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August 21, 2023

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: Supplemental Public Benefit Information for Petition for Rezoning for Wilton
Mall Planned Unit Development District

Dear Honorable Members of the Wilton Town Board:

This firm is pleased to provide proposed supplemental public benefit information to the Town Board and Planning Board in support of our client's, Wilton Mall, LLC, c/o Macerich ("Macerich"), petition for a Planned Unit Development District to authorize residential development in the northeast portion of the Wilton Mall.

We attended the Town Board's March 2, 2023 meeting, which was well attended by many Town of Wilton residents with approximately two-thirds of the speakers expressing support for the rezoning for the project. While we were prepared to make a presentation of new information to the Board at that time, after the public comment period, Board member O'Connor's motion to schedule a public hearing was not "seconded" and no action, therefore, occurred.

However, we listened to the comments of the Town Board, in particular, Deputy Supervisor McEachron who referenced, on behalf of the Board, a desire for a potential land donation to the Town as a necessary public benefit in connection with any rezoning. Macerich's understanding of the Town Board members public benefit criteria includes:

- Land represents real potential for additional residential density in the market
- Located on or near Route 9 corridor within Town of Wilton
- Minimum of 65-acres
- R1 zoning district with access to public water and sewer

Since that time, Macerich's team has extensively explored finding a potentially mutually beneficial arrangement similar to Board member McEachron's suggestion. As you undoubtedly know, due to strong demand for housing in the Town of Wilton, there is very little vacant land available that meets the above criteria, which made the search very difficult.

After months of diligent searching to identify a "go forward strategy", Macerich believes that a suitable site has been located. Macerich, working with Saratoga PLAN, has identified a highly sought after potential ± 120 -acre development site located near Route 9, in the R-1 zoning district with access to public water and sewer, and meeting all the above criteria. The site is shown on the attached map (the "Conservation Site").

By way of background, on August 3, 2022, Saratoga PLAN was awarded a grant from the NYS Department of Agriculture and Markets to *partially* fund the purchase of development rights over the Conservation Site, through a conservation easement, and have been working with the property owner to overcome three hurdles that has thwarted such acquisition – a significant funding shortfall; a title issue on one parcel (grant cannot be bifurcated – all parcels must be included); and the possible expiration or withdrawal of the award if not used within two-years.

Macerich proposes to provide the funding shortfall facing Saratoga PLAN of more than three quarters of a million dollars that will allow the conservation easement to move forward and preserve, in perpetuity, the Conservation Site from any future residential development. In other words, Macerich's funding commitment will make the entire acquisition of the ± 120 -acre conservation easement possible, because Saratoga PLAN will then be able to also overcome the two other obstacles - obtaining title insurance for the privately funded parcels and up to a two-month extension on the time limitation on the NYS Agriculture and Markets grant.

Preservation of the Conservation Site would remove significant residential density from the Wilton market in a prime location near Route 9, and provide support for an important farm asset in the community. Attached is a concept plan prepared by Stantec Engineering entitled "Concept Subdivision Plan" which shows the potential for development of 228 single family homes that will *never be residentially developed* if this proposal is implemented, a primary goal of the Town.

Saratoga PLAN also advises that there are many additional community benefits should the Conservation Site be preserved from development. See attached letter from Saratoga Plan, dated August 21, 2023 in support of Macerich's proposal.

In order to implement this clear "win-win" scenario, it would be expected that the rezoning process will continue forward, and, if approved by the Town Board, it would be subject to the following condition:

- Execution of a mutually acceptable escrow agreement between the Town and Macerich, wherein Macerich will fund an escrow account to be established by the Town, in the agreed amount identified by Saratoga PLAN

as the funding shortfall for the purchase of development rights/ conservation easement for the Conservation Site.

Macerich believes this approach will protect the interests of all concerned by allowing a long-standing farming operation to continue to provide an important service to the entire Wilton community, preserve ±120 acres from future residential development, while ensuring that Macerich can accomplish its important objective, crucial to the sustainability of the mall.

Consequently, we respectfully request to be placed on the September 7, 2023 Town Board meeting agenda to present this exciting new public benefit proposal, and thank the Town Board for your continued evaluation of this important project.

Should you have any questions, please do not hesitate to contact me, or any representative of my client, Macerich, at your convenience. We look forward to our continued dialogue.

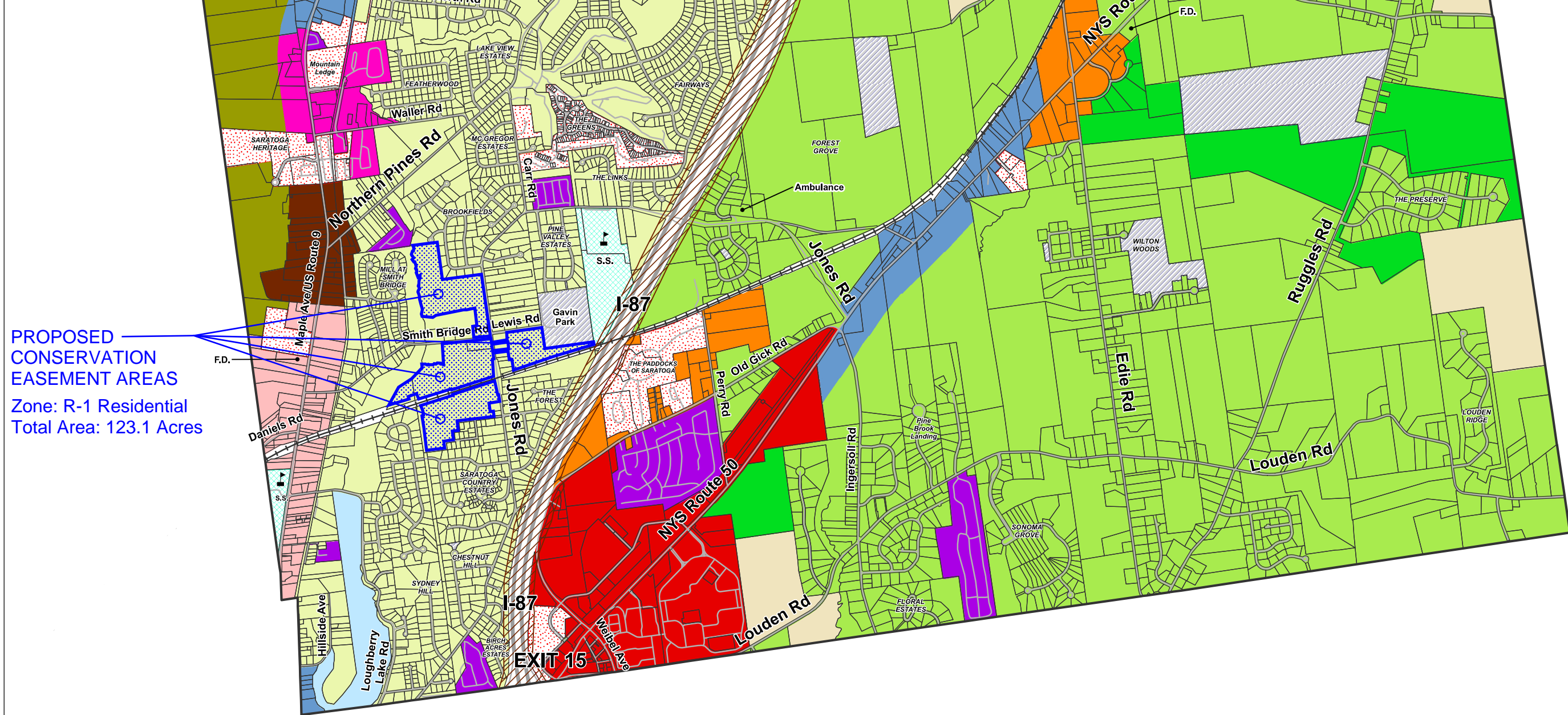
Very truly yours,

/s/ Thomas A. Shepardson

Thomas A. Shepardson

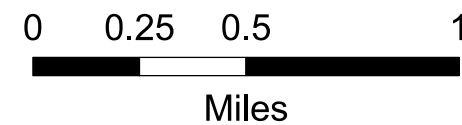
Enclosures

cc: Wilton Planning Board Members (w/attachments)
Ryan Riper (w/attachments)
Mark Schachner, Esq. (w/attachments)



CONSERVATION SITE

Overlay of Vincek Farm Conservation Easement Areas
on portion of Town of Wilton Zoning Map 8-21-2023



Zoning Districts

	NC-1 Northway Corridor Overlay District		PUDD Planned Unit Development
	C-1 Commercial		R-1 Residential
	C-2 Business/ Light Industrial		R-2 Residential 2
	C-3 Commercial/ Light Industrial		R-3 Residential 3
	CR-1 Commercial/ Residential		RB-1 Residential Business
	CR-2 Commercial/Residential 2		RM Mobile Home and Mobile Home Park
	CRT Composting/Recycling/Transfer		SC Saratoga County Lands
	H-1 Hamlet		SD School District Lands
	I-1 Industrial		TW Town of Wilton Lands
	NYS State Lands		

Mapping produced by the Town of Wilton Planning Department.
Information is deemed accurate but not guaranteed. February 2022.



[illegible]

PRELIMINARY NOT FOR CONSTRUCTION	
<hr/>	
Client/Project	
MACERICH	
1162 Pittsford-Victor Road, Suite 100 Pittsford, NY 14534	
VINCEK FARM PARCELS	
Smith Bridge Road & Jones Road Saratoga Springs, NY 12866	
<hr/>	
Project No.: 210801952	
Scale: AS NOTED	
<hr/>	
Title	
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CONCEPT SUBDIVISION PLAN	
<hr/>	
Drawing No.	
L-100	



**saratoga
PLAN**
Preserving Land and Nature

112 SPRING STREET, SUITE 202, SARATOGA SPRINGS, NY 12866
PH (518) 587-5554 FX (518) 587-4054 WWW.SARATOGAPLAN.ORG

August 21, 2023

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

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EXECUTIVE DIRECTOR

Robert Davies

Dear Honorable Members of the Wilton Town Board:

As a private nonprofit conservation organization, Saratoga PLAN is dedicated to preserving the rural character, natural habitats, and scenic beauty of Saratoga County, including in the Town of Wilton, so that these irreplaceable assets are accessible to all and survive for future generations. One of the best ways to accomplish this is through the conservation of farmland. Conserving farmland is important to the long-term health of the economy, the environment, and the social fabric of our community. Fertile lands used for farming are one of the community's most valuable assets. The farms help maintain a fresh regional food supply, can improve the quality/quantity of the community's drinking water, and provide important storm water protection in this era of extreme weather events.

Unfortunately, productive farmland is usually more economically valuable when developed than when used for farming. Saratoga County is the second fastest growing county in NYS, placing significant pressure on the conversion to non-farm uses such as residential and commercial development. Despite the vital role of agriculture, Saratoga County lost 9% or 6,525-acres of its farmland between 2012 & 2017 according to the 2017 Census. Saratoga PLAN helps landowners preserve their farmland in perpetuity, ensuring that local farms can be passed on to the next generation of farmers. These conservation projects are customized to meet the unique needs and complexities of each parcel of land and the individual landowner's interests and circumstances.

The Wilton Mall group first approached Saratoga PLAN about how it could help in conserving lands in the southern Adirondack Foothills, also known as our Palmertown project. It became clear to them that supporting an undeveloped property in a prime development area of Wilton might better help their plans to repurpose the "greyfields" of the already developed Wilton Mall and prevent development of the "greenfields" of the Vincek family farm. After reading an old press article about the farm, the Wilton Mall group inquired about the status of its conservation easement, which was, and still is, stalled due to several roadblocks. Through discussions with NYSDAM, Saratoga PLAN has determined that participation from a private donor could resolve the obstacles to finalizing a conservation easement on the farm. The Vincek family farm's size, prime location, zoning, financial need, timing and the family's story added up to a perfect fit for urgently needed conservation to be helped by a private donor in support of community goals. The completion of this "forever farm" easement will allow this family farm to be passed onto the next generation of the Vincek family and ensure that the property remains a farm, in perpetuity. Maps and descriptions

of the proposed Vincek family farm conservation easement project are attached for reference.

Saratoga PLAN takes no position on the development plans of the Wilton Mall group. However, from an environmental and conservation perspective, Saratoga PLAN is supportive of the concept of using previously developed land for sustainable redevelopment strategies. Concentrating development in these areas offers the potential to reduce urban sprawl and preserves open space for the entire community.

Saratoga PLAN offers this letter to indicate that it is fully prepared to move forward and pursue the conservation of the Vincek family farm. The continued existence of this farm will provide the community with the following environmental benefits:

- The properties border and provide a buffer to Spring Run, a source of drinking water designated as Class A by the NYS Department of Environmental Conservation (NYSDEC).
- The properties also lie atop an aquifer designated by the NYSDEC as a Principal Aquifer.
- The properties are in a large area of development and developments increase impervious surfacing. Protecting this property will help to reduce storm water runoff and flooding risk, which is particularly important considering recent flooding events.
- Farms purify air/surface waters, provide wildlife habitat, moderate heat island effect, increase local food security, and lower property taxes (pay more taxes than they use in services).
- Land conservation provides the cheapest and fastest alternative to address climate change, while also safeguarding biodiversity and our farmland.

The Wilton Mall group's participation and private funding will allow this project to move forward to completion before the pending expiration of NYSDAM's grant. Without this support, the years invested in this process will be lost and the Vincek family will be forced to start over in the application process.

Sincerely,



Robert K. Davies
Executive Director
Saratoga PLAN

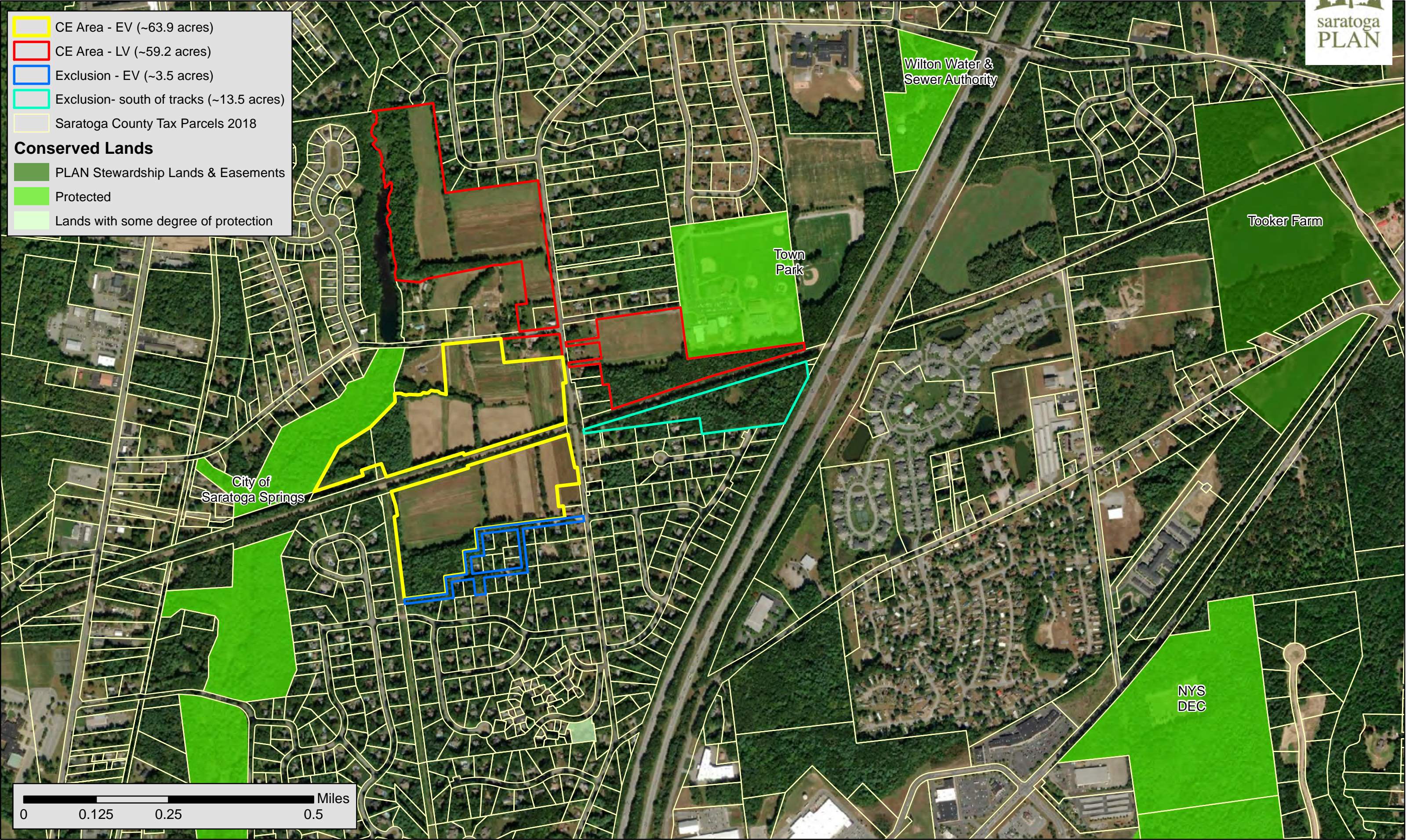
Attachment: Reference materials for Proposed Farmland Conservation Easement

cc: Mark Schachner, Esq., Town Board Counsel (w/attachments)
Ryan Riper, Director of Planning & Engineering (w/attachments)



Context Map of the Proposed Conservation Easement on the Lands of Laura Vincek and Edward Vincek

Town of Wilton, Saratoga County, NY



Town of Wilton, Saratoga County, NY

Vincek Farm I (Laura Vincek Property)

The Vincek Farm Conservation Project will result in two conservation easements, Vincek Farm I and Vincek Farm II, both properties being operated by Joshua and Erica Vincek as Vincek Farm.

Vincek Farm is one of few remaining farms in the Town of Wilton. It is adjacent to the Town of Wilton's Gavin Park and about 1 mile from the protected Tooker Farm. Both properties border Spring Run, a source of drinking water designated as Class A by the NYS Department of Environmental Conservation. In addition, the properties lie atop an aquifer designated by the NYS Department of Environmental Conservation as a Principal Aquifer.

Vincek Farm I Conservation Easement will consist of approximately 59 acres of farmland owned by Laura Vincek (Joshua's mother). The Property includes four (4) tax parcels and is located on Smith Bridge Road, Jones Road and Lewis Drive in the Town of Wilton, Saratoga County, New York.

Two Farmstead Areas are proposed. Farmstead Area 1, approximately 4 acres, is situated at the Northwest corner of Jones and Smith Bridge Roads, and contains a residence and two outbuildings. Farmstead Area 2, approximately 2.5 acres, is situated at the Southwest corner of Jones and Smith Bridge Roads, and contains a residence, several barns and several outbuildings. This Farmstead Area also serves as a commercial front for the Vincek Farm.

The Conservation Easement will allow for Farmstead Area 2 to be subdivided if, and only if, it is conveyed to adjacent protected farmland, in effect Vincek Farm II.

A Resource Protection Area of approximately 4.5 acres is proposed along the Spring Run as a riparian buffer for source water protection. This will create at least a 70-foot wide forested buffer in alignment with USDA-NRCS Technical Guidance.

The scale of the use areas is proportionate to the overall size of the farm and its tillable acreage. There are no rights reserved to designate use areas in the future.


There is an exclusion area from Vincek Farm I, a wooded area on the East of Jones Road and South of the train tracks that is bordered by a number of residences and includes a ROW to several of them. This land is effectively isolated from the rest of the farm and has a high potential for conflicts with neighbors, and is therefore excluded from the conservation easement. This exclusion does not impact farm viability.

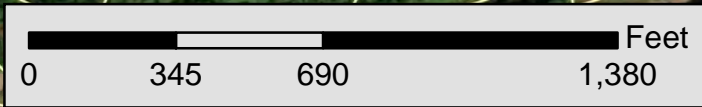
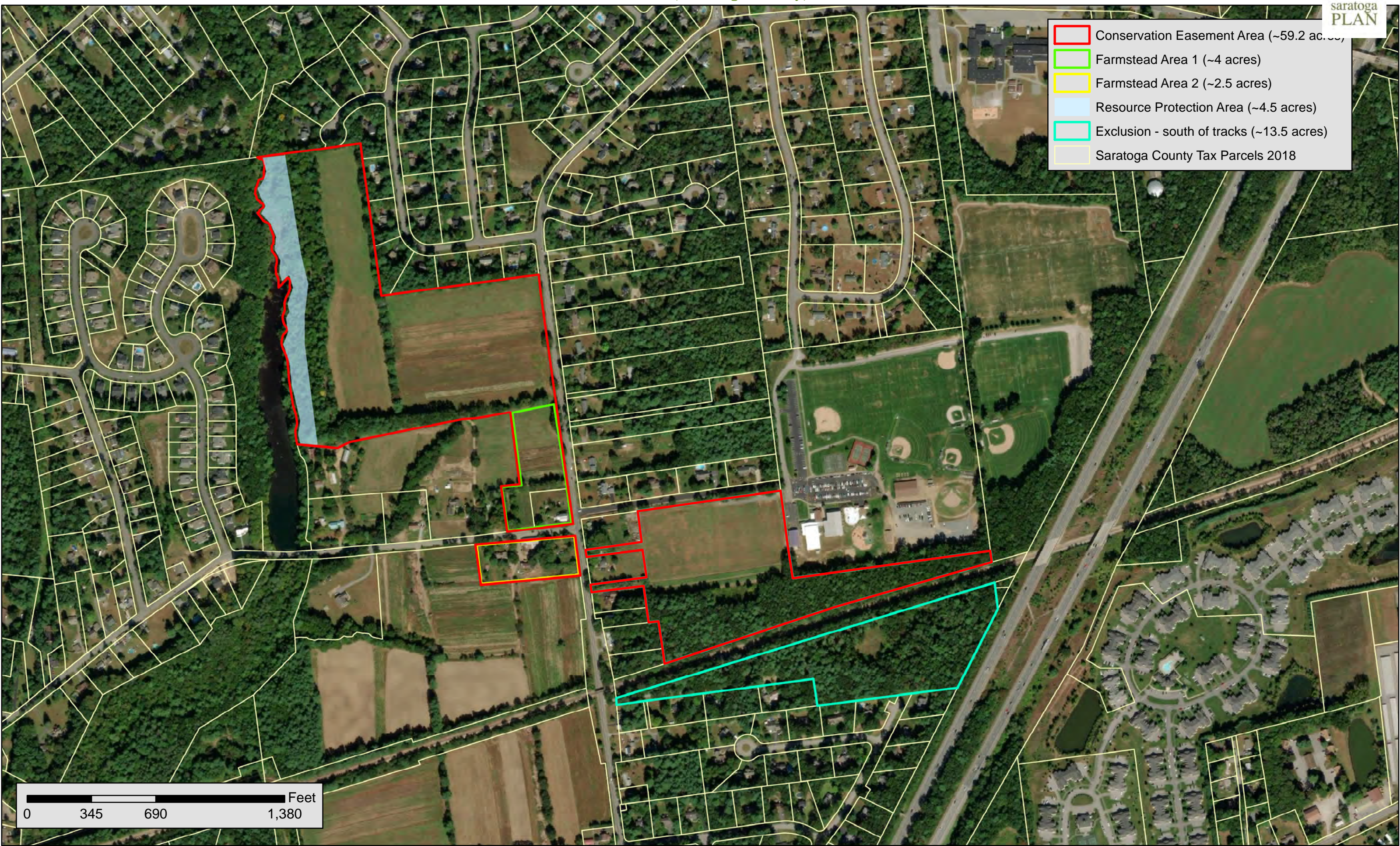


Detail Map of the Proposed Conservation Easement on the Lands of Laura Vincek (Vincek Farm I)

Town of Wilton, Saratoga County, NY



-  Conservation Easement Area (~59.2 acres)
-  Farmstead Area 1 (~4 acres)
-  Farmstead Area 2 (~2.5 acres)
-  Resource Protection Area (~4.5 acres)
-  Exclusion - south of tracks (~13.5 acres)
-  Saratoga County Tax Parcels 2018



Town of Wilton, Saratoga County, NY

Vincek Farm II (Edward J. Vincek Property)

The Vincek Farm Conservation Project will result in two conservation easements, Vincek Farm I and Vincek Farm II, both properties being operated by Joshua and Erica Vincek as Vincek Farm.

Vincek Farm is one of few remaining farms in the Town of Wilton. It is adjacent to the Town of Wilton's Gavin Park and about 1 mile from the protected Tooker Farm. Both properties border Spring Run, a source of drinking water designated as Class A by the NYS Department of Environmental Conservation. In addition, the properties lie atop an aquifer designated by the NYS Department of Environmental Conservation as a Principal Aquifer.

Vincek Farm II Conservation Easement will consist of approximately 64 acres of farmland owned by Edward J. Vincek (Joshua's great uncle). The Property includes two (2) tax parcels and is located on Smith Bridge Road and Jones Road in the Town of Wilton, Saratoga County, New York. It is arranged into two Agricultural Units, with Agricultural Unit A being about 34 acres and Agricultural Unit B being about 30 acres. The conveyance of one such Agricultural Unit is the only subdivision allowed.

A 5-acre Farmstead Area is proposed. This will ensure that any future farmer owning this land is able to afford to live here. The Farmstead Area allows this conserved farmland to grow and adapt to changing market and production conditions in the future.

A 2-acre Rural Enterprise Area is proposed that is adjacent to the Farmstead Area 2 of Vincek Farm I. This area currently hosts an on-farm fueling station (not shown in 2017 aerial photo). This will also allow for potential expansion of the current operation's direct to market sales of farm products, or other changes that may be required to meet market conditions in the future.

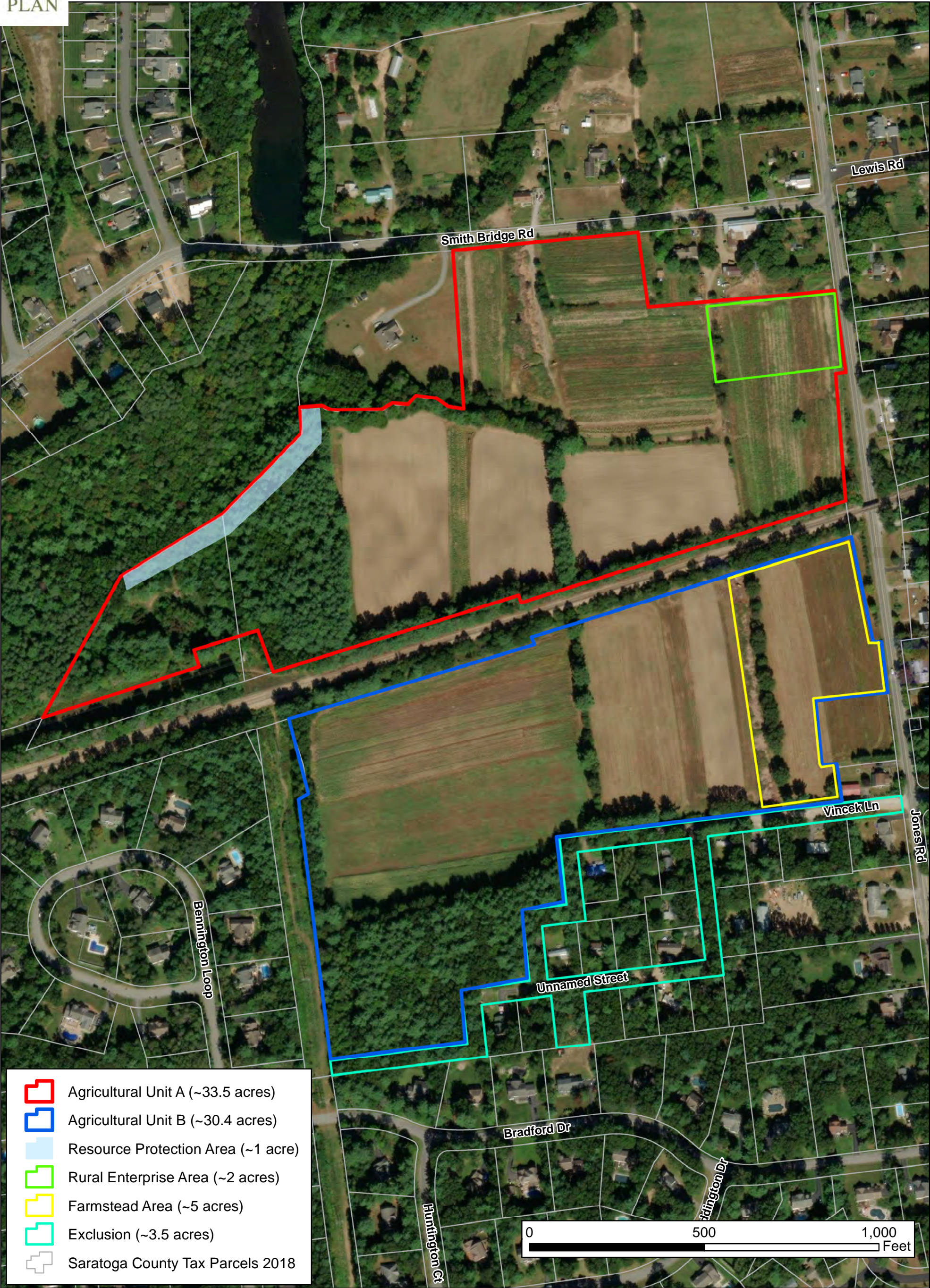
A Resource Protection Area of approximately 1 acre is proposed along the Spring Run as a riparian buffer for source water protection. This will create at least a 70-foot wide forested buffer (with a portion of said buffer lying on adjoining property), in alignment with USDA-NRCS Technical Guidance.

The scale of the use areas is proportionate to the overall size of the farm and its tillable acreage.

An exclusion of approximately 3.5 acres at the Southern end of the farm creates an approximately 50-foot wide buffer to a number of small residential lots, including many that seem to lack legal access. The excluded area is not essential to the farm operation, and the buffer created by exclusion may help prevent conflict with neighbors in the future. A deed restriction will be put in place by the landowner that limits the use of the existing "Vincek Lane" to ingress and egress only.



**Detail Map for a Proposed Conservation Easement on the
Lands of Edward J. Vincek (Vincek Farm II)
Town of Wilton, Saratoga County, NY**





Screenshot of online map illustrating Principal Aquifers in New York State (<https://www.arcgis.com/apps/mapviewer/index.html?layers=8d065ba68237412cb46d773882bd51cd>)

The Vincek Farm 1 and Vincek Farm 2 properties are located within the yellow oval, clearly on top of a principal aquifer designated by NYS Department of Environmental Conservation.

The COVID-19 vaccine is here. It is safe, effective and free. Walk in to get vaccinated at sites across the state. Continue to mask up and stay distant where directed.

GET THE FACTS >

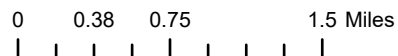
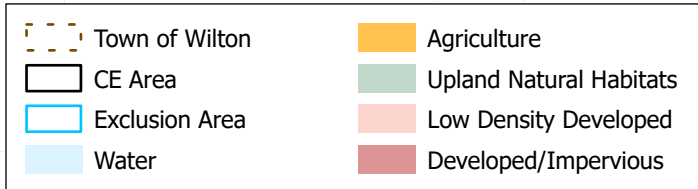
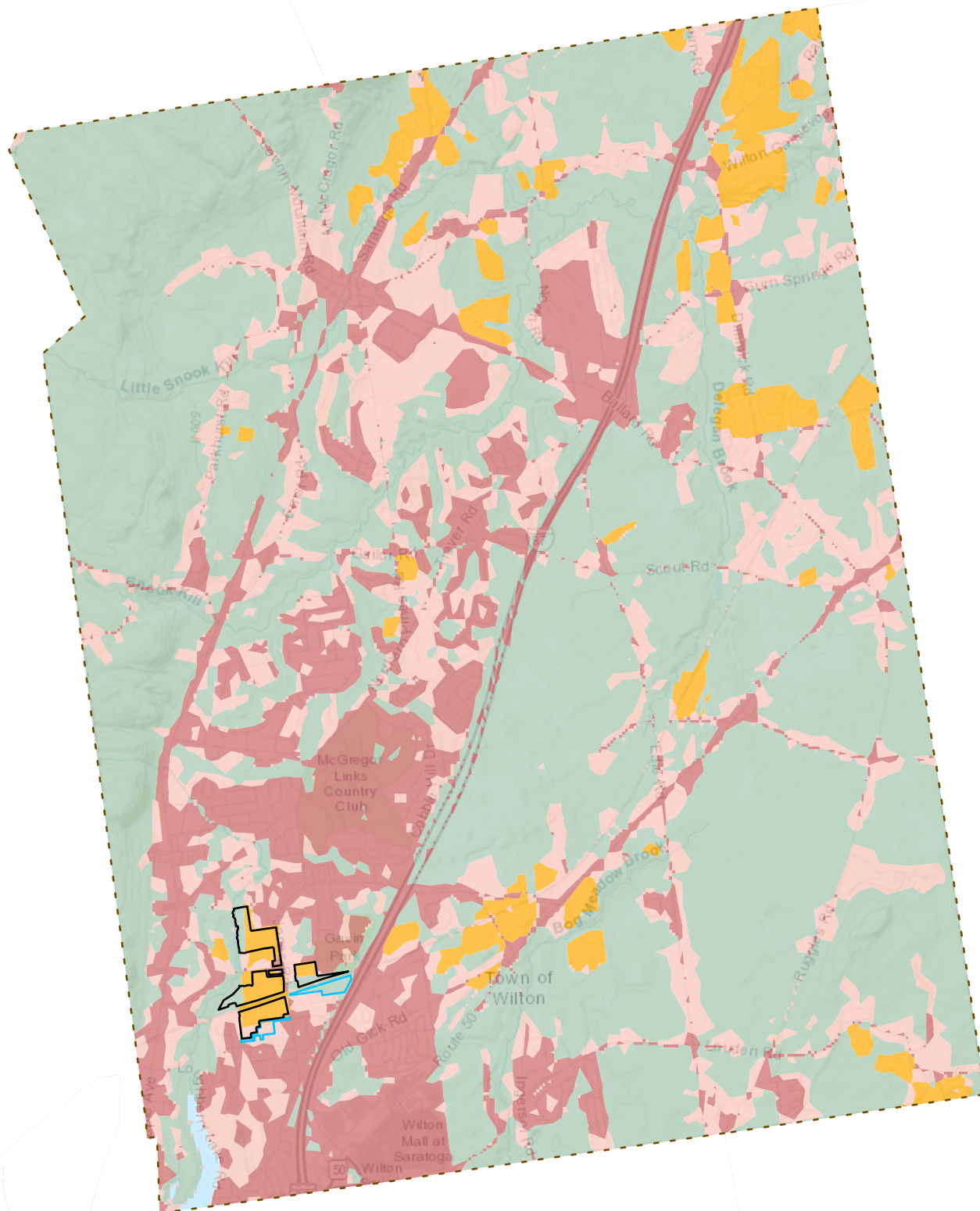
Base Map: **NYS Aerial w Streets** ▼ Using this map

The map shows a residential area with various streets and a stream. A yellow circle highlights a section of the stream. A pop-up window is open, displaying the following information:

- Waterbody Classifications for Rivers/Streams**
- Regulation: 941-131.1
- Standard: A
- Classification: A
- Zoom to**

The Vincek Farm 1 and Vincek Farm 2 properties are located within the yellow oval, clearly adjacent to a Class A stream designated by NYS Department of Environmental Conservation.

Land Use Context Map of the Proposed Conservation Easement on the Lands of Laura Vincek and Edward Vincek Town of Wilton, Saratoga County, NY



Land Use Source: Kirstin Seleen, Seleen Associates. Digitized natural habitats and agricultural lands were combined with 2011 impervious surfaces and 2006 open water, resulting in a 30 meter resolution (1/4 acre) land cover layer.

Wilton Mall Apartments Outreach Report



August 18, 2023

Paramount Development

Presented by: coUrbanize

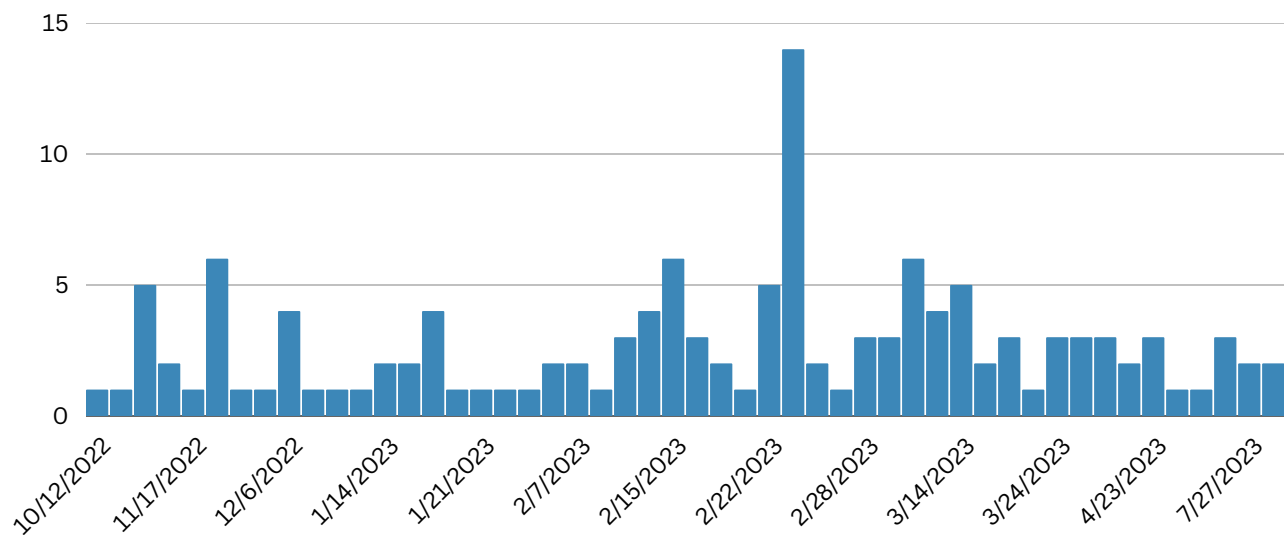
5,810 Website Visitors

217 Followers

846 Total Comments

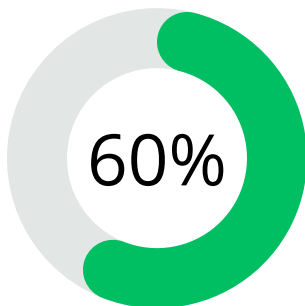
Engagement Over Time

The cumulative number of comments and replies on coUrbanize over the project's online engagement period

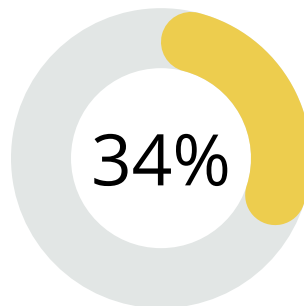


Community Sentiment

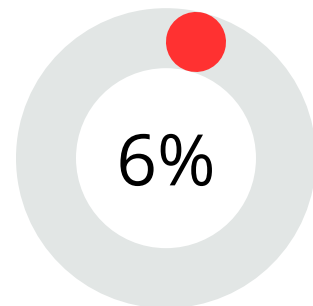
coUrbanize's system analyzes key words and phrases in each comment to determine its overall sentiment



Positive



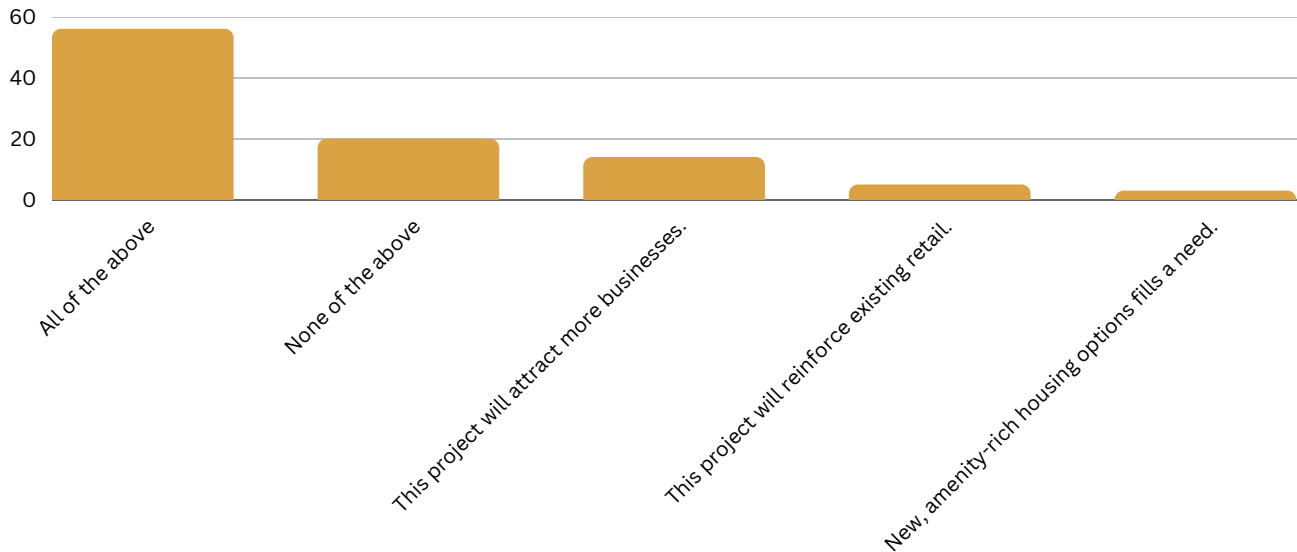
Neutral



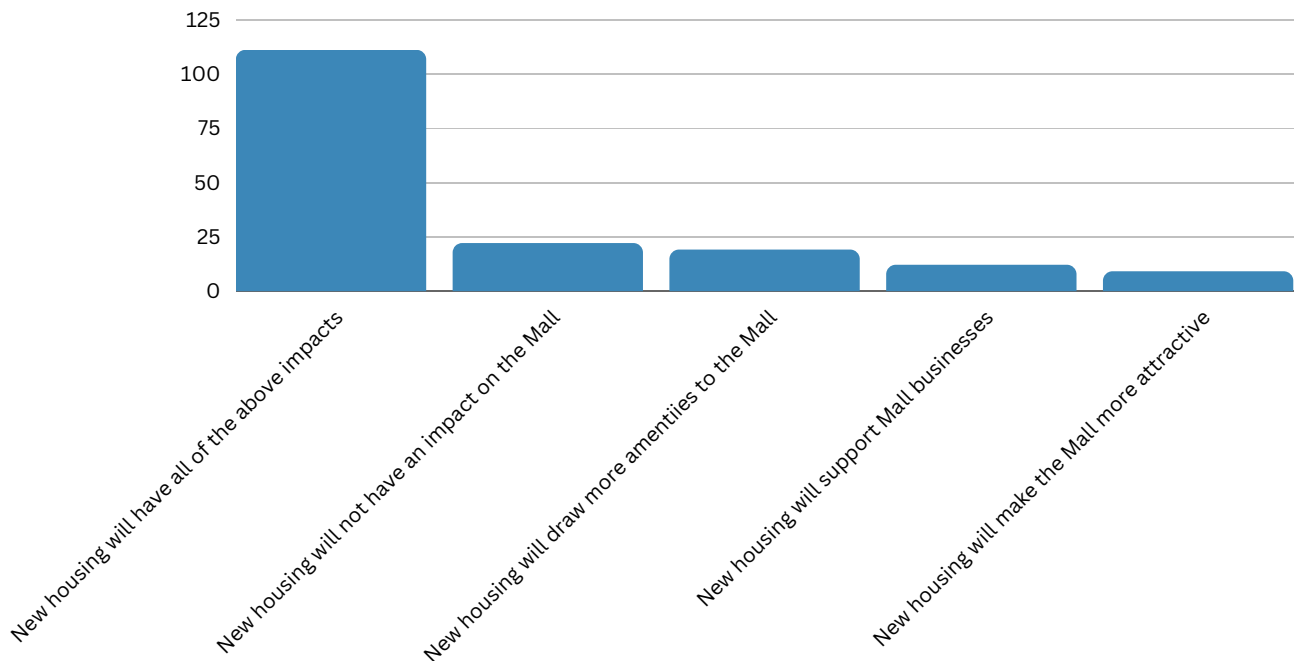
Negative

Poll Responses

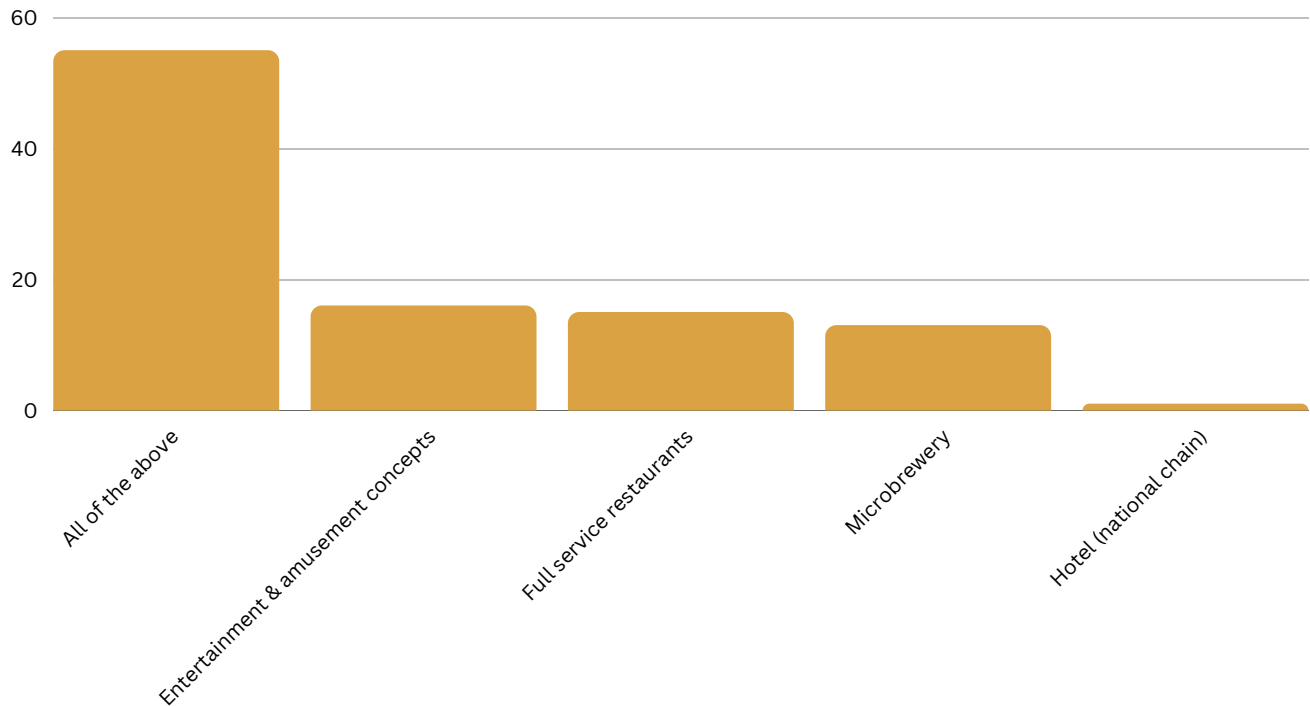
How could this new, market-rate housing development benefit the Town of Wilton?



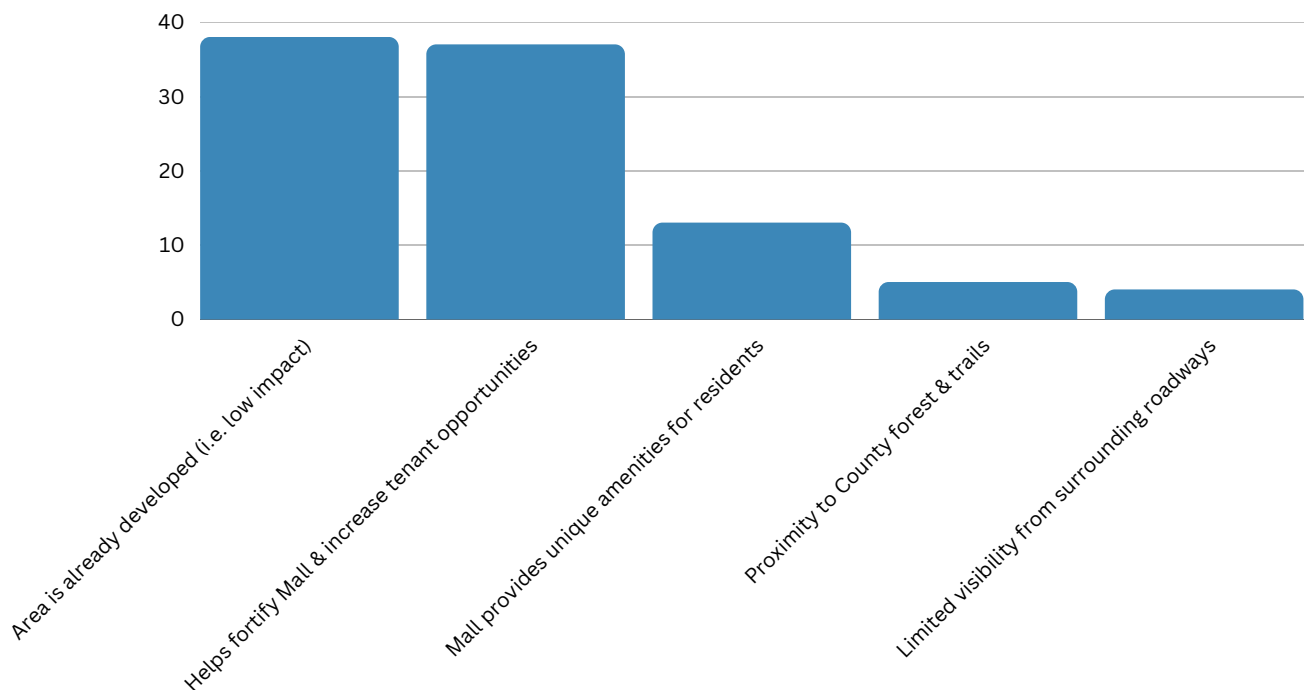
How do you feel the new housing development and the residents that will live there could benefit or otherwise impact the Mall?



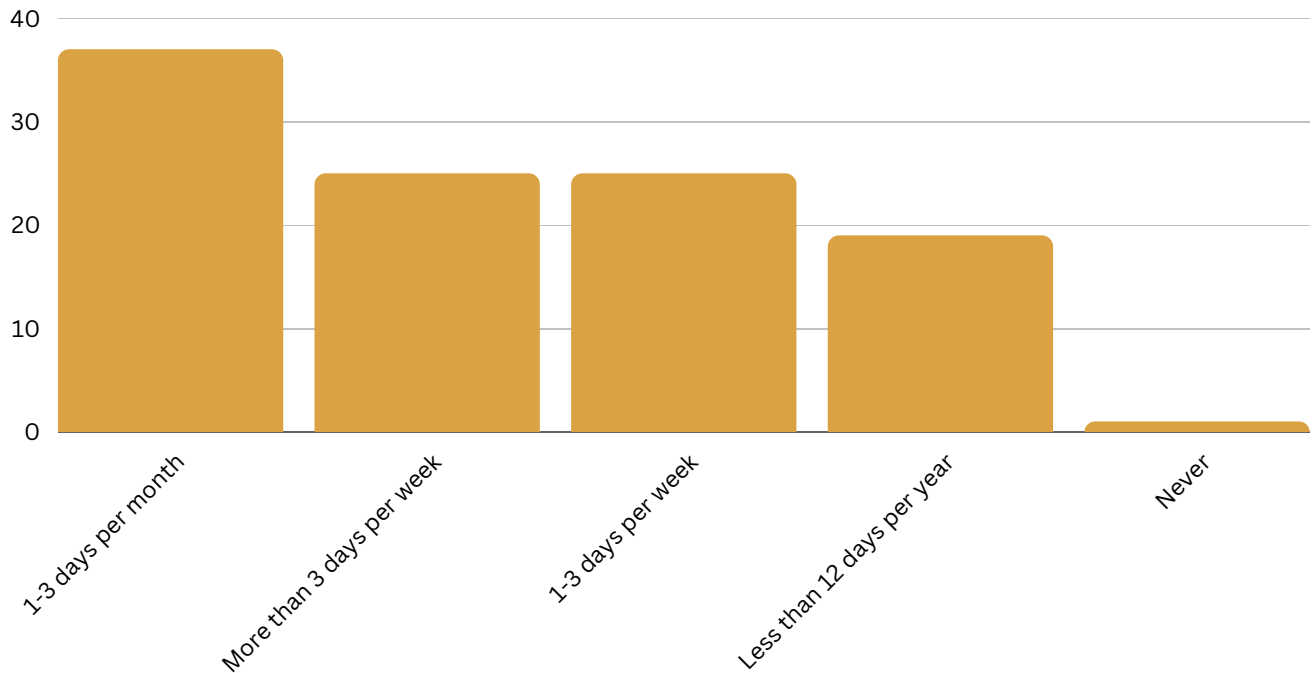
A resident population can open up new tenant opportunities for the Mall. Which of the following would be the most desirable?



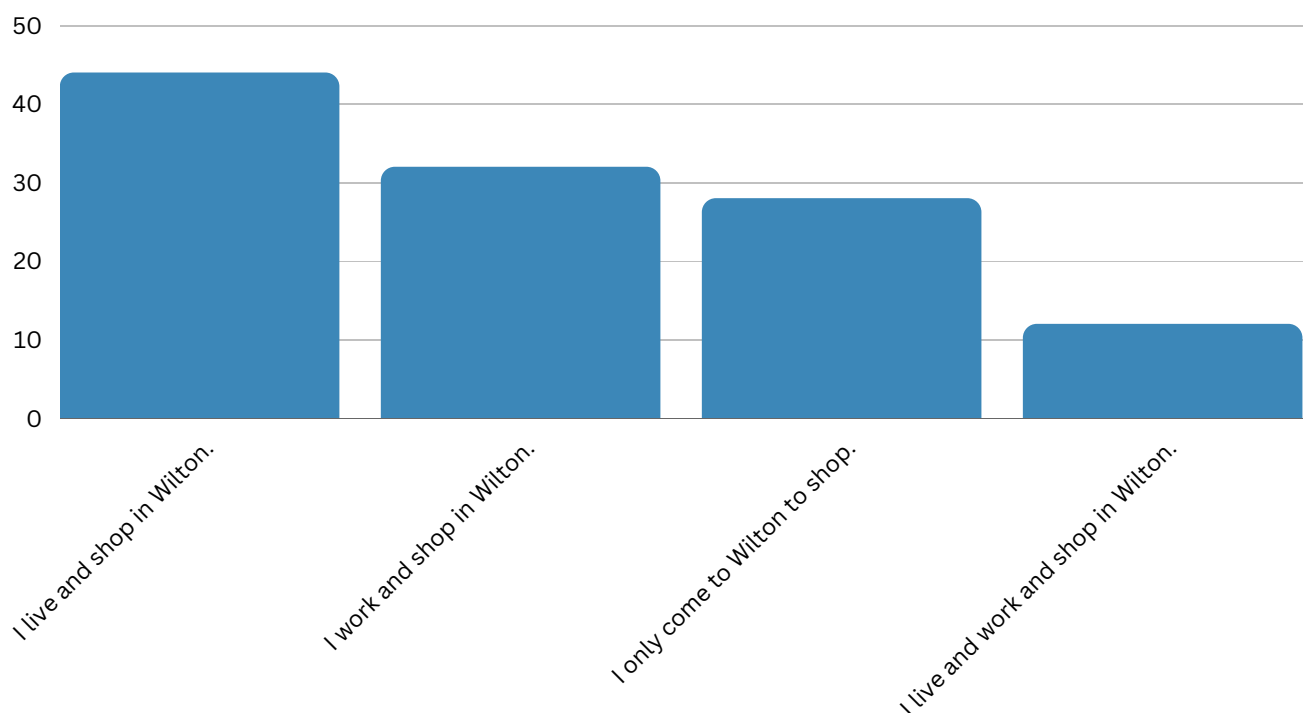
What is the top benefit of the location chosen for this new luxury rental complex?



Do you visit the mall on a daily, weekly, monthly or more infrequent basis?



What brings you to Wilton over the course of a typical week or month?



Comment Report

What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Maura Pickett Jul 29, 2023

Space for Community Theater for these people that can actually walk too. That Community Theater has been a valuable renter of space and should be Home made Theater. Thank you!



What would encourage you to spend more time at the Mall?

Maura Pickett Jul 29, 2023

If you included a Live Theater stage and lobby complex for all the people living in these condos, townhomes and apartments. You already have the backstage portion of live theater and we need a home for our productions. You can make that happen and be the underwriter or some big name for this. It would be great for both of us, Home Made Theater has been here for the Community for 39 years this coming season. This would be a great move for all. If you included a theater for us to perform in. Please consider this.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Genia Meinhold Jul 27, 2023

Have you considered space for community theater performances? Home Made Theater has been in operation since 1985 and is looking for a permanent home.



Paramount Jul 28, 2023

Hello, Genia. We are very familiar with Home Made Theater as they are currently using space in the mall for back of house performance preparation. Their need for a permanent facility is top of mind for us as we work through our plans at Wilton Mall. Thank you for reaching out!



What would encourage you to spend more time at the Mall?

Genia Meinhold Jul 27, 2023

Local retail



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Scott Sargent Jul 09, 2023

Please do not make it residential. Stores, amenities yes. Not condos and doctor offices.



ParamountJul 19, 2023

Thank you for sharing your comments regarding new retailers, etc., as we will certainly keep those brand names and ideas in mind. We can all agree we are at a crucial crossroads at Wilton Mall right now. As we have been exploring our opportunity to reimagine Wilton Mall, it has become ever more clear that in order to bring new national and mid-luxury brands, restaurants and entertainment to the mall, residential needs to be part of the mix. The space we have identified for the residential development will not likely ever be retail or restaurant. This way we can ensure that Wilton Mall increases its value to the community, and is the true Town Center of Wilton, now and years into the future.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Scott SargentJul 09, 2023

Wegmans, pappadeauxs



What would encourage you to spend more time at the Mall?

Scott SargentJul 09, 2023

Movie theaters, stores with good inventory, restaurants.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Vicki DeAugustine Apr 23, 2023

I think affordable housing is great for the community of course but, I would it brings in more retail and restaurants because there is not much in that area, if you want to avoid downtown, this area could be more desirable,



Paramount May 02, 2023

We agree, but we also know that we are at a crucial crossroads at Wilton Mall right now. To attract the best national and mid-luxury brands, restaurants, new entertainment, and therefore, new life to Wilton Mall, we need to put market-rate residential first to occupy space that will not likely ever be retail or restaurant. This opportunity to reimagine Wilton Mall and increase its value to the community will ensure that it will be the true Town Center of Wilton, now and years into the future.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Vicki DeAugustine Apr 23, 2023

More home store shops, hobby lobby or better tj max or home goods.



ParamountMay 02, 2023

Thank you for your suggestions. We are confident that by supporting the need for more residential projects in our growing community, additional brands that carry home décor, etc., will see the increased demand in the market and decide that Wilton is the place to be. Retailers also watch to see how well their competition is doing in the market, like the HomeGoods that already exists at Wilton Mall. The better they perform, the more likely others will join in the marketplace.



What would encourage you to spend more time at the Mall?

Vicki DeAugustineApr 23, 2023

More stores would be great, I am surprised that there are not more!.



ParamountMay 02, 2023

Thank you for your feedback. We pride ourselves in bringing a tenant mix that serves all in our community. However, the shopping center industry has been challenged over the past few years, and we've seen many popular brands go out of business. One thing has stayed the same, however, and that is retail follows rooftops, in particular, rooftops with immediate adjacency to retail. Our goal is to bring the catalyst – residential - needed to attract the best national and mid-luxury brands, restaurants, new entertainment, and therefore, new life to Wilton Mall. With this best-in-class project, Wilton Mall will remain an important Town Center to the community, with an exciting gathering and commerce environment for the entire community.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Alex K. Apr 21, 2023

Outdoor retail ONLY supports the seasonal economy. Very few people have an interest in the outdoor shopping experience in the depths of winter. Clifton Park manages to get by because the economy of the town is that it is a chain store mega society. It also has become a traffic nightmare, and very little of what is remaining at Clifton Park draws in enough business to support the smaller areas. Places like Saratoga build their desire from the local and unique offerings it has for shops and restaurants. More living spaces will help to lower costs of living, even if these come in on the high end, other expensive places will have to lower their prices based on the comparatives. While it would be nice to also have other offerings closer to the \$1500 price range, Saratoga has and always will be considered a premium market for housing in the upstate area.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Alex K. Apr 21, 2023

The reality of the situation is that the Saratoga region will always be for tourists, and it has to remain that way. It's business is driven and the economy is supported by the race track and seasonal visitors for the surrounding lakes. The fact that Wilton has struggled historically speaks to this, it cannot be supported by the locals on its own. The tourists must come first, and the residents will get the benefits of 8 months of local shopping, food, and entertainment without the tourists. A mixture of high end shopping and restaurants, with mid range vendors would likely do very well. Malls that rely on mid-isle booths turn into hecklers that drive away the more affluent vendors. Well constructed leases that prevent seasonal shops and reward long terms vendors are key to all of this. The mall community itself needs to work as a team and understand that their cohesion is crucial to the success of this project.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

ParamountApr 19, 2023

Thank you for your feedback. We pride ourselves in bringing a tenant mix that serves all in our community. While some shoppers may prefer national retailers and chain restaurants, others may prefer local. If any brands come to mind, we are always interested in understanding what our community desires.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

ParamountApr 19, 2023

Thank you for your response. Right now, Saratoga County's population is growing, and there continues to be demand for the multi-family housing development that we are proposing. While this may not suit your needs, we are committed to making sure the city planners are aware of your comments for future city development. In terms of traffic, the infrastructure currently in place is engineered to accommodate a full-capacity shopping center and is able to handle the proposed development, with no additional traffic impact on the area. We encourage you to read the Traffic Evaluation that is linked at the bottom of the Info Tab. If there is anything else we can do to share information, let us know.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

ParamountApr 19, 2023

Thank you for your feedback. We do agree with you about unnecessary light pollution, and through our responsible building and site lighting practices, we will limit light pollution where possible. One example of this is the use of motion-activated light fixtures, an excellent way to provide safety for the residents of the apartments while limiting light pollution and conserving energy. Thank you again for your comments as they are important in helping us plan properly.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Marissa AltimarApr 13, 2023

Increased housing is crushing our town. Traffic is already increasing, and our grids and roads cannot handle so many more people. Give us good, quality shopping, and stop over building



ParamountApr 17, 2023

We do understand that there have been some negative perceptions of projects already underway in the community. That is why we are most proud of the fact that we have taken the effort to design a plan that ensures little to no impact on the community. The infrastructure currently in place is engineered to accommodate a full-capacity shopping center and is able to handle the proposed development. We encourage you to read the Traffic Evaluation that is linked at the bottom of the Info Tab. If there is anything else we can do to share information, let us know.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Marissa AltimarApr 13, 2023

Bloomingdale's, H&M, Zara, Macy's, Free People, Michael Kors, etc.



ParamountApr 17, 2023

Thank you for these suggestions. We are always interesting in knowing the brands our shoppers prefer.



What would encourage you to spend more time at the Mall?

Marissa AltimarApr 13, 2023

An expansion with mixed luxury and basic options (boll & branch, Bloomingdale's, but also keep old navy, and add Macy's). Additionally, real food options such as a shake shack, chick fil-A, one or two good sit down eateries. The mall should be a destination for adults, and teens (the best of the malls in Albany, but more refreshed and clean like the mall in Boca). Don't appeal to cheap, shlock shops. It should fit the middle-upper class Saratoga vibe. There's plenty of space for an expansion. You can still build apartments if you must.



ParamountApr 17, 2023

Thank you for sharing your thoughts on the proposed project. Retail follows rooftops, in particular, rooftops with immediate adjacency to retail. Our goal is to bring the catalyst – residential - needed to attract the best national and mid-luxury brands, restaurants, new entertainment, and therefore, new life to Wilton Mall. With this best-in-class project, Wilton Mall will remain an important Town Center to the community, with an exciting gathering and commerce environment for the entire community.

And while we understand that it seems like it would be simple to replace a department store with another – like Bloomingdale's or Macy's – that is not the case in today's retail environment. Many department stores have shuttered in markets across the country, including this one. This is why we need to pursue replacing vacant department store space with something new and exciting that will bring energy to the center.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Eva L Mar 26, 2023

Outdoor lighting should primarily be indirect and/ or motion activated to limit light pollution. Increasing amount of constant nighttime lighting is unnecessary and has undesirable effects on the ecosystem.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Eva L Mar 26, 2023

Socially and environmentally responsible retailers



What would encourage you to spend more time at the Mall?

Eva L Mar 26, 2023

Outdoor spaces to sit, enjoy the outdoors, socialize, eat or exercise



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Greer H. Mar 24, 2023

I wish some of the developers & politicians would think about making some NICE, AFFORDABLE APTS, ETC for people like me - I'm retired, worked for 46+ yrs. and retired 3 yrs. ago. I own a home in Ballston Spa but it's 2 stories and it's getting hard to handle the stairs. I have been looking for a long time for a 1 level home, apt, etc but there aren't any that are Nice, roomy & affordable. The few I've found are "mixed income" - worked for social services for part of my employment - no thanks. I do not qualify for any govt benefits but I certainly can't afford a Luxury apt. or townhome. Way too many have been built in Saratoga county already. Also, traffic is awful around the mall & Rte. 50!! How about building some nice places for people like me to live in for a change.



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The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Greer H. Mar 24, 2023

None really - would not matter. All would probably be \$\$\$!



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What would encourage you to spend more time at the Mall?

Greer H. Mar 24, 2023

Not really sure because IF I could afford (not likely) an apt I would not be able to afford much else.



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What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Scott Williams Mar 18, 2023

The housing should certainly not be market rate. If you want the housing to stand out and sustain continuous loyal residency, then you must cater to the younger generation. Support the community by thinking of the future. Creating "luxury" housing at the Wilton Mall does not cater to the Wilton residents income demographic. It simply caters to those financially privileged and invested in the project. My solution? Think about the future of the community. The potential of having affordable homes for the next generation. Then that would mean young artists and entrepreneurs. This would develop a wholesome local community. Provide local jobs offered by local businesses and allow families to sustainably grow allowing potential for further expansion.



2

The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Scott Williams Mar 18, 2023

None. No more national retailers. Actually support the local community by supporting the local communities talents and skills. National chains are merely looking for nothing but profit. Community is not the national retailer's priority.



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What would encourage you to spend more time at the Mall?

Scott WilliamsMar 18, 2023

An indoor skateboarding facility. A local restaurant that serves non fast food and uses fresh local ingredients.



What would encourage you to spend more time at the Mall?

Sam BuserMar 17, 2023

Social settings!!!! Restaurants/bars, movie theatre, etc....



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Sam BuserMar 17, 2023

I think social settings are the way to go, especially if you'll be having a residential part of the mall. Restaurants/bars, fun activities for families, bring back the movie theatre. I'm not against stores, but with most shopping done online nowadays, i think it would be unwise to have it be entirely shopping stores. Social settings are key for the mall to thrive in my opinion.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Tom VukMar 14, 2023

Dave and busters



What would encourage you to spend more time at the Mall?

Tom VukMar 14, 2023

Top golf



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Todd KehleyMar 14, 2023

Although national retailers would be great, it would be awesome to see an area developed to help launch new businesses that are local to the area. It would be great to see an incubator type setup for retail with storefront units.



What would encourage you to spend more time at the Mall?

Todd KehleyMar 14, 2023

Recreation and entertainment. Spaces that are comfortable and relaxing.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Todd KehleyMar 14, 2023

If nothing is done to enhance the mall, it will go the way of other malls. It will become another abandoned dump. I applaud the effort to do something with this property that adds value to the area.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Alexandra SpragueMar 06, 2023

I hope that it is thought through thoroughly. There are many great things that could come from this. There are many housing opportunities in the area, but most are extremely overpriced for the demographic that is in need. We need safe, affordable housing for middle class citizens. Hopefully if the housing comes in, it encourages the mall and surrounding area activities to adjust their hours to fit working families, after school opportunities, etc.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Alexandra SpragueMar 06, 2023

Shake Shack, In and Out Burger, Boca de Peppa,



What would encourage you to spend more time at the Mall?

Alexandra SpragueMar 06, 2023

Activities for children/families, indoor sports (courts, golf simulators, bowling), K1 go carts, restaurants, hotels (both for activities at the mall and for other local events on this end of town)



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Jesiah PriscoMar 05, 2023

I think rethinking mall as indoor space for entertainment and socializing would help get people in the doors. Indoor playground and meeting areas can be upgraded to make it a more attractive place to meet up with friends and family. Bring in more business centered around kid/family activities. When it's cold families need places to gather and socialize during the long winters. Possibly to attract lifestyle businesses such as fitness/health alongside more restaurants and entertainment.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Jesiah PriscoMar 05, 2023

More interested in local business and services



What would encourage you to spend more time at the Mall?

Jesiah PriscoMar 05, 2023

Better maintained green spaces, more options for young children such as upgraded free playground, games and kids centered stores. We bring our toddler to the mall weekly during the winter to let him walk around and play while we eat and shop.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Sadie WMar 05, 2023

IKEA, Homegoods with apparel, Trader Joe's, World Market, The rack (Nordstrom)



What would encourage you to spend more time at the Mall?

Sadie WMar 05, 2023

A music-entertainment venue, modern movie theater that offers healthy snacks, IKEA, Marshall's Homegoods expands with apparel like the DeWitt NY location, a skate park with skate bowls/stair-rails.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Sadie WMar 05, 2023

Make sure sidewalks/bike paths are connected with other shopping spaces in surrounding area to provide a safe walkable/bikeable space for the community. And well marked crosswalks.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Linda DMar 02, 2023

Cost of townhouses and is there a current resident incentive?



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Linda DMar 02, 2023

Entertainment



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Jan G Feb 28, 2023

As much as we want beautiful, luxurious housing and amenities, it must be affordable. The nearby city of Saratoga Springs has gotten out of control with living costs. Many of its residents arrived from bigger metropolitan areas. This project needs to be affordable to the locals.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Jan G Feb 28, 2023

Mexican restaurant and women's clothing stores



What would encourage you to spend more time at the Mall?

Jan G Feb 28, 2023

More conveniences



How do you feel the new housing development and the residents that will live there could benefit or otherwise impact the Mall?

ParamountFeb 27, 2023

Number 3



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Andrew KehlenbeckFeb 25, 2023

None, there are enough NATIONAL RETAILERS. More smaller, local businesses. Residential project is not wanted.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Jacky G.Feb 23, 2023

This project is a disaster for people who already live nearby. The roads in this area, particularly Loudon, are not equipped to handle that significant influx of traffic. Furthermore, the Saratoga area needs more AFFORDABLE housing. We already have too many luxury apartments and condos. A lack of affordable housing has been a problem for years because developers like you are too money-hungry to build anything other than luxury condos for affluent people. Hate this proposal.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Breanna Miller Feb 23, 2023

If this agenda moves forward then affordable housing will be key. As a late twenty year old living/working/playing in Wilton, NY I can say that people can no longer afford to live on their own, without a roommate. People cannot afford luxury housing with luxury prices. If you don't keep this affordable it will simply become a tourist attraction which will not sit well with residents like myself. Improve the Wilton Mall for current residents of Wilton, not to attract new residents from the city. I will be very very upset if any of the walking trails behind the mall are affected as these are heavily used by dog owners like myself and others. With many nature preserves just miles away, with protected trails and land, Wilton residents like myself will be very upset if the environment is encroached upon and not taken into the utmost consideration. I agree that a multi-use vision has become necessary for the Wilton mall but hesitate to believe you would need to expand the land at all and very much so do not want to see that happen.



ParamountFeb 27, 2023

Hi Breanna,

Thank you for sharing your thoughts on the proposed project. In order for the residential development to provide the best impact on the mall, our apartments are proposed to be a highly-amenitized, market-rate multi-family development. Our goal is to bring the catalyst needed to attract new stores, restaurants, new entertainment, and therefore, new life to Wilton Mall. With this best-in-class project, Wilton Mall will remain an important Town Center to the community, with an exciting gathering and commerce environment for the entire community.

We appreciate your passion for preserving the environment and the walking trails behind the mall, which we know are important to dog owners and other community members. We want to ensure you that our proposed project will not be expanding beyond Wilton Mall's existing property and will have no impact on the County Forest, beyond providing better access. It is very important to us to not only preserve the green space, but to repurpose previously developed land, and to not encroach on the surrounding environment.

It's good to hear that you agree with our idea of a multi-use vision for the Wilton Mall. At the Town Board meeting on March 2nd at 7:00pm, we hope that the board members will consider the concerns and priorities of community members like yourself. Thank you for sharing your thoughts and advocating for the needs of the community.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Sherry MurphyFeb 23, 2023

I strongly encourage work with City of Saratoga Springs to create walkways and crosswalks to encourage/enable pedestrians to use the Mall as a destination and also for general exercise.



What would encourage you to spend more time at the Mall?

Sherry Murphy Feb 23, 2023

I live in The Springs complex and I would spend more time at the Mall if there were sidewalks and crosswalks enabling me to walk there or ride a bicycle. (Even if it were a circuitous route through the HD/Target parking lot)



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Chelsea Goetz Feb 23, 2023

While I think that more housing is a good idea, I want to point out that we need fair housing and not just luxury priced housing. To echo people that I can relate with - the local workforce - we **NEED AFFORDABLE HOUSING!** That many apartments starting at \$2000/month is insane. You need to offer lower rental costs as well and consider the people who work retail/grocery/food service etc and not insult us by literally surrounding us all with apartments we cannot afford. There are so many good people that I know who are struggling and trying to earn and **SAVE** money, raise kids, go back to school, etc. We exist and we need housing. And new businesses may be added after the construction of the luxury apartments, but people are going to realize that they most likely aren't going to pay their workers enough to be able to afford the new apartments. How is this all going to pan out? Seriously?



Breanna MillerFeb 23, 2023

I live 7 minutes from the mall and can barely even afford to buy my own house let alone live in a \$2,000/month luxury apartment & that's with my partner's income included. That's with both of us having a college education and decent jobs. This will be so insulting if they surround us with apartments none of us can afford. As a 27 year old I have friends that have to live at home with their parents because they couldn't afford to live on their own without a roommate. We DO NOT NEED luxury apartments, we need decent apartments that we can actually afford to live in. The demographic of Wilton, NY is not in line with 'luxury apartments' in any sense of the term. Of course we would love fun amenities, who doesn't?



What would encourage you to spend more time at the Mall?

Chelsea GoetzFeb 23, 2023

Firstly - truly AFFORDABLE housing for the workforce, including those of us who actually work at the mall already. Good restaurants and better shopping like a bigger American Eagle/Aerie store, Free People, etc. Space for community events.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Lauren Gomes Atwood Feb 23, 2023

Trader Joe's or similar. Day care provider, and kids space to drop your kids off to shop or go to the movies.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Lauren Gomes Atwood Feb 23, 2023

The mall is used mainly by families who want a space where their kids can run around and corralled...provide a living wall of plants, offer a rock climbing wall, a larger indoor play space, interactive activities like an indoor skate/bike park, zip lining, a seasonal flex space that turns to a haunted house at Halloween, winter wonderland play place during the holidays, botanical garden in the dreary months, etc. I like the fountain but it just takes up prime footage without any use. I would look at the mall of America and see what ideas we could utilize here.



What would encourage you to spend more time at the Mall?

Lauren Gomes Atwood Feb 23, 2023

Having a flex space venue/Pavillion/ outdoor space like downtown silver spring, Maryland...the Pavillion hosts concerts and fairs during the summer, and turns to a skating ring in the winter. It also has the live where you work and play concept.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Cassie J Feb 22, 2023

This could be really great if it's similar to somewhere like Assembly Row in Somerville (Boston). Saratoga area needs more for residents and less for tourists -- fast lunch places like Sweetgreen, Shake Shack...more to do. Hope 2-bed apt would be under \$3,000.



4

The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Cassie J Feb 22, 2023

Anthropologie, Apple, Sephora



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What would encourage you to spend more time at the Mall?

Cassie J Feb 22, 2023

Mix of dining options (fast casual, nice restaurants, eateries like lunch to go ie. salad, etc)



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The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Lauren HalliganFeb 22, 2023

chick fila, olive garden, red lobster, ollies bargain outlet, popeyes, outback steakhouse



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Alexandra SpragueMar 06, 2023

Glens Falls has many of these, but I like the idea of bringing them closer!



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What would encourage you to spend more time at the Mall?

Lauren HalliganFeb 22, 2023

movies, live entertainment, a bar with happy hour



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What would encourage you to spend more time at the Mall?

Dustin DykeFeb 18, 2023

Housing



2

Andrew KehlenbeckFeb 25, 2023

It will bring high end businesses. Especially when rent is \$2000 a month. Definitely not what wilton residents want.



Walter ByrneFeb 20, 2023

Would bring more business to our mall



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Lindsey fFeb 17, 2023

This is a potential opportunity to generate mall business, if handled in a proper manor all aspects and individuals could benefit from this project



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Lindsey fFeb 17, 2023

christmas tree shop,sub shop,variety pizza restuarant,mexican restuarant,more service shops(ex, seamstress/taylor,bridal,etc)



What would encourage you to spend more time at the Mall?

Lindsey fFeb 17, 2023

movies,a larger selection of dining,more entertainment



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

John ThomasFeb 15, 2023

Do it right. And it will enhance the fabric of the community and be a benefit to all. Do it wrong and it will just be another high-end apartment that many can't afford to take advantage of and that locals won't be able to benefit from in any way



Joanne KlepetarFeb 15, 2023

I think your project is a great way to utilize the space left by the vacant store and housing is in such short supply now. The fact that older residents can sell their homes and move into one of your housing units makes sense freeing up more homes for the younger families to buy. Someone else mentioned bicycle and walking paths to connect to Saratoga Springs; that would be fantastic. What's the point of having bicycle storage and repair if there is no safe place to ride without putting your bike on a motor vehicle to get there? I feel that Wilton is fortunate that you chose our Mall to redevelop rather than, perhaps The Aviation Mall to our North, which lies victim of internet shopping as well. The taxes collected over the years will be substantial as well with no real increase in the capacity of our local schools because of the expected targeted tenants.



What would encourage you to spend more time at the Mall?

John ThomasFeb 15, 2023

Something not available in Saratoga or better value than there. Also Clifton pk and Albany too far for most things especially if you commute or work there. You do not want to go there for food and music/movies. too far. Especially gas, time factored in. Music venue, activities,



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

John ThomasFeb 15, 2023

If/when this gets built please enhance walkability and bikability around/ and to this space from the surrounding retail and neighborhoods. It is so car focussed. Like NJ you are driving from one parking lot 100-200 yds away to another. Make the grounds open and available to outsiders to run, walk, sit, stroll etc. INTEGRATE it so the community can benefit from the outdoor and retail spaces whether they live there or not. Work with Wilton to work sidewalks to other shopping and rt 50 etc. If the mall stays in some capacity, make it more Lush and indoor garden Botanical feel vibe. A respite from winter cold or summer heat the place you really desire to get out of your house and go to whether you are old or young. We all know traditional indoor malls are dead or dying. Attracting specialty shops that are not available at most big box areas would be advisable. Butchers and Bakers and fishmongers and Specialty Goods are what are lacking in most towns and big box homogenized suburbs. Possible outdoor Amphitheater for events can be congregating and sitting space when nothing is going on in turned into something else for events and holidays. Make a dedicated space for indoors farmer market during the winter when it can't be in Saratoga proper. Integrate the Saratoga trolley to do shuttle not only to and from town but also around two different shopping areas like a mini route. Retirees are tired of or cannot drive themselves



6

Carolena GMar 02, 2023

Yes, walkability is so important ! Make it a park like setting with lots of trees flowers , benches to sit and relax



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Lauren Gomes AtwoodFeb 23, 2023

I echo this...there is great shopping in Wilton but every thing is disconnected, people should be able to walk/bike safely from the mall to home depot to Walmart to the bars downtown.



2

Lauren Gomes AtwoodFeb 23, 2023

And for those who can't walk, perhaps a shuttle or trolley



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What would encourage you to spend more time at the Mall?

Nancy Pettit Feb 13, 2023

NOT MORE APARTMENTS!!! WAY TOO MUCH TRAFFIC ALREADY!!



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The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Susan M Feb 13, 2023

Cheesecake Factory



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What would encourage you to spend more time at the Mall?

Susan M Feb 13, 2023

Good family restaurants, and entertainment choices



2

The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Barbara C Feb 10, 2023

Macys or Boscovs



What would encourage you to spend more time at the Mall?

Barbara C Feb 10, 2023

More shopping stores.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Barbara C Feb 10, 2023

It would be nice to build living places that people can actually afford. Everything being built is luxury and most middle class Saratogians cannot afford to live here.



John DMar 23, 2023

We don't need more living places in the area. All that is going to do is corrode the mall even more. The best idea is to turn the mall into what they did in Clifton Park. Outdoor retail is the way to go. That will attract more people than housing ever will. While it would be a big investment, it would, in turn, boost the economy of the area.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Jon HaasFeb 06, 2023

Traffic/infrastructure needs to be improved to support a large residential population, but the opportunity for small businesses is outstanding



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Lee TFeb 03, 2023

A portion of these apartments should be priced for people who do not need or want "luxury," who just want a safe, clean place to live. This area does not need more "luxury" housing. It needs more housing more people can afford.



ParamountFeb 10, 2023

Lee,
Thank you for your comments. We really appreciate them. Macerich has partnered with Paramount to bring this exciting proposed residential project to the Town. The project proposes a market rate price point for the rental units and provide more diverse housing options in the Town. An assortment of amenities will be provided to attract future residents, including current Town residents, looking for a more relaxed living environment without the burden of home ownership and all the maintenance responsibilities and expenses.



ParamountFeb 10, 2023

Hello, Nancy. Saratoga County's population is certainly growing, and there continues to be demand for additional multi-family housing. The recent news of Global Foundries' second semiconductor plant adding 1,000 jobs to the marketplace is just one example. We believe Wilton Mall is the ideal location as redeveloping existing commercial property minimizes impacts on the surrounding area.

Knowing traffic is always a concern with additional development, we conducted a Traffic Impact Evaluation to understand the future impact. Per the study, you may be relieved to know this particular project is expected to have minimal impact on local traffic. You can access the Traffic Evaluation report by visiting the Information & Plans section at the bottom of the INFO tab of our website for more information.

If you have further questions, please let us know, and thank you for sharing your feedback.



Nancy PettitFeb 09, 2023

We do NOT need more apartment buildings!! Traffic will be too congested with that and also the new 350+ home subdivision on Jones Road.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Joanne CarhartJan 31, 2023

I feel it should be affordable housing, not luxury!



Lauren Gomes AtwoodFeb 23, 2023

Luxury housing requires Luxury shopping, this is not that kind of space...if created in that manner, you would lose local cliental.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Adam JacobyJan 21, 2023

Stores need to be smaller and experiential while high end housing is in high demand, this is the right direction for maintaining the local character



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

James GizziJan 18, 2023

This would also be a benefit if it were a Senior community within the mall. They would have walking space inside and out and could be their own community all within a short distance of other services similar to other states. Some of the Old stores could be converted to multiple one story residences.



ParamountFeb 02, 2023

That's a great idea, James. And we have seen examples of malls converting over to 100% housing developments in other markets. However, there are some significant issues with combining retail and residential uses within one building, including code, life safety, and security concerns.

The intention of our project is to add new residential within close proximity to the mall, but be freestanding. The addition of the residential will continue to revitalize the mall, attracting new stores and uses, while ensuring it has continued accessibility to the larger community. Our proposed residential component is not age-restricted; all are welcome and all apartments will be ADA compliant.



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

David AJan 16, 2023

You survey was too biased to only provide answers that suit your efforts to grow concrete for high income people.... A balanced survey would lead to more valid and reliable results... the results now will have no credibility



David AzizFeb 13, 2023

I do not support your current efforts. It feels as if this is a money grab and the true feelings of Wilton residents have not been taken into account. As I said previously you ran a biased survey that didn't even as the basic question ...'do you approve of this project'



Donna PFeb 06, 2023

Worked in this mall for years,I would hope with this expansion you would also update the mall interior, ceilings need painting,tile floors need to be replaced. You would think that this change would be more for the medium class families,possible Mall employees getting a discount to rent.Upper class housing brings upper class living Saratoga is already famous as UPPER class..Those that have the upper class livestyle,already "shop there favorite places and already "eat and socialize" at there favorite places.There is very little that can came to this mall that a 10-30 minute drive doesn't cover. Bring back in movies,good foodcourt,mid to medium stores for shopping,make it a OUTLETS center



ParamountJan 18, 2023

Thank you, David, for participating in our survey and providing feedback. Although the development project primarily involves constructing luxury apartments and townhomes, it will not be limited to just that and we take the input of our neighbors and fellow business owners seriously. This survey was designed to give us a full perspective of viewpoints on our proposal, as well as understand where we need to address concerns. We know that this development will be a catalyst to additional changes at Wilton Mall, including attracting more high-quality stores, restaurants, and entertainment options that our community deserves. We hope we have your support.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

David A Jan 16, 2023

Apple



Donna P Feb 07, 2023

Rte 50 is filled with places to eat, and if you haven't traveled rte 50 to downtown Saratoga, the restaurants down there are fabulous.



Donna P Feb 07, 2023

Bring in Movies better or more food court choices



What would encourage you to spend more time at the Mall?

David A Jan 16, 2023

Better quality stores Bring movies back... quality restaurants



Joanne KlepetarFeb 15, 2023

There are (3) senior housing buildings proposed for what was The Christmas Gift on Route 50. Efforts should be made for the developers of your project and those of that project to work together to build a safe, wide, lighted path between both so that those who are able may walk to other buildings if they choose for shopping or just exercise. That would be a real asset.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

David AJan 16, 2023

Apple



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Linda Martelli-BishopJan 15, 2023

Anthropologie, crate&barrel, Nordstrom rack



What would encourage you to spend more time at the Mall?

Linda Martelli-Bishop Jan 15, 2023

Pilates studio, better stores



What would encourage you to spend more time at the Mall?

J Od Jan 14, 2023

Better stores



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

J Od Jan 14, 2023

It might be a better idea for more reasonable priced rentals, less amount of units, and having the project developers/town donate some property for green space or town recreational use for town residents. This area is already over developed.



Paramount Jan 18, 2023

We value your input and appreciate the chance to address it. The developer focuses on building well-equipped apartments and townhomes, which include features such as underground parking, fitness and business centers, a resident lounge, 24-hour package lockers, pet grooming facilities, high-speed internet and more. These amenities cater to a wide range of people, from young professionals to retirees looking for low-maintenance living. The units will be priced at market rates, taking into account the included amenities. Additionally, the project will have many positive effects on the Town of Wilton, most importantly, allowing Wilton Mall to attract more high-quality stores, restaurants and entertainment options. This allows us to make the best use of the current property and reduce additional sprawl.



What would encourage you to spend more time at the Mall?

Tenley S Jan 10, 2023

Better stores and more of them, lots of vacant lots.



What would encourage you to spend more time at the Mall?

Wendy M Dec 07, 2022

Locally owned shops and restaurants



What else do you, as a valuable community member, want us to know? It could be anything related to the project or questions you have for us.

Toni S Dec 06, 2022

Would like to see multiuse paths from the complex to the various plazas surrounding the mall, with bike rental/parking sites, and ultimately a bike path from the mall into Saratoga Springs.



6

What would encourage you to spend more time at the Mall?

Toni S Dec 06, 2022

Indoor activities (eg bowling, rock climbing wall) and eateries/pubs/bakery. Higher end stores.



0

The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Ann W Dec 06, 2022

Home Goods, Nordstrom, William Sonoma



0

What would encourage you to spend more time at the Mall?

Ann W Dec 06, 2022

Reasonable restaurants, specialty stores, bakeries



How do you feel the new housing development and the residents that will live there could benefit or otherwise impact the Mall?

Paramount Dec 04, 2022

Rent for the new housing is way too high



What would encourage you to spend more time at the Mall?

Michael Siemiatkowski Nov 19, 2022

Bowling alley, more stores, indoor activities such as a Rock Climbing Wall, Miniature Golf, more Holistic Retail Outlets/Stores, and most of all yes, apartments.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Sam M Nov 18, 2022

Hot Topic. I was sad to see that store leave. More big box stores like Apple.



What would encourage you to spend more time at the Mall?

Sam M Nov 18, 2022

I feel like this mall would benefit with more shops similar to the Crossgates Mall in Albany. By building the Wilton Mall into a mall similar to Albany, I believe it would help with the tourism in this town. On top of the tourism aspect of building the mall with more useful shops, I feel like it will also give more people the sense of security and safety since Crossgates has a history of shootings.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

mary T Nov 18, 2022

Macys, Lord and Taylor, Nordstrom



What would encourage you to spend more time at the Mall?

mary T Nov 18, 2022

Better quality stores



What would encourage you to spend more time at the Mall?

Kevin R Nov 18, 2022

Movie theater, restaurants, pubs



What would encourage you to spend more time at the Mall?

Jennifer Charlesworth Nov 18, 2022

Movie theater and restaurants



What would encourage you to spend more time at the Mall?

Kelly K Nov 17, 2022

This space should be used for the elderly. Senior housing attached to services and shops. We don't need luxury apartments.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Nick B Nov 11, 2022

Wegmans. Trader Joe's. Apple Store. Panda Express.



What would encourage you to spend more time at the Mall?

Nick B Nov 11, 2022

Brewery. Panda Express. Nice landscaping. Outdoor eating. Cozy hip restaurants with fireplaces for winter hanging out. Apple Store. Trader Joe's. Wegmans. Better traffic flow.



The residential project will generate interest from NATIONAL retailers and restaurants. Which of your favorites would you like to see in the Mall

Larry H Nov 09, 2022

Urban Outfitters PacSun Wegmans maybe



What would encourage you to spend more time at the Mall?

Larry H Nov 09, 2022

More restaurant/food options not available in the area (like how Crossgates has food vendors you can't find elsewhere). And then incorporating entertainment facilities unlike any in the area ex. bowling, family center, arcade, movie theater, indoor mini golf ect



What would encourage you to spend more time at the Mall?

Jeff Genier Nov 09, 2022

Entertainment venue and a destination store like bass pro shops, cabelas etc.



What would encourage you to spend more time at the Mall?

Susan BelangerNov 09, 2022

Reasonable restaurants.



2

Breanna MillerFeb 23, 2023

Only 100 senior housing units out of 820 something? That's disgraceful!



0

Susan BelangerNov 09, 2022

Will the housing include affordable senior housing?



6

That's an interesting question. We are acutely aware of the country's insatiable need for affordable housing. Through its sister companies, Beneficial Communities and Communities for Veterans, Paramount has developed more than 35 affordable communities accommodating seniors, families and (partnered with the VA) veterans. The good news is that the proposed residential component to the mall is not age-restricted. All are welcome and all apartments will be ADA compliant. Moreover, our communities are often the choice of downsizing locals (55+, retirees) wanting to stay in the community, where they raised their families. The difficulty is in the "affordable" part. The apartments proposed are to be best-in-class, with rents that will reflect the costs (estimates at more than \$340,000 per unit). Developing affordable housing requires offsets to those same exorbitant costs incurred by the luxury apartments. Those offsets usually consist of a combination of low interest loans, federal tax credits, municipal fee waivers and state grants, all earmarked for affordable housing.

We would be willing, on a best-efforts basis, to make an application to the State of New York for an award of Low-Income Housing Tax Credits for 100 senior housing units, in Phase II. That said, the state process usually takes about a year to come out the other side. It's an extremely competitive process. There are no guarantees. The caveat is, after that good-faith efforts, if did not receive an adequate allotment of tax credits, we would reserve the right to build the 88 unit we now contemplate.



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I also agree that the least desirable area for retail at the mall is ideally suited for residential due to its low visibility from surrounding roadways and proximity to the County Forest. With all the necessary supporting infrastructure already in place, this truly is the least impactful development site in the Town of Wilton.

Thank you for your consideration,
Carolena Cummings

Name	Carolena Cummings
Zip Code	12866
Email	carolenacummings@gmail.com
Phone Number	(518) 879-7701
What is your relationship to Wilton Mall?	<div>Local business owner/manager</div> <div>Frequent mall shopper</div>

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Thank you for your consideration,
Marcus Hart

Name	Marcus Hart
Zip Code	12831
Email	marhart1124@gmail.com
Phone Number	(518) 681-6101
What is your relationship to Wilton Mall?	<div>Wilton town resident</div> <div>Local business owner/manager</div>

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Thank you for your consideration,
Devin Herbinger

Share any additional comments:

The project purports sustainable construction through the repurposing of infrastructure and allows young families and professionals easy access to a clean and safe community with access to downtown Saratoga Springs.

Name	Devin Herbinger
Zip Code	12866
Email	dherbing@skidmore.edu
Phone Number	(518) 888-6646
What is your relationship to Wilton Mall?	<div>Interested in living in Wilton Mall Apartments</div> <div>Student and Young Professional in Saratoga Springs</div>

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Thank you for your consideration,
Michael Siemiatkowski

Share any additional comments:

New York politicians often drag their feet, not making the choices/decisions necessary to improve the quality of our lives, lower our taxes, and increase the population living in our area. Instead of waiting to be compensated under the table, lets do the right thing or even more New Yorker's are not only going to move out of the area, but out of the state altogether.

Name Michael Siemiatkowski

Zip Code 12866

Email mgsiem@nycap.rr.com

Phone Number (518) 450-9225

What is your relationship to Wilton Mall?

Frequent mall shopper

Interested in living in Wilton Mall Apartments

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Thank you for your consideration,
Steve Willey

Share any additional comments:

I love the idea of having the apartments attached to the mall, my only concern however is what the rent would be and what that would be in the current climate of how the business district of Wilton is laid out. Being at really close to market value would increase the likelihood of competition with other apartment complexes closer to downtown Saratoga and its amenities, especially when downtown Saratoga is not a feasible walking distance due to the lack of sidewalks in Wilton. Unless sidewalks are built on the other side of the road, the walk to places such as Walmart would not be a safe option either. Being a resident of Saratoga/Wilton for over 24 years, I've noticed that Saratoga is a city of both extremes, the wealthy, and the poor with very little middle-ground because of how housing is, and I can't even begin to count the amount of pan-handlers on the street corners of Wilton. During the summer when there is the most traffic due to track season, there is one pretty much on each street corner. That number doesn't wane down too much after the end of track season. Roughly 35,000 people live in Saratoga Springs and Wilton combined. As of 2/17/23, there are 450 rentals currently on the market according to Apartment Finder, and with how the economy is trending, that number will not be going down too much. But that trend is also nationwide, so I digress. Overall, I believe there just is not enough in the business district of Wilton that is safely nearby to warrant current market value housing with Saratoga Springs as a direct competitor.

Name	Steve Willey
Zip Code	12866
Email	swilley1218@gmail.com
Phone Number	(518) 232-9624

What is your relationship to Wilton Mall?

Frequent mall shopper

Interested in living in Wilton Mall Apartments

Worker in store in mall

Send a personal letter of support for the Wilton Mall Apartments Project!

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Thank you for your consideration,
Graciela Colston

Share any additional comments:

The Wilton mall has hosted our winter farmers' market for the past couple years. Residential options could mean better accessibility for a significant portion of our customer base.

Name Graciela Colston

Zip Code 12866

Email sfma.manager@gmail.com

What is your relationship to Wilton Mall?

Local business owner/manager

Frequent mall shopper

Interested in living in Wilton Mall Apartments

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Thank you for your consideration,
Dustin Dyke

Name

Dustin Dyke

Zip Code

New York, 12154

Email

dustindyke94@gmail.com

Phone Number

(518) 416-2693

What is your relationship to Wilton Mall?

Local business owner/manager

Frequent mall shopper

Interested in living in Wilton Mall Apartments

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Thank you for your consideration,
Brian Russell

Share any additional comments:

While this letter may be a form letter that looks like that of other supporters, we Brian Niki Russell of Wilton wholeheartedly support the project and have no concerns with the project.

While other malls and the land around them falls in to disprove, this plan not only rejuvenates our mall but puts the area a step ahead and assures the appropriate growth of residential and (good) retail growth in our Wilton /Saratoga Springs community

Name Brian Russell

Zip Code 12831

Email bdruss@nycap.rr.com

Phone Number (518) 365-3071

What is your relationship to Wilton Mall?

Wilton town resident

Frequent mall shopper

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Thank you for your consideration,
David Torres

Share any additional comments:

Very innovative and a great use of space that has become dormant over the years.

Name	David Torres
Zip Code	12866
Email	david.truant@gmail.com
Phone Number	(518) 421-2376

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Thank you for your consideration,
Jamison Dalsanto

Name	Jamison Dalsanto
Zip Code	12828
Email	jdbullseye@icloud.com
Phone Number	(518) 480-8754
What is your relationship to Wilton Mall?	<div>Frequent mall shopper</div> <div>Interested in living in Wilton Mall Apartments</div>

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Thank you for your consideration,
Mackenzie Young

Share any additional comments:

As the manager of the Kay Jewelers inside Wilton Mall I think the addition of this residential space will encourage growth in this end of town and specifically within the mall. I think adding these apartments will encourage additional food and entertainment options to enter the mall and its surrounding area. I fully support this project and look forward to seeing all the positive things it brings to the community and its residents.

Name	Mackenzie Young
Zip Code	12025
Email	young.mackenzie18@gmail.com
Phone Number	(518) 275-7764
What is your relationship to Wilton Mall?	Local business owner/manager

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Thank you for your consideration,
Allison Andritz

Name	Allison Andritz
Zip Code	12866
Email	alliegny@gmail.com
What is your relationship to Wilton Mall?	<div>Wilton town resident</div> <div>Interested in living in Wilton Mall Apartments</div> <div>Frequent Healthy Living shopper</div>

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Thank you for your consideration,
Sally Sheldon

Share any additional comments:

To see this project come to fruition, and have the future be bright for the mall, and the people using the mall, we must put away the old NIMBY thinking!!

Name	Sally Sheldon
Zip Code	New York, 12866-9023
Email	ssheldon001@nycap.rr.com
Phone Number	(518) 423-7403
What is your relationship to Wilton Mall?	Frequent mall shopper

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Thank you for your consideration,
KAREN OBYRNE

Name	KAREN OBYRNE
Zip Code	12831
Email	karyn_obyrne@yahoo.com
Phone Number	(561) 445-7427

What is your relationship to Wilton Mall?	Wilton town resident
	Interested in living in Wilton Mall Apartments

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I would like to express my opinion on Wilton Mall's proposed PUDD application to facilitate the continued transformation of the Wilton Mall into a mixed-use destination via the addition of Paramount's luxury, market rate apartments and townhomes.

After reviewing the project information presented on the [reimaginewiltonmall.com](#), I am writing to state my support for approval of this application. I agree that this proposal will strengthen the Mall core by replacing a long vacant department store with a vibrant, amenity rich residential community.

I also agree that the least desirable area for retail at the mall is ideally suited for residential due to its low visibility from surrounding roadways and proximity to the County Forest. With all the necessary supporting infrastructure already in place, this truly is the least impactful development site in the Town of Wilton.

Thank you for your consideration,
Janet Besheer

Name	Janet Besheer
Zip Code	12831
Email	jbesheer@equitasny.com
Phone Number	(518) 265-9575

What is your relationship to Wilton Mall?

Wilton town resident

Local business owner/manager

Send a personal letter of support for the Wilton Mall Apartments Project!

Our team would also appreciate your in-person attendance and words of support at upcoming Town Board Meeting and Public Hearings. Learn more about upcoming dates on [our timeline](#).

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Thank you for your consideration,
Katie Bakken

Name	Katie Bakken
Zip Code	12803
Email	poohbearbakken@gmail.com
Phone Number	(702) 354-5079
What is your relationship to Wilton Mall?	Local business owner/manager

Send a personal letter of support for the Wilton Mall Apartments Project!

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Thank you for your consideration,
Tracey Howe

Name	Tracey Howe
Zip Code	New York, 12309
Email	thowe@trinitybcm.com
Phone Number	(518) 396-7358
What is your relationship to Wilton Mall?	Work in Saratoga, visit the mall at least once a week

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Thank you for your consideration,
Michael Siemiatkowski

Name Michael Siemiatkowski

Zip Code 12866

Email mgsiem@nycap.rr.com

Phone Number (518) 583-3321

What is your relationship to Wilton Mall?

Frequent mall shopper

Interested in living in Wilton Mall Apartments

Saratoga Springs resident

Send a personal letter of support for the Wilton Mall Apartments Project!

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Thank you for your consideration,
Sally Sheldon

Share any additional comments:

In addition, I'd love to see the apartments & townhomes be affordable to seniors, so that they can live & shop in one convenient location. If that's not possible, then the professional community should benefit well.

Name	Sally Sheldon
Zip Code	12866
Email	ssheldon001@nycap.rr.com
What is your relationship to Wilton Mall?	Frequent mall shopper

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Thank you for your consideration,
Kevin P. Ronayne

Share any additional comments:

I believe anything we can do to promote taxable properties also helps keep the Town tax free for residential parcels. This us a great use of the empty mall space and should not have a significant impact on traffic.

Name	Kevin P. Ronayne
Zip Code	12831
Email	ronayne.kp@gmail.com
What is your relationship to Wilton Mall?	Wilton town resident

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Thank you for your consideration,
Katie Bakken

Name	Katie Bakken
Zip Code	12803
Email	poohbearbakken@gmail.com
Phone Number	(702) 354-5079
What is your relationship to Wilton Mall?	Wilton town resident

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Thank you for your consideration,
Michael & Gina Siemaitkowski

Share any additional comments:

We are a married couple in our late fifties. We would love to see apartments attached to the mall. This area (Capital District) needs it desperately and it truly is the only way malls are going to survive in the future by transitioning to mixed use.

A combination of housing and retail is also excellent in an area that has extended winter/cold weather periods.

Traffic should not be an issue as this is a mall, let's not forget that is what they were designed for was traffic, we are just not used to having mall traffic for years as they are all dying a slow death.

Traffic circles/roundabouts are a bad choice. Many states are getting rid of them, which explains why New York being backward would start adding more and more.

Affordable housing is also needed at the same time. If these are going to be the typical Saratoga pricing then there is no sense in building them. A \$2k rent for a two bed, two bath is reasonable, as long as they are not using that price as a low ball to fill the apartments and then hike them up in a couple of years.

Many apartments in the area like to pull the low initial first year rent, then have yearly increases of \$150-350.00+ each rental renewal (The Springs Apartment are a perfect example of this).

Tenants that are respectful of the neighbors, who care about their surroundings will increase the quality of living in the community.

Now that New York State wants to get rid of low cost natural gas heating, along with propane, oil, etc, throwing us into the stone ages, energy efficiency, is a must...

We request the leaders of our community allow this project to move forward if the above can be met.

Thank you,

Michael & Gina Siemiatkowski

Name	Michael & Gina Siemaitkowski
Zip Code	12866
Email	mgsiem@nycap.rr.com
Phone Number	(518) 450-9225
What is your relationship to Wilton Mall?	Saratoga Springs resident (The Springs Apartments).

Send a personal letter of support for the Wilton Mall Apartments Project!

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Thank you for your consideration,
Linda Martelli Bishop

Share any additional comments:

Malls are dying across the country. Generating a lifestyle center would boost the retail aspects of Wilton as well as compliment the services already available. Currently the mall is a wasteland. Depressing to walk through (with about 4 stores worth visiting) and no real need to be there. I have seen many "planned" communities that have vibrant retail/restaurant/entertainment areas with housing included (mainly out of state). It becomes a small town within a town and the direction I feel this should go as well.

Name	Linda Martelli Bishop
Zip Code	New York, 12866
Email	lmartell@nycap.rr.com
Phone Number	(518) 424-5993

What is your relationship to Wilton Mall?	Frequent mall shopper
	Many (all) services are in Wilton. Doctor's offices, grocery stores and big box stores.

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Thank you for your consideration,
Frank Palumbo

Share any additional comments:

Dear Town Board Members,

I am supporting this proposal as a Wilton Resident since 1992, a 15 year member of the Saratoga Springs School Board, and as a practicing Landscape Architect involved with many Town Developments (both commercial and residential). This project will provide a needed mixed use development without "new" impacts. Any potential impacts have already be accounted for such as traffic and utilities. It brings residents withing walking distance of a strong retail area, without causing conflicts, only benefits.

As long time resident, I see no negatives associated with this type of development. As a member and former President of the School Board, I witnessed frequent assessment challenges brought forward by many of the exit 15 businesses, including Wilton Mall. Over many years, I saw Marge Little, Town Assessor at the time, fiercely defend the Town's Assessments. Times have changed however and the assessments, particularly those of the Mall are likely to continue on a downward trajectory, without improvments undertaken to revive its valuation. This style of residential development is likely to have very limited impact on the school district, especially Dorothy Nolan which is well under its maximum capacity of 20 years ago. Instead of raising taxes, this type of development is likely to offset taxes to the residents of Wilton.

As a practitioner, I have been involved with as much as 60% of the properties in the exit 15 area. I have seen many attempts by planners to "improve Exit 15" as well as other areas of the town. For the most part these fail because they do not take into account the need for Private Investment. The development group has a solid plan which will help achieve an economically healthy mixed use project, all while using already developed property (Gray Fields), instead of existing green fields. The project will not impact adjacent neighbors, and won't be moving into someone's existing backyard. By my understanding the nearest neighbor is the storage units behind Benson's and Napa. As this project moves through the site plan process I am certain the Planning Board will review the plans closely and

ask the developer for reasonable improvements and amenities, all of which starts with the appropriate decision to move this project forward and approving the request for the PUD.

Sincerely,
Frank Palumbo
6 Anyhow Lane
Wilton NY

Name	Frank Palumbo
Zip Code	12831
Email	palumbof@msn.com
Phone Number	(518) 338-5242
What is your relationship to Wilton Mall?	<div>Wilton town resident</div> <div>Frequent mall shopper</div>

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Thank you for your consideration,
Wayne Frankey

Share any additional comments:

The apartment project is a great idea for the location. There are many places to shop and eat within walking distance. I also believe it would create a strong community while generating commerce in the area.

Name Wayne Frankey

Zip Code 12180

Email wfrankey@yahoo.com

Phone Number (518) 410-8332

What is your relationship to Wilton Mall?

Local business owner/manager

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Thank you for your consideration,
Ray Bentley

Name	Ray Bentley
Zip Code	12866
Email	bentleyraylisa@aol.com
Phone Number	(518) 584-8982
What is your relationship to Wilton Mall?	Local business owner/manager

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Thank you for your consideration,
Deb de Montozon

Name	Deb de Montozon
Zip Code	12866
Email	DEBDAR68@YAHOO.COM

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Thank you for your consideration,
Crystal E

Name	Crystal E
Zip Code	12180
Email	crystalball94@hotmail.com
Phone Number	(518) 423-6464
What is your relationship to Wilton Mall?	<div>Frequent mall shopper</div> <div>Manager of corporate store in mall</div>

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Thank you for your consideration,
Duane Hendershot

Share any additional comments:

This development would be great for ours, as well as other local businesses.

Name	Duane Hendershot
Zip Code	12866
Email	duaneh@healhtylivingmarket.com
Phone Number	(518) 306-4908
What is your relationship to Wilton Mall?	Local business owner/manager

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Thank you for your consideration,
Susan Home

Share any additional comments:

I have been a resident of Wilton for 26 years and I support this project 100%. This project will benefit the mall, which will - in turn - benefit our Town. It will help attract new and interesting businesses, including restaurants, to the area and breathe new life into the Town.

Name	Susan Home
Zip Code	12831
Email	home.susan.m@gmail.com
Phone Number	(518) 587-3289

What is your relationship to Wilton Mall?

Wilton town resident

Local business owner/manager

Frequent mall shopper

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Thank you for your consideration,
Violet Cannistraci

Name	Violet Cannistraci
Zip Code	12845
Email	mystic.world@hotmail.com
Phone Number	(518) 209-3129
What is your relationship to Wilton Mall?	<div>Local business owner/manager</div> <div>Frequent mall shopper</div>

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Thank you for your consideration,
K Bakken

Share any additional comments:

What a wonderful idea! Just moved to the area a year ago. So difficult to find a great place to live surrounded by places to fulfill all my needs. I wish it was already there at that time I think it will be a great way to repurpose existing area and bring profit to all!

Name	K Bakken
Zip Code	12803
Email	poohbearbakken@gmail.com
Phone Number	(702) 354-5079
What is your relationship to Wilton Mall?	Frequent mall shopper

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Thank you for your consideration,
Doreen Shaffer

Name Doreen Shaffer

Zip Code 12831

Email shaffcnw@aol.com

What is your relationship to Wilton Mall?

Wilton town resident

Frequent mall shopper

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Thank you for your consideration,
Alex Rusate

Share any additional comments:

This seems like a great opportunity to keep the tax cost low for Wilton residents. What kind of rumor

Name	Alex Rusate
Zip Code	New York, 12831
Email	rusate77@gmail.com
Phone Number	(203) 437-0661

What is your relationship to Wilton Mall?

Wilton town resident

Frequent mall shopper

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Thank you for your consideration,
Elizabeth Sullivan

Share any additional comments:

Thank you for your consideration. We fully support this project and look forward to such a great use of the mall space

Name	Elizabeth Sullivan
Zip Code	12831
Email	emarcilsullivan@gmail.com
Phone Number	(518) 669-6908
What is your relationship to Wilton Mall?	Wilton town resident

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Thank you for your consideration,
James Sullivan

Name	James Sullivan
Zip Code	12831
Email	shkblc@gmail.com
Phone Number	(518) 495-9980
What is your relationship to Wilton Mall?	Local business owner/manager

Send a personal letter of support for the Wilton Mall Apartments Project!

Our team would also appreciate your in-person attendance and words of support at upcoming Town Board Meeting and Public Hearings. Learn more about upcoming dates on [our timeline](#).

Dear Board Members,

I would like to express my opinion on Wilton Mall’s proposed PUDD application to facilitate the continued transformation of the Wilton Mall into a mixed-use destination via the addition of Paramount’s luxury, market rate apartments and townhomes.

After reviewing the project information presented on the [reimaginewiltonmall.com](#), I am writing to state my support for approval of this application. I agree that this proposal will strengthen the Mall core by replacing a long vacant department store with a vibrant, amenity rich residential community.

I also agree that the least desirable area for retail at the mall is ideally suited for residential due to its low visibility from surrounding roadways and proximity to the County Forest. With all the necessary supporting infrastructure already in place, this truly is the least impactful development site in the Town of Wilton.

Thank you for your consideration,
Nicholas Basile

Name	Nicholas Basile	
Zip Code	12831	
Email	nicholasbasile@gmail.com	
Phone Number	(518) 727-5314	
What is your relationship to Wilton Mall?	<div>Wilton town resident</div> <div>Frequent mall shopper</div>	

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Thank you for your consideration,

Colleen Verro

Share any additional comments:

I have worked at various businesses in Wilton Mall for over 20 years. We have to do something to revitalize this property. Help support the businesses still in the mall So many people relying on the jobs in the mall and image the jobs new businesses would generate. We need this project

Name	Colleen Verro
Zip Code	12866
Email	cverro23@gmail.com
Phone Number	(518) 879-6493
What is your relationship to Wilton Mall?	Local business owner/manager

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Thank you for your consideration,
Mackenzie Matthews

Name	Mackenzie Matthews
Zip Code	New York, 12866
Email	mackenzie6774@gmail.com
Phone Number	(518) 420-6774
What is your relationship to Wilton Mall?	Wilton town resident

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Thank you for your consideration,
John Dustman

Name	John Dustman
Zip Code	12831
Email	duststorm0809@gmail.com
Phone Number	(518) 727-1254
What is your relationship to Wilton Mall?	Wilton town resident

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Thank you for your consideration,
Cathy Stevens

Name Cathy Stevens

Zip Code 12866

Email cs12866@gmail.com

Phone Number (518) 223-2019

What is your relationship to Wilton Mall?

Wilton town resident

Frequent mall shopper

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Thank you for your consideration,
Amy Kirsty

Name	Amy Kirsty
Zip Code	12866
Email	amycodes@icloud.com
Phone Number	(518) 260-0051
What is your relationship to Wilton Mall?	Saratoga springs resident

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Thank you for your consideration,
Paul Comar

Share any additional comments:

I feel an addition like this will boost the local economy as well as bring new life to the mall. It's a win win situation!

Name	Paul Comar
Zip Code	12303
Email	pcfish70@gmail.com
Phone Number	(518) 369-4891
What is your relationship to Wilton Mall?	Local business owner/manager

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Thank you for your consideration,
Jean Kanar

Share any additional comments:

New housing development would revitalize the businesses and help them thrive ! With reimagining the existing property , it will bring life back to the mall and get the business back on their feet again !

Name Jean Kanar

Zip Code 12859

Email jeaniebean6772@icloud.com

Phone Number (518) 522-6534

What is your relationship to Wilton Mall?

Local business owner/manager

Frequent mall shopper