

Zimbra

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Belmonte - Spencer Arrowhead/KPR Development

From : Len Squillacioti <lsquillacioti@nycap.rr.com>

Sat, Dec 23, 2017 12:51 PM

Subject : Belmonte - Spencer Arrowhead/KPR Development**To :** jennifer merriman <jennifer.merriman@saratoga-springs.org>

TO: Saratoga Springs City Planning Board c/o Jennifer Merriman

Dear Ms. Merriman;

My wife and I are **IN FAVOR** of the Belmonte - Spencer Arrowhead/KPR Development Project being allowed to proceed.

We live on Horizon Drive in the single family homes and we are part of the Water's Edge / Woodland (WEW) HOA PUD.

We have lived here for 25 years and we experienced much resistance on the continued development of the WEW project in its early stages. We are very happy that the project was allowed to continue. Now we have a beautiful neighborhood with sidewalks and street lights for walking and other outdoor activities.

Here are our reasons for supporting the project:

- Belmonte Builders are a premium builder. They built many of the homes in the Woodlands. Their homes have stood the test of time.
- The Project plans to leave considerable green space along KPR. This route is the main entry to WEW. It will be nice to keep it for-ever-green.
- The Project plans to open the Julian's Way neighborhood to a nice network of sidewalks in WEW thus connecting neighborhoods for walking / bicycling / etc. (pedestrians on Crescent Ave are at risk). This feature has to be a big plus for residents in the Julian's Way neighborhood.
- I did attend the meeting that Lindsey Belmonte and the Belmonte engineers had with the community. I believe that the concerns of the abutters have been adequately addressed. The widening of the street, the flared entrance and use of boulevards will help nicely.
- The main flow of traffic from the Julian's Way neighborhood would naturally be toward Crescent Ave not toward KPR.
- Developments will continue. Its best to work together and compromise than being too rigid.

I now wish to comment on why we are taking this step in support of this project and the Belmonte Builders. 25 years ago when we moved in, the WEW was in the

early stages of development. Considerable conflict developed between the Sponsor and the existing HOA Board of Directors. Cooperation, negotiations, compromise were not on the agenda. Although we now love our neighborhood there are a few serious flaws. We are sensitive to these flaws and hence we are pleased that similar issues are being addressed for the new project.

1. Tyler Drive is not connected to the rest of the WEW with sidewalks and street lights. Walking along a dark Arrowhead Drive particularly on a winter's evening is very hazardous. I have written to the City for sidewalks and / or street lights (between Vista Drive and Tyler Drive) to no avail.
2. The entrance to Horizon Drive has no boulevard. Entering or exiting Horizon Drive is dangerous when cars park at the entrance.

We are supporting this project because Belmonte Builders is a reputable company with considerable experience and a vested interest in Saratoga Springs.

Thank you for your consideration.

Len Squillacioti
Carol Squillacioti
25 Horizon Drive
