

Zimbra

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Belmonte Lands of Spencer

From : Jill Ferguson Warmbier <jfwarmbier@gmail.com>

Tue, Dec 05, 2017 08:28 PM

Subject : Belmonte Lands of Spencer **To** : lindsey connors <lindsey.connors@saratoga-springs.org>

Lindsey – Diane Robinson gave me your contact information. I plan to be in attendance at the planning board meeting when the Belmonte Lands of Spencer plan is presented on December 14th. Does Belmonte want to or are they able to get final approval at that one meeting? My main concern with extending Julians Way is the possibility that it becomes a thoroughfare from Crescent to Kaydeross as Arrowhead has now become. The East Ridge development is a small, quiet development with several children (including my own) and I want to maintain the level of safety they have come to know and expect of the neighborhood. I understand that Belmonte has amended their original plan to include a boulevard entrance between the old Julians Way and the new portion and the same on the other end of the street coming off Kaydeross. I want to ensure that this will be enough to deter the thoroughfare and slow cars down.

1. Would the addition of a speed bump be considered?
2. Clear cutting of trees is also a concern – I want to ensure that several trees are left up between the houses and in front of the houses as well as in the set back. East Ridge is now 17 years old and we have many developed trees in the front of the houses – to ensure that there isn't a stark difference to the new area, I would request that many of the front yard trees are kept.
3. Lastly, East Ridge is a no maintenance HOA, to ensure we don't get any "creeping" issues from the lawns of the new homes I want to ensure that they will be maintenance free too.

Please let me know if you have any questions.

Thanks, Jill Ferguson Warmbier
