

MOUNTAIN LEDGE
PLANNED UNIT DEVELOPMENT DISTRICT
Proposed PUDD Legislation Sections

SECTION I: Title

This local law shall be known as “Local Law No. ____ of 20__ of the Town of Wilton amending the Code of the Town of Wilton, as adopted _____, 20__, providing for the creation of a Planned Unit Development District to be known as Mountain Ledge PUDD.”

SECTION II: The Code of the Town of Wilton, as adopted _____, 20__, and the Zoning Map of the Town of Wilton set forth therein and made a part thereof are amended by changing from the existing zone districts as hereinafter described and creating within the boundaries of said newly described area a planned development district to be known and described as Mountain Ledge PUDD.

SECTION III: The area of Mountain Ledge PUDD consists of approximately 15.46 acres in the Town of Wilton and is bounded and described as set forth in Appendix A and Appendix B, attached hereto and made a part hereof. The area is located at 696 Route 9, Town of Wilton, County of Saratoga, State of New York and is bordered by Mountain Ledge Drive.

SECTION IV: The sketch plan and proposed uses are set forth in Appendix B and are in the office of the Town Clerk. Construction of the project shall be in general accordance with the Town Board approved sketch plan as set forth in Appendix B. However, the exact location and size of buildings, location of parking areas, green areas, pedestrian sidewalks and other related matters may be changed, altered or amended during the Town of Wilton Planning Board review process. The Sketch Plan is not intended to limit the development of the property to a specific number of buildings, specific location of buildings or parking lots or other related items customarily considered by the site plan review process.

SECTION V: The Mountain Ledge PUDD will be serviced by Wilton Water and Sewer Authority. No expansion of the water district is required. Saratoga County Sewer District #1 is to be used and does not require expansion.

SECTION VI: Construction shall comply with New York State Uniform Fire Prevention and Building Code. All construction shall be subject to inspection by Town Building Inspector, Town Engineer and Town Highway Superintendent.

SECTION VII: Construction to begin within 1 year of final approvals and issuance of all required permits. Construction to be completed with 4 phases, the first of which includes demolition. Phases 1 through 4 are interconnected by access, parking, and utilities and are not dependent upon one another.

SECTION VIII: Uses permitted in PUDD are set forth in Appendix B. Developer shall follow procedures of Chapter 129, Article XXIII Site Plan Review, of the Code of the Town of Wilton and Chapter 109, Town Subdivision Regulations, of the Code of the Town of Wilton.

SECTION IX: Submission of plans. Developer shall, in accordance with Chapter 129, Article XXIII Site Plan Review, of the Code of the Town of Wilton and Subdivision Regulations, submit plans to the Town Planning Board for approval of each phase of construction prior to the issuance of a building permit.

SECTION X: Additional Area Standards

- A. PUDD district regulations apply to the district overall, not discretely and separately to individual parcels or other subsidiary demarcations therein.
- B. Site Design
 - 1) A twenty-eight-foot setback from the Route 9 right-of-way shall be reserved as a municipal easement for amenities, including but not limited to municipal sewer, water and utilities, and a level grass area with uniformly spaced trees, sidewalks and streetlights, all as the Planning Board may require. The grass area shall be properly graded and maintained to accommodate the above amenities.
 - 2) Stormwater basins shall be at the rear or side of the parcel unless proven to be otherwise impractical.
 - 3) Drive-through windows shall be in the side or rear yard only.
 - 4) Existing vegetation and mature trees shall be preserved, whenever possible.
 - 5) No merchandise, products, equipment, advertising or similar material or other objects, except for signs and approved display areas, are to be placed in front of the front line of the structure.
 - 6) No uses shall be permitted or conducted in any manner which would render it noxious or offensive by reason of dust, odor, refuse, smoke, fumes, noise vibration or glare, as determined by the Town of Wilton or its agent.
- C. Building Design and Amenities
 - 1) Residential uses shall be allowed above the first floor only.
 - 2) Buildings shall be oriented relate to public streets to the greatest extent possible.
 - 3) Signage shall meet the requirements of Section 129-181. Signage size requirements shall meet Section 129-181(B)(2)(b)(1).
 - 4) The Planning Board may deviate from the sign requirements set forth in Section 129-181 by permitting the collocation of detached signs, whenever practical.
 - 5) All lights, whether pole or building mounted, shall be shielded such that light is adequately directed away from offsite areas.
- D. Parking and Vehicle Access
 - 1) Up to 33% of total parking may occur in the front of the building along a public right-of-way with the remaining 67% of parking placed in the rear of the building, as shown on the Sketch Plain in Appendix B.
 - 2) Off-street parking standards shall meet Section 129-161 requirements. The Planning Board may approve the shared use of a parking facility and up to a

30% reduction in the total parking requirement for two or more principal buildings or uses provided it is clearly demonstrated that the shared use or reduction in spaces will substantially meet the parking needs of the envisioned patrons and employees.

E. Bulk Standards

- 1) Minimum Green Space shall be 35% for the district.
- 2) Maximum building height shall be forty (40) feet in occupied space and fifty-five (55) feet with fifteen (15) feet of unoccupied space.
- 3) Minimum building setback dimensions on lot lines abutting parcels outside the district shall be forty-five (45) feet in front, thirty (30) feet on the side, and fifty (50) feet in the rear.
- 4) Minimum building setback dimensions interior to the district shall be zero feet.
- 5) Minimum parking setbacks on lot lines abutting parcels outside the district shall be at least thirty (30) feet in front and fifteen (15) feet in the side and rear.
- 6) Minimum parking setbacks interior to the district shall be zero feet.

F. Bulk standards not specifically listed above for the district shall meet Chapter 129 standards of Code of the Town of Wilton.

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