

# Wilton Mall Apartments Outreach Report



**February 14, 2023**

Paramount Development

*Presented by: coUrbanize*

# Outreach Report | Generated on February 14th by coUrbanize

Wilton Mall Apartments | [reimaginewiltonmall.com](http://reimaginewiltonmall.com)

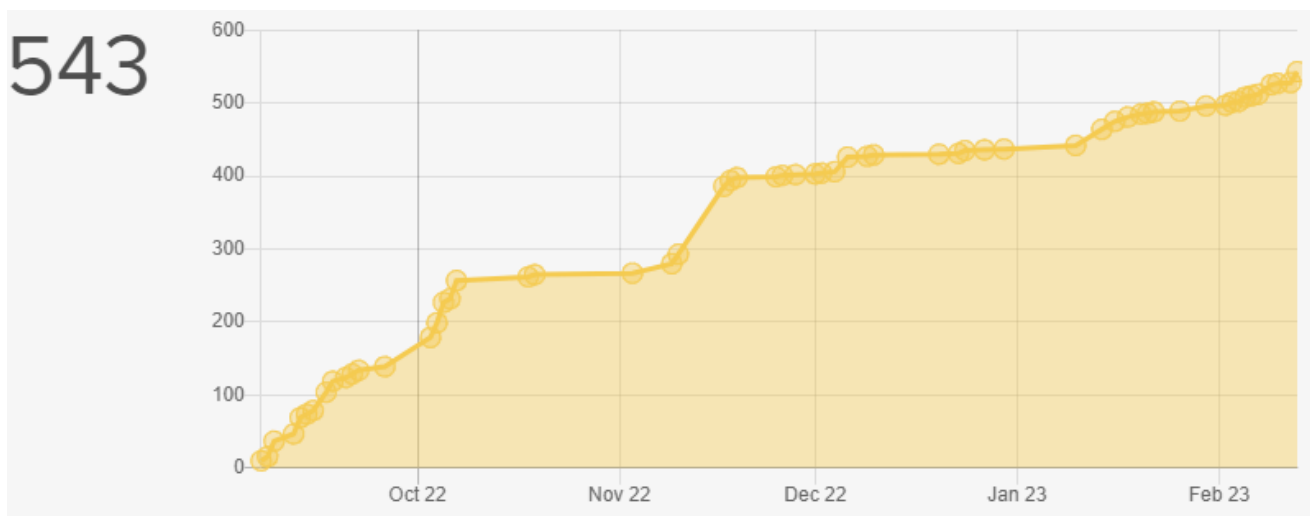
**4,361** Website Visitors

**184** Followers

**543** Total Comments

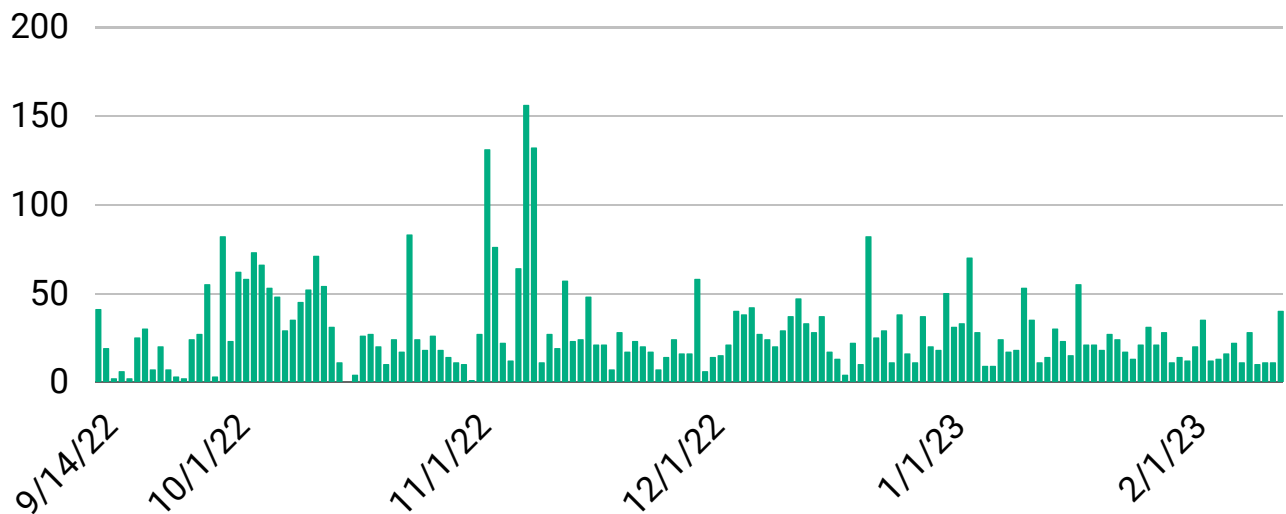
## Engagement Over Time

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



## Community Visitors

*Visitors to the page since launch in September 2022. The average visitors per day was 28.5*



# Comment Report

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

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**Kevin R**

Nov 17, 2022

Movie theater, restaurants, pubs

 3 Supporters

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**Susan Belanger**

Nov 9, 2022

Reasonable restaurants.

 1 Supporter

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**Susan Belanger**

Nov 9, 2022

Will the housing include affordable senior housing?

 2 Supporters

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**Paramount**

Nov 10, 2022

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.

👍 1 Supporter



**Jeff Genier**

Nov 9, 2022

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

👍 1 Supporter



**Sam M**

Nov 18, 2022

I feel like this mall would benefits 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.

👍 1 Supporter



**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.

 1 Supporter

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**Ann W**

Dec 6, 2022

Reasonable restaurants, specialty stores, bakeries

 1 Supporter

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**Larry H**

Nov 9, 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

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**Nick B**

Nov 10, 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.

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**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.

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**Jennifer Charlesworth**

Nov 17, 2022

Movie theater and restaurants

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**mary T**

Nov 17, 2022

Better quality stores

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**Toni S**

Dec 6, 2022

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

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**Wendy M**

Dec 6, 2022

Locally owned shops and restaurants

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**Tenley S**

Jan 10, 2023

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

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**J Od**

Jan 14, 2023

Better stores

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**Linda Martelli-Bishop**

Jan 14, 2023

Pilates studio, better stores

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**David A**

Jan 16, 2023

Better quality stores .... Bring movies back... quality restaurants

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**Barbara C**

Feb 9, 2023

More shopping stores.

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**Susan M**

Feb 13, 2023

Good family restaurants, and entertainment choices

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**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**

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**Sam M**  
Nov 18, 2022

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

 1 Supporter

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**Larry H**  
Nov 9, 2022

Urban Outfitters PacSun Wegmans maybe

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**Nick B**  
Nov 10, 2022

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

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**mary T**  
Nov 17, 2022

Macys, Lord and Taylor, Nordstam rack

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**Ann W**  
Dec 6, 2022

Home Goods, Nordstrom, William Sonoma

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**Linda Martelli-Bishop**  
Jan 14, 2023

Anthropologie, crate&barrel, Nordstrom rack

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**David A**

Jan 16, 2023

Apple

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**David A**

Jan 16, 2023

Apple

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**Donna P**

Feb 7, 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 7, 2023

Bring in Movies better or more food court chices

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**Barbara C**

Feb 9, 2023

Macys or Boscovs

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**Susan M**

Feb 13, 2023

Cheesecake Factory

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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.**

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**Toni S**

Dec 6, 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.

👍 1 Supporter

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**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.

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**David A**

Jan 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

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**Paramount**

Jan 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.



**Donna P**

Feb 6, 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 lifestyle, already "shop there favorite places and already "eat and socialize" at there favorite places. There is very little that can come 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



**David Aziz**

Feb 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'



**James Gizzi**

Jan 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.



**Paramount**

Feb 2, 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.



**Adam Jacoby**

Jan 20, 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



**Joanne Carhart**

Jan 30, 2023

I feel it should be affordable housing, not luxury!



**Lee T**

Feb 3, 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.



**Nancy Pettit**

Feb 9, 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.



**Paramount**

Feb 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.



**Paramount**

Feb 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.



**Jon Haas**

Feb 5, 2023

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



**Barbara C**

Feb 9, 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.

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

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**Commenter via Text**

Dec 4, 2022

Rent for the new housing is way too high

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

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Poll Choice	Responses	Percentage
I live and shop in Wilton.	28	33.7%
I live and work and shop in Wilton.	10	12.0%
I only come to Wilton to shop.	19	22.9%
I work and shop in Wilton.	26	31.3%

### Replies to Poll Choices

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

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Poll Choice	Responses	Percentage
1-3 days per month	25	32.5%
1-3 days per week	16	20.8%
Less than 12 days per year	13	16.9%
More than 3 days per week	22	28.6%
Never	1	1.3%

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### Replies to Poll Choices

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

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<b>Poll Choice</b>	<b>Responses</b>	<b>Percentage</b>
All of the above	42	57.5%
Entertainment & amusement concepts	9	12.3%
Full service restaurants	11	15.1%
Hotel (national chain)	1	1.4%
Microbrewery	10	13.7%

**Replies to Poll Choices**

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

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Poll Choice	Responses	Percentage
All of the above.	45	64.3%
New, amenity-rich housing options fills a need.	3	4.3%
None of the above.	11	15.7%
This project will attract more businesses.	8	11.4%
This project will reinforce existing retail.	3	4.3%

### Replies to Poll Choices

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

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Poll Choice	Responses	Percentage
Area is already developed (i.e. low impact)	23	32.4%
Helps fortify Mall & increase tenant opportunities	32	45.1%
Limited visibility from surrounding roadways	2	2.8%
Mall provides unique amenities for residents	11	15.5%
Proximity to County forest & trails	3	4.2%

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### Replies to Poll Choices

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

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Poll Choice	Responses	Percentage
New housing will draw more amenities to the Mall	10	8.5%
New housing will have all of the above impacts	80	68.4%
New housing will make the Mall more attractive	8	6.8%
New housing will not have an impact on the Mall	9	7.7%
New housing will support Mall businesses	10	8.5%

### Replies to Poll Choices

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# 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,  
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.

<b>Name</b>	Wayne Frankey
<b>Zip Code</b>	12180
<b>Email</b>	wfrankey@yahoo.com
<b>Phone Number</b>	(518) 410-8332
<b>What is your relationship to Wilton Mall?</b>	Local business owner/manager

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Thank you for your consideration,  
Ray Bentley

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

Monday, September 12, 2022

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Thank you for your consideration,  
Deb de Montozon

<b>Name</b>	Deb de Montozon
<b>Zip Code</b>	12866
<b>Email</b>	DEBDAR68@YAHOO.COM



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Thank you for your consideration,  
Crystal E

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

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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.

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

<b>Name</b>	Susan Home
<b>Zip Code</b>	12831
<b>Email</b>	home.susan.m@gmail.com
<b>Phone Number</b>	(518) 587-3289
<b>What is your relationship to Wilton Mall?</b>	<input type="checkbox"/> Wilton town resident <input type="checkbox"/> Local business owner/manager <input type="checkbox"/> Frequent mall shopper

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Thank you for your consideration,  
Violet Cannistraci

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

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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!

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

<b>Name</b>	Alex Rusate
<b>Zip Code</b>	New York, 12831
<b>Email</b>	rusate77@gmail.com
<b>Phone Number</b>	(203) 437-0661
<b>What is your relationship to Wilton Mall?</b>	<input type="checkbox"/> Wilton town resident <input type="checkbox"/> Frequent mall shopper

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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,  
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

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



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

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Thank you for your consideration,  
James Sullivan

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

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Thank you for your consideration,  
Nicholas Basile

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

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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

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

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Thank you for your consideration,  
Mackenzie Matthews

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

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Thank you for your consideration,  
John Dustman

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

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

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Thank you for your consideration,  
Janet Besheer

<b>Name</b>	Janet Besheer
<b>Zip Code</b>	12831
<b>Email</b>	jbesheer@equitasny.com
<b>Phone Number</b>	(518) 265-9575
<b>What is your relationship to Wilton Mall?</b>	<input type="checkbox"/> Wilton town resident <input type="checkbox"/> Local business owner/manager



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Thank you for your consideration,  
Katie Bakken

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

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Thank you for your consideration,  
Tracey Howe

<b>Name</b>	Tracey Howe
<b>Zip Code</b>	New York, 12309
<b>Email</b>	thowe@trinitybcm.com
<b>Phone Number</b>	(518) 396-7358
<b>What is your relationship to Wilton Mall?</b>	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

Friday, February 10, 2023

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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.

<b>Name</b>	Sally Sheldon
<b>Zip Code</b>	12866
<b>Email</b>	ssheldon001@nycap.rr.com
<b>What is your relationship to Wilton Mall?</b>	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.

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

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Thank you for your consideration,  
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<b>Email</b>	poohbearbakken@gmail.com
<b>Phone Number</b>	(702) 354-5079
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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).



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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.

<b>Name</b>	Linda Martelli Bishop
<b>Zip Code</b>	New York, 12866
<b>Email</b>	lmartell@nycap.rr.com
<b>Phone Number</b>	(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

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