

Zimbra

jennifer.merriman@saratoga-springs.org

Fwd: FW: In reference to 16.018 Regatta View Phase 3

From : Kate Maynard <kate.maynard@saratoga-springs.org> Wed, Jan 17, 2018 08:23 AM
Subject : Fwd: FW: In reference to 16.018 Regatta View Phase 3
To : "Jennifer Merriman" <jennifer.merriman@saratoga-springs.org>

Please post for regatta view.. ----- Forwarded Message ----- From: kirsten DeMento To: kate maynard Cc: Reisha L Rieder Sent: Tue, 16 Jan 2018 21:52:07 -0500 (EST) Subject: FW: In reference to 16.018 Regatta View Phase 3 Ms. Maynard- I live at 3 Flying Dutchman Way. I am the second house on the left directly in back of the proposed Phase 3 homes. I am writing to you to express my concerns about the proposed plan as it is currently proposed by Belmonte Builders. We are the original owners of our home. We have lived here for sixteen years this May and are raising our two children here. We enjoy the location and amenities of the development. We had originally lived in downtown Saratoga Springs for many years but moved to Regatta View for additional outdoor space and less traffic. The proposed Phase 3 will disrupt that lifestyle. 1. The proposed density for the street (12 houses with 2 units each for a total of 24 homes/families) is greater than any other street in our neighborhood by 11 families. We currently have 13 homes/families on Flying Dutchman. I do not understand how this many homes can be built in an area about the same size as our street or slightly smaller once the buffer is established between Union Ave and the proposed road. 2. The proposed homes seem to be on even smaller lots than on our street. This presents an issue with no or minimal buffer behind my house. In fact, the proposed house that is directly behind mine (first one on right coming off of Regatta View Dr.) has literally no back yard and is almost to the property line. The corner of the building looks like it is in the buffer shrubbery. This home is not set back as far as any of the other proposed homes and is encroaching on my home. This will also be the smallest backyard clearance between houses in the entire Regatta View Development. Not something we saw coming when we moved and built here as none of the other streets were like this. 3. A question I would like answered is can the neighborhood handle the increased traffic that will come with 24 families and potentially 48 cars? The proposed curb cut on Regatta View is located on the most narrow stretch of the road near the main entrance. This cut is also extremely close to the left onto Flying Dutchman. Will two streets this close create more accidents and endanger the many small children who reside on Regatta View and Flying Dutchman? Streets in downtown Saratoga are not even this close together! 4. The increased noise of 24 families in such a small space is also a concern, not only for me as I border the land, but also for the potential buyers of the proposed units. We already have a lot of road noise from Union/9P making it hard on some nights to even sit on the back porch. 5. Green Space. The city has discussed for years that there is a need to maintain greenspace. There has been a lot of debate about whether Phase 1 and Phase 2 of Regatta View included the required amount of greenspace or if Phase 3 was needed to be maintained as greenspace to meet that requirement. I hope someone who has all the maps of the land can figure out if this requirement has been met before proceeding with a final approval. In conclusion, I would like to believe that the City would ensure that all parties are heard and their issues reviewed before rendering any decisions. Allowing this size of development in this small of an established area seems out of place and disruptive to the home owners who already live here. If this project is given the go ahead I would like to see it

capped at a total of 12 families. I would also like the removal of the first home located on the right, directly behind my house to ensure that there is enough space between my home and the proposed units. Additionally, I would propose only one curb cut on Dyer Switch Road so that there is no thru traffic and less chance of an accident at Regatta View's main entrance. Thank you for listening and addressing my concerns. Feel free to contact me for further clarification. Please share this with the board before the January 18, 2018 meeting. Cordially,
Kirsten DeMento 518-587-3518 Sent from Mail for Windows 10 -- Kate Maynard, AICP
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