

March 29, 2018

Attn: Planning Board
City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866

Proposed Spencer Subdivision Harms Character & Appeal of Arrowhead

Dear Chairman Torpey and Members of the Planning Board,

Next month, my family and I will be the new owner-occupants of 19 Arrowhead Road here in Saratoga Springs. We feel so lucky to be purchasing a home there. What attracted us to Arrowhead is the look, feel and character of the street.¹ Some neighborhoods are special due to historical houses, or home styles and color schemes. What makes the character of this area so distinctive is its lovely spaciousness.

Our new property and those around it have a remarkably unique and pleasing symmetry: the largest of the nearby lots is .67 acres, the smallest is .46 acres. Most are around .50 acres and about 115 feet wide.² These qualities lends a roomy, big backyard, family-friendly suburban character to this pretty street. It's exactly what we want.

We knew when we made the offer that Belmonte Builders hopes to develop the land directly across the street from our new house. The land directly across from us is 559.73 feet wide. Judging by Arrowhead standards, we assumed that Belmonte would plan 4-5 new homes on our street (559.73 ft / typical 115 ft wide lot = 4.86 new home lots). Belmonte is a respected builder in the community. Clearly, we thought, Belmonte would build new houses on Arrowhead in a manner respectful of its current character, look and appeal.

We are saddened and distressed to learn that Belmonte's Spencer Subdivision plan proposes 7 new houses built on much smaller lots than is typical of the vicinity (three of the lots currently proposed are less than 73 ft. wide) directly across the street from us.

Seven new homes on Arrowhead Road would change precisely what is appealing and distinctive about this area. It would increase the housing density and traffic flow

¹ A neighborhood's "character and personality" is defined by the American Planning Association (APA) as how the neighborhood "set[s] itself apart from other neighborhoods." Source: <https://www.planning.org/greatplaces/neighborhoods/characteristics.htm> accessed February 10, 2018.

² All measurements drawn from from Proposed Cluster Subdivision for Lands of Spencer by Belmonte Builders and from www.zillow.com.

beyond what would be reasonably expected based on Arrowhead's current character and layout. Their plans are totally out of step with the neighborhood.

We sincerely hope that the Planning Board, and Belmonte, will reconsider and reduce the number of houses planned for Arrowhead as part of the Spencer Subdivision.

With appreciation for your time and consideration of this request!

Best regards,

A handwritten signature in blue ink, appearing to be 'Chloe', written in a cursive style.

Chloe Jaleel & Family