

Zimbra

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Fwd: Fwd: Planning Board meeting 4/5/18 - 173 Lake Ave/Tom West

From : Kate Maynard <kate.maynard@saratoga-springs.org>

Fri, Apr 06, 2018 10:18 AM

Subject : Fwd: Fwd: Planning Board meeting 4/5/18 - 173 Lake Ave/Tom West**To :** 'Jennifer Merriman' <jennifer.merriman@saratoga-springs.org>

----- Forwarded Message ----- From: Susan Barden To: Kate Maynard Sent: Thu, 05 Apr 2018 15:21:49 -0400 (EDT) Subject: Fwd: Planning Board meeting 4/5/18 - 173 Lake Ave/Tom West Susan B. Barden, AICP Senior Planner City of Saratoga Springs 474 Broadway Saratoga Springs, NY 518-587-3550 ext. 2493 From: "Maribeth Wallingford, DVM" To: "Susan Barden" Sent: Thursday, April 5, 2018 3:18:32 PM Subject: Planning Board meeting 4/5/18 - 173 Lake Ave/Tom West Good Afternoon, Ms. Barden Would you mind including the following letter to the file referring to Mr. Tom West's permit request for 173 lake Avenue property for this evening's Planning Board meeting. My concerns as a neighbor directly abutting the northeast property line of 173 Lake Ave and Mr. West's requested special use permit for a convince sales in UR-3 are as follows: 1) proposed business hours in Mr. West's application state 7am-10pm which seems excessive in a residential neighborhood. This would mean employees would be there from 6 am-11pm as we have seen from the activity at Moby Rick's with oven exhaust fans on their roof right outside of Joe's apartment window , as well as lights on in the parking lot outside of the Dixon's and my bedrooms. There will be additional activity and truck noise if this is meant to be a distribution center for 9 Miles East. Even fresh market located off of east Ave aren't open until 8 am and close at 8 pm. 2) parking- there are only 4 parking lot spaces denoted on Mr. West's plans. 4 spots are not adequate for employees and patrons. As Mr. West established at the last hearing, there needs to be 1 parking spot per 2 employees. Can't imagine this business could run with fewer than 2-4 employees, which means 1-2 spots out of the 4 spots allocated per site drawings already filled by employees. 3) will there be pizza delivery from this site as pizza delivery comprises a portion of 9 miles business? If they intend pizza delivery from the Lake Ave site then that would mean an additional parking spot out of the 4 proposed will need to be allocated for a delivery vehicle as well as additional traffic if there is pizza pick up. 4) will this site be a distribution center for 9 miles east? Again, a prominent feature for the 9 miles business is stocking the refrigerators located around Saratoga as well as truck lunch service down to Latham, Clifton Park, and Albany on a daily/weekly basis. 5) On the site plans there are no provisions for a store office/ employee break area in the store. Does this mean there will be additions or draft edits to these plans in the future? 6) additional concerns : drainage nearest to my property in the northeast corner does not appear to be addressed as well as dumpster placement/ trash storage which as we have seen from the rodent and odor problem created by Moby Rick's refuse is a concern for the neighbors. Thank you for your consideration in this matter, Dr. Maribeth Wallingford Sent from my iPhone Maribeth Wallingford, DVM Adirondack Veterinary Clinic 419 Geysers Road Ballston Spa, NY 12020 518-587-6486 Confidentiality/Privilege Notice: This e-mail communication and any files transmitted with it contain privileged and confidential information from the City of Saratoga Springs and are intended solely for the use of the individual(s) or entity to which it has been addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking any