	1	0 n	50	20	4 -	-	45	- n	n	3
SR 50	Exit 15	Louden Rd	NB	N	Wilton	NYSDOT	У	n	16	2	1 n	-	48	10 14,607	3	40	34 y	У	2
SR 50	Louden Rd	Exit 15	SB	N	Wilton	NYSDOT	У	n	16	2	1 n	-	48	10 16,866	3	40	34 n	n	2
SR 50	Louden Rd	Weibel Ave	NB	Ν	Wilton	NYSDOT	У	n	16	2	1 n	-	48	10 14,607	3	40	34 y	У	2
SR 50	Old Gick Rd	Louden Rd	SB	N	Wilton	NYSDOT	У	n	16	2	1 n	-	48	10 16,866	3	40	34 y	У	2
		Market 32																	
SR 50	Weibel Ave	Entrance	NB	N	Wilton	NYSDOT	У	n	16	2	0 n	-	48	8 14,607	3	40	34 y	n	2
	Market 32																		
SR 50	Entrance	Weibel Ave Wilton Mall		N	Wilton	NYSDOT	У	n	16	2	1 n	-	48	8 16,866	3	40	34 y	У	2
	Market 32	South																	
SR 50	Entrance	Entrance	NB	N	Wilton	NYSDOT	V	n	16	2	0 n	_	48	8 4,853	4	40	49 y	٧	4
311 30	Wilton Mall	Market 32	ND	IN	VVIICOIT	NISDOI	У	- 11	10		0 11		40	8 4,833		40	43 y	у	
SR 50	South Entrance		SB	N	Wilton	NYSDOT	V	n	16	1	1 n	_	48	8 4,416	4	40	49 n	n	4
		Wilton Mall												.,					
	Wilton Mall	North																	
SR 50	South Entrance		NB	N	Wilton	NYSDOT	У	n	16	1	1 n	-	48	8 4,853	4	40	49 y	n	4
		Wilton Mall																	
	Wilton Mall	South																	
SR 50	North Entrance	Entrance Saratoga	SB	N	Wilton	NYSDOT	У	n	16	1	1 n	-	48	8 4,416	4	40	49 y	У	4
		Sand Plains																	
		Wildlife																	
	Wilton Mall	Managemer	า																
SR 50	North Entrance	=	NB	N	Wilton	NYSDOT	V	n	16	1	1 n	_	48	8 4,853	4	40	49 n	n	4
311 30	Saratoga Sand	. / II CG	110	14	VVIICOTI	1413201	у		10		<u> </u>		40	U +,033			73 11		
	Plains Wildlife	Wilton Mall																	
	Management	North																	
SR 50	Area	Entrance	SB	Ν	Wilton	NYSDOT	У	n	16	1	1 n	0	48	8 4,416	4	40	49 y	n	4

APPENDIX C Reference Maps

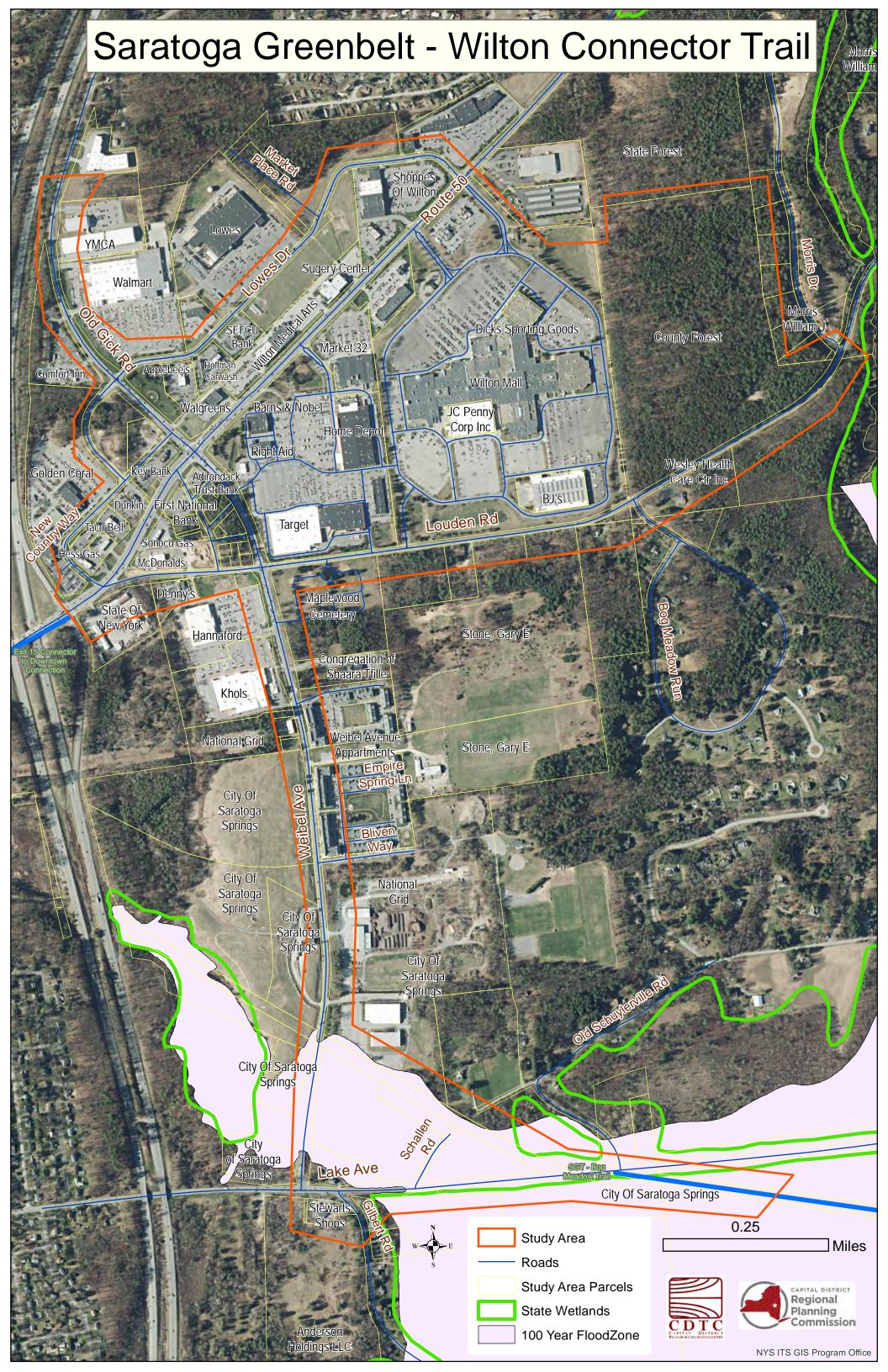


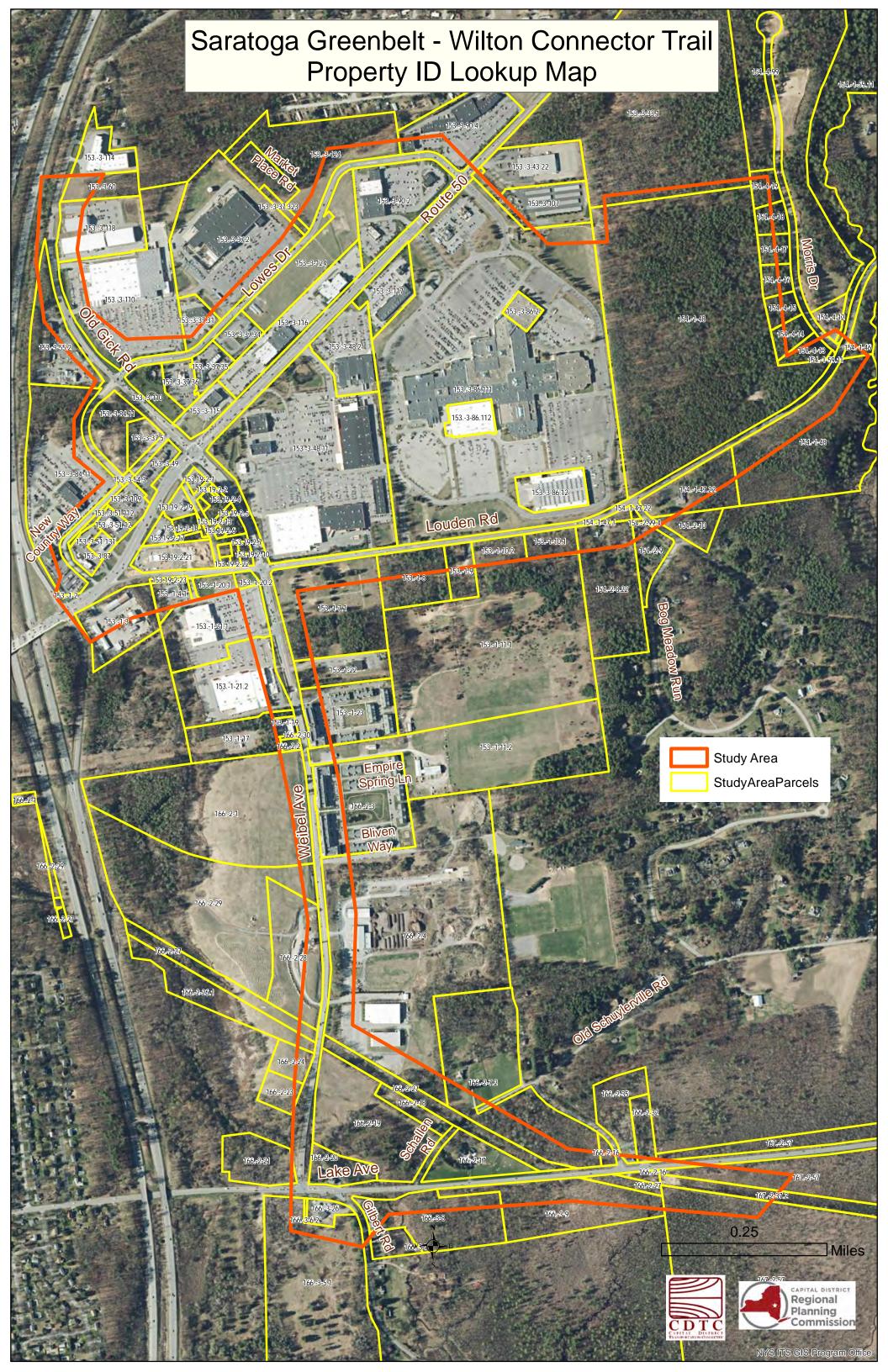












PRINT_KEY	MUNI	LOC_NUMB	SE LOC_STREET	PROP_ADDR	OWNER	ACRES	FRONTAGE	DEPTH PRP_	PROP_CLASS	LAND_AV	TOTAL_AV
1544-99	Wilton		Ingersoll Rd	INGERSOLL RD	MORRIS, WILLIAM J	4.35	120.00	0.00 692	Road/str/hwy	800	800
1533-37.2	Wilton	10	Lowes Dr	10 LOWES DR	LOWES HOME CENTERS INC	19.08	950.69	0.00 453	Large retail	4443000	11500000
153.19-2-1	Wilton	3017	Route 50	3017 ROUTE 50	ADIRONDACK TRUST COMPANY	0.47	122.00	0.00 462	Branch bank	311300	598500
153.19-2-2	Wilton		Charof Ave	CHAROF AVE	THE ADIRONDACK TRUST COMPANY	0.05	20.00	0.00 330	Vacant comm	4000	4000
153.19-2-3	Wilton		Brainard St	BRAINARD ST	THE ADIRONDACK TRUST COMPANY	0.13	104.71	68.67 330	Vacant comm	13500	13500
153.19-2-4	Wilton		Weibel Ave	WEIBEL AVE	KMDA II LLC	0.74	214.00	222.72 330	Vacant comm	164000	164000
153.19-2-5	Wilton		Weibel Ave	WEIBEL AVE	KMDA II LLC	0.61	213.00	180.00 330	Vacant comm	129300	129300
153.19-2-6	Wilton		Brainard St	BRAINARD ST	HILLMAN, JACK	0.14		60.00 330	Vacant comm	14200	14200
153.19-2-7	Wilton		Weibel Ave	WEIBEL AVE	THE ADIRONDACK TRUST COMPANY	0.21	104.00	100.00 330	Vacant comm	21200	21200
153.19-2-9	Wilton		Brainard St	BRAINARD ST	THE ADIRONDACK TRUST COMPANY	0.23		100.00 330	Vacant comm	20600	20600
1533-33.1	Wilton		Route 50	ROUTE 50	STATE OF NEW YORK	54.86		0.00 930	State forest	204700	204700
1541-46	Wilton		Louden Rd	LOUDEN RD	CARPENTER, SCOTT ETALS	2.51		0.00 314	Rural vac<10	45700	45700
1541-47.1	Wilton		Louden Rd	LOUDEN RD	ALFORD, MARLENA	0.46		0.00 314	Rural vac<10	8000	8000
1541-47.22	Wilton	396	Louden Rd	396 LOUDEN RD	WESLEY HEALTH CARE CTR INC	5.78		0.00 620	Religious	319800	952400
1541-48	Wilton		Louden Rd	LOUDEN RD	COUNTY OF SARATOGA	86.00		0.00 942		27600	27600
1541-59.11	Wilton		Louden Rd	LOUDEN RD	MORRIS, WILLIAM J	20.83		0.00 322	Rural vac>10	18000	18000
1533-54.3	Wilton		Route 50	ROUTE 50	STATE OF NEW YORK	0.18		0.00 692	Road/str/hwy	200	200
1533-55.2	Wilton	15	Old Gick Rd	15 OLD GICK RD	AMBICA M & J TWO LLC	7.00		0.00 421		2300000	9093000
1533-60	Wilton	32	Old Gick Rd	32 OLD GICK RD	2.5 ACRES WILTON LLC	2.55		0.00 330	Vacant comm	129300	129300
1533-84.11	Wilton	3002	Route 50	3002 ROUTE 50	COUNTRY REALTY CO	20.73		0.00 431	Auto dealer	3209500	7786500
1533-86.2	Wilton	3065	Route 50	3065 ROUTE 50	WILTON MALL LLC	1.24		0.00 451	Reg shop ctr	572000	4164000
1533-86.12	Wilton	3067	Route 50	3067 ROUTE 50	LBW SARATOGA LLC	3.74		0.00 451		1322000	8116600
1533-86.111		3065	Route 50	3065 ROUTE 50	WILTON MALL LLC	93.59		0.00 451	• .	13807000	37000000
1533-86.112		3065	Route 50	3065 ROUTE 50	JC PENNY CORP INC	2.24		0.00 453	Large retail	872000	6654000
1533-87	Wilton	3004	Route 50	3004 ROUTE 50	COLUMBIA HOLDINGS LLC	1.42		0.00 426	Fast food	626000	1141600
1533-90.2	Wilton	3062	Route 50	3062 ROUTE 50	THE SHOPPES OF WILTON LLC	9.20		0.00 451	Reg shop ctr	2960000	10308000
1533-90.4	Wilton	3072	Route 50	3072 ROUTE 50	THE SHOPPES OF WILTON LLC	8.35		0.00 451		2705000	9655100
153.19-2-10	Wilton	3072	Louden Rd	LOUDEN RD	THE ADIRONDACK TRUST COMPANY	0.22		99.00 330	Vacant comm	19800	19800
153.19-2-12	Wilton		Louden Rd	LOUDEN RD	THE ADIRONDACK TRUST COMPANY	0.18		90.00 330	Vacant comm	17000	17000
153.19-2-13	Wilton		Weibel Ave	WEIBEL AVE	KMDA II LLC	1.58			Road/str/hwy	500	500
1533-51.131		3006	Route 50	3006 ROUTE 50	HESS RETAIL STORES LLC	0.70			Gas station	462500	892300
1533-37.5	Wilton	3000	Old Gick Rd	OLD GICK RD	KMDA LLC	1.58			Vacant comm	516000	516000
1533-37.31	Wilton	6	Lowes Dr	6 LOWES DR	FORS FAMILY LIMITED	2.00			>1use sm bld	480000	1792000
1533-37.34	Wilton	7	Lowes Dr	7 LOWES DR	SEFCU	1.91			Branch bank	463800	780000
1533-37.35	Wilton	5	Lowes Dr	5 LOWES DR	HOFFMAN REALTY SARATOGA LLC	1.84			Auto carwash	752000	1805700
1533-37.36	Wilton	3	Lowes Dr	3 LOWES DR	SRK WILTON SPE LLC	1.89			Restaurant	767000	1341200
1533-117	Wilton	3057	Route 50	3057 ROUTE 50	R/H ROUTE 50 LLC	4.07			Reg shop ctr	1421000	4573000
1533-43.22	Wilton	3083	Route 50	3083 ROUTE 50	SPIRIT MASTER FUNDING VII LLC	5.73			Large retail	1151400	3056000
1533-48.11	Wilton	3035	Route 50	3035 ROUTE 50	WILTON SQUARE ASSOCIATES LLC	37.95			Reg shop ctr	11657000	46807344
1533-48.2	Wilton	3045	Route 50	3045 ROUTE 50	WILTON SQUARE ASSOCIATES LLC	5.98			Supermarket	1994000	7980000
1533-49	Wilton	3016	Route 50	3016 ROUTE 50	KMDA LLC	1.69			Branch bank	707000	1608200
1533-49	Wilton	3008	Route 50	3008 ROUTE 50	AMBICA III LLC	1.10			Restaurant	530000	1218300
1533-51.12		3000	Route 50	ROUTE 50	TOWN OF WILTON	0.36			Vacant comm	13700	13700
1544-12	Wilton	2	Morris Dr	2 MORRIS DR	MORRIS, WILLIAM J	1.30			Res vac land	30000	30000
1544-13	Wilton	1	Morris Dr	1 MORRIS DR	MORRIS, WILLIAM J	1.33			Res vac land	30000	30000
1544-14	Wilton	3	Morris Dr	3 MORRIS DR	MORRIS, WILLIAM J	1.58			Res vac land	30000	30000
107. 7 17	VVIICOII	3	11101113 01	5 MORRIS DIV	WORKING, WILLIAMVIJ	1.30	175.00	0.00 311	nes vaciana	30000	30000

		_									
	Wilton		Morris Dr	5 MORRIS DR	MORRIS, WILLIAM J	1.38			Res vac land	30000	30000
	Wilton		Route 50		TOBIA MENKE RAILROAD PLACE	5.27			Other Storage	306800	1894600
	Wilton		Route 50	3012 ROUTE 50	HOSPITALITY SYRACUSE INC	1.61			Fast food	683000	1450900
	Wilton			16 OLD GICK RD	THF SARATOGA DEV LP	21.65			Large retail	5690800	18854500
1533-114	Wilton	36	Old Gick Rd	36 OLD GICK RD	MORRIS FAMILY WJ	3.16	5 588.97		Other Storage	416000	4903100
1533-115	Wilton	3020	Route 50	3020 ROUTE 50	W/G 3040 ROUTE 50 LLC	2.34	475.47	0.00 451	Reg shop ctr	902000	2591000
1533-116	Wilton	3040	Route 50	3040 ROUTE 50	3040 ROUTE 50 LLC	8.07	7 1437.19	0.00 642	Health bldg	2621000	17534900
153.19-2-17	Wilton	3009	Route 50	3009 ROUTE 50	MDC COAST 11 LLC	1.20	326.70	0.00 432	Gas station	560000	1074200
153.19-2-18	Wilton		Brainard St	BRAINARD ST	KMDA II LLC	0.55	0.00	0.00 330	Vacant comm	43200	43200
153.19-2-19	Wilton	3013	Route 50	3013 ROUTE 50	FIRST NATIONAL BANK OF SCOTI	A 1.14	256.63	0.00 462	Branch bank	352300	856100
153.19-2-21	Wilton	3003	Route 50	3003 ROUTE 50	MCDONALDS CORPORATION	3.03	174.08	0.00 426	Fast food	1109000	2404000
153.19-2-22	Wilton		Louden Rd	LOUDEN RD	THE ADIRONDACK TRUST COMPA	ANY 0.28	80.00	0.00 330	Vacant comm	24100	24100
1544-16	Wilton	7	Morris Dr	7 MORRIS DR	MORRIS, WILLIAM J	1.38	219.35	0.00 311	Res vac land	30000	30000
1544-17	Wilton	9	Morris Dr	9 MORRIS DR	MORRIS, WILLIAM J	1.38	3 240.74	0.00 311	Res vac land	30000	30000
1544-18	Wilton	11	Morris Dr	11 MORRIS DR	MORRIS, WILLIAM J	1.38	3 270.93	0.00 311	Res vac land	30000	30000
1544-19	Wilton	13	Morris Dr	13 MORRIS DR	MORRIS, WILLIAM J	1.38	3 261.46	0.00 311	Res vac land	30000	30000
1533-118	Wilton	20	Old Gick Rd	20 OLD GICK RD	YMCA OF SARATOGA SPGS	7.14	488.78	0.00 543	Ymca or ywca	707000	7922900
153.19-2-23	Wilton		Louden Rd S	LOUDEN RD S	RYNICK PROPERTIES 1 LLC	0.19	300.00	0.00 330	Vacant comm	38000	38000
1533-37.323	Wilton		Lowes Dr	LOWES DR	ALDI INC NEW YORK	0.71		0.00 330	Vacant comm	111300	111300
	Wilton		Lowes Dr	LOWES DR	KMDA LLC	20.25		0.00 330	Vacant comm	977500	977500
	Saratoga Sprin			406 LOUDEN RD	ALFORD, MARLENA THOMPSON	10.99		0.00 240		157500	330800
	Saratoga Sprin				RINGS, LINDSEY MARGARET	2.51			1 Family Res	111100	304200
	Saratoga Sprin		· ·	4 BOG MEADOW RUN	•	2.22			1 Family Res	108200	305900
	Saratoga Sprin		Nys Rt 29	NYS RT 29	ANDERSON HOLDINGS LLC	94.34			Rural vac>10	94000	94000
	Saratoga Sprin	_	•	NYS RT 29	ANDERSON HOLDINGS LLC	43.93			Rural vac>10	311500	311500
	Saratoga Sprin	_	•	NYS RT 29	ANDERSON HOLDINGS LLC	0.09			Vacant comm	58000	58000
	Saratoga Sprin	_	•		BALLESTERO, ANTONIO	1.59			1 Family Res	105700	152300
	Saratoga Sprin				TWO GILBERT CORNERS LLC	9.35		0.00 464	•	228900	626200
	Saratoga Sprin			NYS RT 29	STONE, M E	11.10			Rural vac>10	36800	36800
	Saratoga Sprin	_	•	NYS RT 29	STEWARTS SHOPS CORP	1.25			1 use sm bld	383100	749000
	Saratoga Sprin	_	Nys Rt 29	NYS RT 29	MC ALLISTER, CAROLYN	1.33		0.00 311		15000	15000
	Saratoga Sprin	_	·	10 SCHALLEHN RD	SAKOS, EUGENE E	4.63			1 Family Res	87700	378100
	Saratoga Sprin			9 SCHALLEHN RD	NOUD, DENNIS J	1.76			1 Family Res	101400	167300
	• .			NYS RT 29 REAR	CITY OF SARATOGA SPRINGS	5.01			Rural vac<10	56600	56600
	Saratoga Sprin	_	Weibel Ave	WEIBEL AVE	HALL, ROBERT F	13.66			Rural vac>10	185900	185900
	Saratoga Sprin	•		403 LAKE AVE	•	2.79			Office bldg.	118800	324600
	Saratoga Sprin				CHAUVIN, NICHOLAS J				_		
	Saratoga Sprin	_	Weibel Ave	WEIBEL AVE	CITY OF SARATOGA SPRINGS CITY OF SARATOGA SPRINGS	4.58			Rural vac<10	38300	38300
	Saratoga Sprin	_		WEIBEL AVE		1.78			Res vac land	20100	20100
	Saratoga Sprin	_	Weibel Ave	WEIBEL AVE	CITY OF SARATOGA SPRINGS	1.85			Res vac land	20900	20900
	Saratoga Sprin	_	Weibel Ave	WEIBEL AVE	CITY OF SARATOGA SPRINGS	6.33			Rural vac<10	35800	35800
	Saratoga Sprin	_		WEIBEL AVE	CITY OF SARATOGA SPRINGS	10.81			Vacant rural	61100	61100
	Saratoga Sprin	•		WEIBEL AVE	CITY OF SARATOGA SPRINGS	9.20		0.00 852		1242700	1300900
	Saratoga Sprin	_		WEIBEL AVE	CITY OF SARATOGA SPRINGS	27.71			Vacant rural	180100	180100
	Saratoga Sprin	_	Weibel Ave	WEIBEL AVE	STONE, TARA	0.34			Res vac land	3800	3800
	Saratoga Sprin	_	Nys Rt 29		PASCUCCI, RALPH A	2.00			1 use sm bld	137500	181100
	Saratoga Sprin			451 LAKE AVE	MARRANO, CATHERINE	4.17			1 use sm bld	140500	341700
1662-1	Saratoga Sprin	gs	Weibel Ave	WEIBEL AVE	CITY OF SARATOGA SPRINGS	28.57	920.00	0.00 322	Rural vac>10	270000	270000

1662-2	Saratoga Springs	Weibel Ave	WEIBEL AVE	STONE, TARA	0.34	100.00	150.00 311	Res vac land	3800	3800
1662-3	Saratoga Springs	Weibel Ave	WEIBEL AVE	WEIBEL AVENUE APPARTMENTS LLC	12.65	755.08	0.00 411	Apartment	406400	6000000
1662-4	Saratoga Springs	Weibel Ave	WEIBEL AVE	CITY OF SARATOGA SPRINGS	56.11	1426.00	0.00 682	Rec facility	1393200	4481900
1662-7.2	Saratoga Sprin 9	Old Schuylerville I	R 9 OLD SCHUYLERVILLE	F HOGAN, JAMES L	19.60	640.00	0.00 240	Rural res	174800	433100
1531-2	Saratoga Springs	Nys Rt 50	NYS RT 50	COUNTRY REALTY CO	0.00	35.00	35.00 323	Vacant rural	100	100
1531-3	Saratoga Springs	Nys Rt 50	NYS RT 50	STATE OF NEW YORK	5.87	460.00	0.00 312	Vac w/imprv	165900	170700
1531-4.1	Saratoga Sprin 468	Louden Rd	468 LOUDEN RD	RYNICK PROPERTIES I LLC	1.76	300.00	0.00 421	Restaurant	535700	1157700
1531-7.1	Saratoga Springs	Weibel Ave	WEIBEL AVE	MAPLEWOOD CEMETERY	14.56	750.00	0.00 695	Cemetery	218400	218400
1531-8	Saratoga Springs	Louden Rd	LOUDEN RD	STONE, GARY E	5.00	545.00	0.00 314	Rural vac<10	136700	136700
1531-9	Saratoga Springs	Louden Rd	LOUDEN RD	STONE, GARY E	2.00	220.00	0.00 210	1 Family Res	111000	191500
1531-10.1	Saratoga Springs	Louden Rd	LOUDEN RD	STONE, GARY	2.00	417.00	0.00 314	Rural vac<10	94100	94100
1531-10.2	Saratoga Springs	Louden Rd	LOUDEN RD	STONE, GARY	2.00	417.00	0.00 314	Rural vac<10	125400	125400
1531-11.1	Saratoga Springs	Weibel Ave Rear	WEIBEL AVE REAR	STONE, GARY E	39.92	145.21	0.00 331	Com vac w/imp	112800	114800
1531-11.2	Saratoga Springs	Weibel Ave	WEIBEL AVE	STONE, GARY E	22.58	145.14	0.00 449	Other Storage	352400	650000
1531-22	Saratoga Sprin 84	Weibel Ave	84 WEIBEL AVE	CONGREGATION OF SHAARA TFILLE	3.93	236.39	0.00 620	Religious	331000	2423000
1531-23	Saratoga Sprin 74	Weibel Ave	74 WEIBEL AVE	STANDISH LLC	7.86	378.90	0.00 411	Apartment	364500	3500000
1531-17	Saratoga Springs	Weibel Ave	WEIBEL AVE	NATIONAL GRID	5.09	50.40	0.00 872	Elec-Substation	120900	1417825
1531-19	Saratoga Sprin 75	Weibel Ave	75 WEIBEL AVE	STONE, TARA	0.60	150.00	175.00 485	>1use sm bld	263600	467300
1531-20.1	Saratoga Springs	Louden Rd	LOUDEN RD	HANNAFORD OUT PARCEL, WILTON LLC	1.15	321.63	0.00 330	Vacant comm	351500	351500
1531-20.2	Saratoga Springs	Louden Rd	LOUDEN RD	PAPER STREET WILTON LLC	0.43	151.63	0.00 330	Vacant comm	169500	169500
1531-21.1	Saratoga Springs	Weibel Ave	WEIBEL AVE	SARATOGA RETAIL PARTNERS LLC	9.07	418.48	0.00 454	Supermarket	1125300	6260200
1531-21.2	Saratoga Springs	Weibel Ave	WEIBEL AVE	SARATOGA RETAIL PARTNERS LLC	10.49	617.93	0.00 453	Large retail	1162600	8864000
1542-99.4	Saratoga Springs	Bog Meadow Run	BOG MEADOW RUN	CITY OF SARATOGA SPRINGS	0.08	47.46	0.00 692	Road/str/hwy	8900	8900

