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March 21, 2024

Town of Wilton Town Board
22 Traver Road
Wilton, New York 12831

ATTN: John Lant, Supervisor
John McEachron, Deputy Supervisor
Duane Bogardus
Erinn Kolligian
Raymond O'Connor

RE: Proposed Wilton Mall Planned Unit Development District

Dear Honorable Members of the Wilton Town Board:

As you know, this firm represents Macerich in connection with the above matter. On behalf of Macerich, and their development partner, Paramount Development, after several months of positive discussions with the Town, we are pleased to submit the following updated application materials for the Board's consideration at its April 4, 2024 meeting.

For informational purposes, the only substantive change from the prior application materials is the addition of Appendix C which consists of several rezoning conditions, with appropriate milestones for their completion. Briefly, the conditions include a public benefit donation in the amount of \$300,000 to the Town for the proposed Larry Gordon Outdoor Educational Center at the Town of Wilton's Camp Saratoga; additional pedestrian and bicycle amenities including a new connection from Dick's Sporting Goods to the outer ring road and along the eastern Route 50 Mall entrance drive, and numerous improvements to the mall itself.

Therefore, we respectfully request that this matter be placed on the Town Board's April 4, 2024 meeting agenda where we will be happy to present these updates to the Board.

Thank you in advance for your considerations.

Very truly yours,

/s/ *Thomas A. Shepardson*

Thomas A. Shepardson

Enclosure

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Consultants

Legend

- PUDD BOUNDARY
- COMMERCIAL ZONE
- MULTI-FAMILY ZONE

Notes

CONCEPTUAL MULTI-USE PATHWAYS

- EXISTING OR BY OTHERS
- BY WILTON MALL OR RESIDENTIAL DEVELOPER

Rev.	Description	By	Appd.	Date	
2	REV. PER E.H. C. OF PROPOSED LEGISLATION	MDM	MDM	2024.02.13	
1	REVISED PER CHANGES TO PHASE 1 LAYOUT	LAD	MDM	2022.10.26	
Revision					
2	TOWN BOARD REVIEW SUBMISSION	MDM	MDM	24.02.13	
1	SUBMISSION TO TOWN BOARD	LAD	MDM	22.05.19	
Issued					
File Name:	CS100.dwg	LAD	MDM	MDM	22.05.19
Permit-Seal		Dwn.	Chd.	Desgn.	YY.MM.DD

Client/Project
WILTON MALL
MIXED-USE PUDD
TOWN OF WILTON, SARATOGA COUNTY, NY
Title
APPENDIX B - PUDD SKETCH PLAN

Project No. 192800199 Scale 1" = 100'
Drawing No. Sheet Revision
CS 100 1 of 1 0

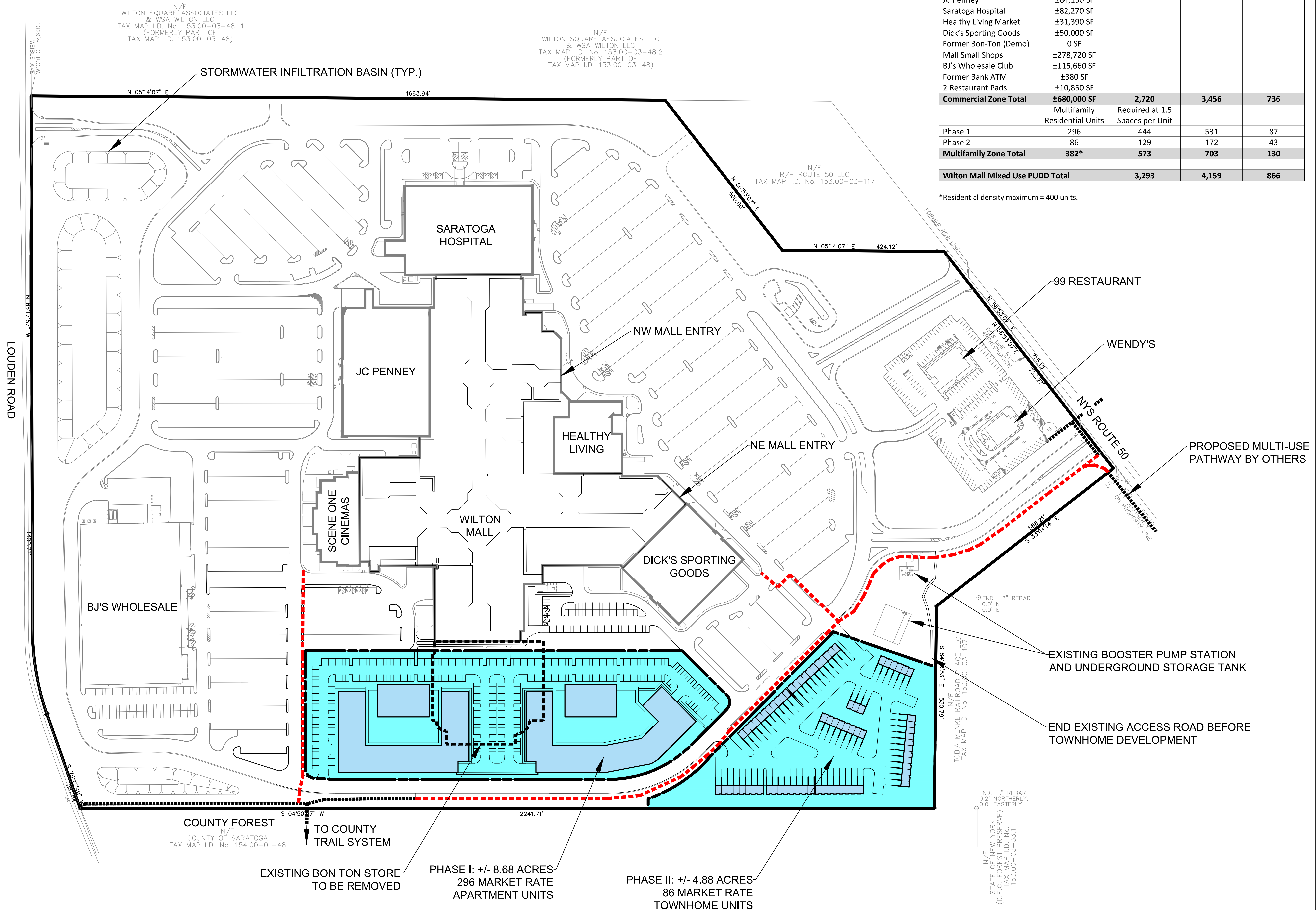
SITE DATA:

- ADDRESS: 3064 NY-50, SARATOGA SPRINGS, NY 12866
- TOTAL MALL PUDD AREA: +/- 100.96 ACRES
- COMMERCIAL ZONE AREA: +/- 87.40 ACRES
- MULTI-FAMILY ZONE AREA: +/- 13.56 ACRES
- PUDD GREENSPACE (AS SHOWN): +/- 30.9% (25% MIN.)
- BUILDING COVERAGE (AS SHOWN): +/- 21.4% (30% MAX.)
- BUILDING HEIGHT MAXIMUM: 55' MAX

PARKING DATA TABLE

Building	Gross Leasable Floor Area (GLA)	Parking Spaces		
		Required at 4.0 Spaces per 1,000 SF GLA	Provided (Estimate)	Surplus (Estimate)
Scene One Cinemas	±26,540 SF			
JC Penney	±84,190 SF			
Saratoga Hospital	±82,270 SF			
Healthy Living Market	±31,390 SF			
Dick's Sporting Goods	±50,000 SF			
Former Bon-Ton (Demo)	0 SF			
Mall Small Shops	±278,720 SF			
BJ's Wholesale Club	±115,660 SF			
Former Bank ATM	±380 SF			
2 Restaurant Pads	±10,850 SF			
Commercial Zone Total	±680,000 SF	2,720	3,456	736
	Multifamily Residential Units	Required at 1.5 Spaces per Unit		
Phase 1	296	444	531	87
Phase 2	86	129	172	43
Multifamily Zone Total	382*	573	703	130
Wilton Mall Mixed Use PUDD Total		3,293	4,159	866

*Residential density maximum = 400 units.



N/F
WILTON SQUARE ASSOCIATES LLC & WSA WILTON LLC
TAX MAP I.D. No. 153.00-03-48.11
(FORMERLY PART OF TAX MAP I.D. 153.00-03-48)

N/F
WILTON SQUARE ASSOCIATES LLC & WSA WILTON LLC
TAX MAP I.D. No. 153.00-03-48.2
(FORMERLY PART OF TAX MAP I.D. 153.00-03-48)

N/F
R/H ROUTE 50 LLC
TAX MAP I.D. No. 153.00-03-117

N/F
TOBIA MENKE RAILROAD PLACE LLC
TAX MAP I.D. No. 153.00-03-107

N/F
STATE OF NEW YORK (D.E.C. FOREST PRESERVE)
TAX MAP I.D. No. 153.00-03-03.1

N/F
COUNTY FOREST
COUNTY OF SARATOGA
TAX MAP I.D. No. 154.00-01-48

EXISTING BON TON STORE TO BE REMOVED

PHASE I: +/- 8.88 ACRES
296 MARKET RATE APARTMENT UNITS

PHASE II: +/- 4.88 ACRES
86 MARKET RATE TOWNHOME UNITS

V:\192800199\Developmental\Process\Katie_2023\Permit-Appendix B - Wilton Mall Concept Site Plan (CS100.dwg) 25/02/2024 12:28 PM By: Heidi M. Wade

ORIGINAL SHEET - ARCHIT

Town of Wilton -- Zoning Legislation

Wilton Mall Mixed-Use PUDD

SECTION I: Title of proposed PUD District.

This local law shall be known as “Local Law No. _____ of 2024 of the Town of Wilton amending the Code of the Town of Wilton, as adopted May 4, 1995, providing for the creation of a Planned Unit Development District to be known as “Wilton Mall Mixed-Use PUDD.”

SECTION II: The Code of the Town of Wilton, as adopted May 4, 1995, and the Zoning Map of the Town of Wilton set forth therein and made a part thereof are amended by changing from the existing zoning districts C-1 as hereinafter described and creating within the boundaries of said newly described area a planned development district to be known and described as Wilton Mall Mixed-Use PUDD.

SECTION III: The area of Wilton Mall Mixed-Use PUDD consists of approximately 101 acres in the Town of Wilton and is bounded and described as set forth in Appendix A (legal description) and Appendix B (PUDD sketch plan), attached hereto and made a part hereof. The area is located at 3065 NY-50 and approximately bordered by Louden Road, NY-50, and Wilton Mall Road.

SECTION IV: The Wilton Mall Mixed-Use PUDD sketch plan, proposed uses, open space requirements, bulks standards, and parking requirements are set forth in Appendix B and are in the office of the Town Clerk. The Town Board may amend the sketch plan after a public hearing.

SECTION V: All parcels within the Wilton Mall Mixed-Use PUDD are currently connected or otherwise have direct access to municipal water and sewer service. The district’s current water and sewer capacities are sufficient to serve the redevelopment’s projected demands.

SECTION VI: Established construction standards for buildings and public improvements, i.e., plans to be approved by licensed architect or engineer. Construction shall comply with New York State Uniform Fire Prevention and Building Code. All construction shall be subject to inspection by Town Building Inspector, Town Engineer and Town Highway Superintendent.

SECTION VII: Construction to begin within 2 years of final approvals and issuance of all required permits. Construction will proceed in two phases as illustrated on Appendix B – Wilton Mall Mixed-Use PUDD Sketch Plan. Phase I will commence first and within the above timeframe.

SECTION VIII: Uses permitted in Wilton Mall Mixed-Use PUDD are set forth in Appendix B. Developer shall follow procedures of Chapter 129, Article XXIII Site Plan Review, of the Code of the Town of Wilton and the procedures of Chapter 109, Town Subdivision Regulations, of the Code of the Town of Wilton; uses shall be limited except to those approved by the Town Board in this local law. The Town Board acknowledges that the new lots created for the apartment units of Phase 1 and the townhome units for Phase 2 will not meet several criteria under Chapter 109 et seq. – Subdivision of Land (access to a public street, for example) and the criteria under Chapter 129, Article XXIII – Site Plan Review and Article XXIV – Additional Regulations (maximum lot coverage or principal buildings per lot, for examples). The Town Board finds that the benefits of the projects contemplated by this PUDD outweigh the utility of strict application of the

subdivision regulations and site plan criteria and, as such, the Planning Board is authorized and directed by the enactment of this Wilton Mall Mixed-Use PUDD to waive strict application of the Zoning Code (specifically including Chapter 109 et seq. Subdivision of Land and Chapter 129

Article IX – Site Plan Review and Article XXIV – Additional Regulations) to the degree necessary or useful to accomplish the projects and plans depicted on the Wilton Mall Mixed-Use PUDD sketch plan attached as Appendix B.

SECTION X: Conditions for the Wilton Mall Mixed-Use PUDD are set forth in Appendix C.

SECTION XI: Submission of plans. The developer shall, in accordance Chapter 129, Article XXIII Site Plan Review, of the Code of the Town of Wilton and Subdivision Regulations, and subject to the provisions of Section IX herein submit plans for approval of each phase of construction prior to the issuance of a building permit.

SECTION XII: This local law shall take effect immediately upon filing in the office of the Secretary of State.

Town of Wilton -- Zoning Legislation

Wilton Mall Mixed-Use PUDD

APPENDIX A

Legal description of the Wilton Mall Mixed-Use PUDD:

All that tract or parcel of land containing 100.961 acres, more or less, situate in Great Lots 2 and 3, 18th Allotment, Kayaderosseras Patent, in the Town of Wilton, Saratoga County, New York and being more particularly bounded and described as follows:

Beginning at a point in the northerly right-of-way line of Louden Road (49.5' right-of-way), said point being the southeasterly corner of lands now or formerly Pyramid Centers and Company (Tax Map I.D. No. 153.00-03-048); thence

1. N 05°14'07" E, along the easterly boundary line of lands now or formerly of Pyramid Centers and Company, a distance of 1,663.94 feet to a point located at the southwesterly corner of lands now or formerly Eileen and Lawrence Aronson (Tax Map I.D. No. 153.00-03-041); thence
2. N 56°53'07" E, along the southerly boundary line of the aforementioned Aronson lands, a distance of 500.00 feet to a set 5/8" rebar located at the southeasterly corner of the aforementioned Aronson lands; thence
3. N 05°14'07" E, along the easterly boundary line of the aforementioned Aronson lands, a distance of 424.12 feet to a set 5/8" rebar located on the southeasterly right-of-way line of New York State Route No. 50 (right-of-way width varies); thence
4. N 56°53'07" E, along the aforementioned southeasterly right-of-way line, a distance of 722.27 feet to a point; thence
5. S 33°04'14" E, along the southwesterly boundary line of a parcel now or to be conveyed to R & M Woodbury Partnership, a distance of 588.21 feet to an angle point; thence
6. S 84°33'53" E, along the southerly boundary line of a parcel now or to be conveyed to R & M Woodbury Partnership, a distance of 530.79 feet to a point on the westerly boundary line of lands now or formerly County of Saratoga (Tax Map I.D. No. 154.00-01-048); thence
7. S 04°50'57" W, along the westerly boundary line of the aforementioned County of Saratoga lands, a distance of 2,241.71 feet to a point on the northerly right-of-way line of Louden Road (49.5' right-of-way); thence westerly, along the northerly right-of-way line of Louden Road, the following three courses:
8. S 75°27'49" W, a distance of 261.64 feet to a point of curvature; thence
9. Westerly, along a curve to the right, having a radius of 675.25 feet, through a central angle of 19°14'14", a distance of 226.72 feet to a point of tangency; thence
10. N 85°17'57" W, a distance of 1,400.77 feet to the point of beginning.

Wilton Mall Mixed-Use PUDD

APPENDIX B

1. Permitted uses.

The following uses are allowed in the Wilton Mall Mixed-Use PUDD as demarcated into the following zones on the sketch plan:

- Commercial Zone (±87.4 acres)
 - All uses permitted in the C-1 Commercial District zone (see Schedule H)
 - Educational institution facilities*
- Multifamily Zone (±13.6 acres)
 - All uses permitted in the Commercial Zone
 - Dwelling, Multifamily

* *New use defined below (all other uses defined in section 129-4)*

2. Special use permit uses.

The following uses are allowed with the issuance of a special use permit:

- All uses permitted by special permit in the C-1 Commercial District zone (see Schedule H)

3. Additional requirements

A. Height and bulk

- a. Minimum perimeter building setback from overall PUDD district boundary: 30 feet
- b. Minimum perimeter building setback from public streets for buildings over 3 stories: 250 feet
- c. Maximum building height (measured from the average elevation of the proposed finished grade around the perimeter of the building to the finished floor elevation of highest occupied level): 55 feet
- d. Maximum building coverage: 30%
- e. Paved area setbacks
 - i. 50 feet minimum along street frontages and where the Wilton Mall Mixed-Use PUDD abuts any residential district
 - ii. 15 feet minimum in all other conditions

B. Parking

- a. Required parking shall be based on a ratio of at least 4.0 spaces per 1,000 square feet of gross leasable area (GLA).
- b. Exceptions to minimum required parking requirements:
 - i. Hotel/Motel/Inn: 1.0 per room
 - ii. Multifamily residential: 1.5 per dwelling unit

C. Green space

- a. At least 25% of the gross area of the Wilton Mall Mixed-Use PUDD shall be green space.

- D. Residential density
 - a. There shall be no more than 400 residential units within the Wilton Mall Mixed-Use PUDD.
- E. Additional requirements for Townhouses
 - a. Minimum unit sizes shall be 800 square feet and not less than 14 feet in width
 - b. Where more than one building is constructed, there shall be a minimum of 20 feet between the buildings
 - c. There shall be no more than 15 individual dwellings attached by common or party walls per floor in any building

DEFINITION FOR NEW USE INTRODUCED BY THE WILTON MALL MIXED-USE PUDD
(TO BE ADDED TO SECTION 129-4):

- **Educational institution facilities:** Buildings, facilities, and grounds serving educational institutions such as community colleges, technical schools, and universities, including but not limited to classrooms, administrative offices, student services, libraries, workspaces, multimedia studios, lounges, food service, clinics, and research space.

Town of Wilton -- Zoning Legislation

Wilton Mall Mixed-Use PUDD - Conditions

APPENDIX C

The applicant, Wilton Mall, LLC, its successors and/or assigns, shall complete the following improvements as set forth on Appendix B – PUDD Sketch Plan, and conditions, as follows:

A. Prior to the issuance of a certificate of occupancy from the Town of Wilton for the Apartment units (Phase I) and as shown within the Multi-family Zone on the Appendix B – PUDD Sketch Plan.

1. Public benefit donation to Town of Wilton
 - a. \$300,000 for the proposed Larry Gordon Outdoor Educational Center at the Town of Wilton’s Camp Saratoga.
2. Pedestrian Amenities:
 - a. Provide a pedestrian connection from Dick’s Sporting Goods to the outer ring road and along the eastern Route 50 Mall entrance drive as generally shown on Appendix B. The design of the connection shall be finalized during the site plan review process.
 - b. Provide an improved pedestrian connection to the County Forest trail system from the Mall and new connections from the apartments and townhomes as generally shown on Appendix B
3. Mall building façade/entrance improvements shall include:
 - a. Power wash the Mall’s existing split face block façade to remove dirt, grime, and mildew from the exterior. All major tenant exteriors, such as Dick’s Sporting Goods, JC Penney, the Theater and Saratoga Hospital are excluded as are tenant branded exteriors such as Healthy Living Market and Planet Fitness.
 - b. Northeast mall building entrance (NE Mall Entry) :
 - i. power washing its façade and roofing elements;
 - ii. subject to receipt of any necessary approval, replacing the dated architectural roofline “sunburst” feature with new “Wilton Mall” signage in the open portal area;
 - iii. painting the standing seam metal roof panels to upgrade the entry area; and
 - iv. adding new landscape planters, benches, and trash receptacles.
 - c. Northwest mall building entrance (NW Mall Entry):
 - i. power washing its façade and roofing elements;
 - ii. subject to receipt of any necessary approval, replacing the dated architectural roofline “sunburst” feature with new “Wilton Mall” signage in the open portal area;

- iii. painting the standing seam metal roof panels and the support columns to upgrade the entry area; and
- iv. adding new landscape beds/planters, benches, and trash receptacles.

4. Public bicycle amenities:

- a. Bicycle racks will be incorporated near two east side Mall entries to allow bicyclists convenient and safe storage options while accessing the Mall and/or the County Forest trails. The specific locations shall be finalized during the site plan review process.

B. Upon approval of this PUDD and no later than December 31, 2024:

- 1. Refurbishment of landscaping Islands at mall road entry points and landscaping islands inside of the outer ring road, subject to receipt of any necessary approvals.
- 2. Refurbishment of mall interior entryways inclusive of painting doors/walls, vestibule matting, walk off matting, waste receptacles.
- 3. Interior landscaping - Refurbishment of 12 interior planter beds with updated refreshed plantings and refurbishment of all free-standing planter boxes.