

Zimbra**jennifer.merriman@saratoga-springs.org**

Fwd: Belmonte Spence subdivision

From : Kate Maynard <kate.maynard@saratoga-springs.org> Fri, Jan 19, 2018 01:17 PM
Subject : Fwd: Belmonte Spence subdivision
To : Jennifer Merriman <jennifer.merriman@saratoga-springs.org>

For next. mtg Spencer Subdivision

----- Forwarded Message -----

From: "Ann Ettinger" <anngarden@yahoo.com>
To: "kate maynard" <kate.maynard@saratoga-springs.org>
Sent: Friday, January 19, 2018 1:05:14 PM
Subject: Belmonte Spence subdivision

Ann Ettinger 12 Arrowhead Rd.
I feel it is a privilege to live in a city with great civic support and guidance.

Belmonte is a fine developer and home builder, I have seen many of his houses.

Arrowhead/East Ridge subdivision:

*Our priority, of course, is to have the houses facing Arrowhead Rd to have the configurations as the current residence. This area is only one lot from my residence, we do want the value of our property protected. I feel it would distract from the area to have so many small houses squeezed into that part of Arrowhead, perhaps 5 houses instead of 7.

*Speed/Extra traffic:

^The medians on Julians Way is great idea, add to that a few speed bumps on the Julians Way extension should solve the speed issue. Include a speed bump on Kaydeross Park Rd between Lakeview Rd and Stockholm Rd. This will slow down the traffic to and from Crescent Ave. This area of Kaydeross also leads to the new park the city has created on Saratoga Lake that we enjoy. Perhaps East Ridge residents could use the park more frequently to play with their children when Julians way is extended without walking along Crescent.

I do understand their feeling of invasion on their secluded subdivision, perhaps, Belmonte could reconfigure to have the plan to be a cal-du-sec layout and still make a profit.

We have lived in the are for 15 years, love to be outside, bike & walk in the area. It is true, the area on Kaydeross Rd leading to Crescent seems to have faster traffic.

*Ground Water/drainage:

May need to be better addressed. He indicates the downspouts to directed

under ground, I had to do the same the year after we built our house, only 100 ft away from where he is building. The city added to our side of Arrowhead on the side of my lot, two drain culverts at least 20-30 feet deep, they have a 15 ft right of way to fix if necessary. Included as the developer (Shelter Therm) built our houses, they created on the side lot lines in the back of at least two of the lots, drainage areas by digging deep filling with stone. There have been times, myself and neighbors have had to top dress these areas as the drainage has caused depressions. East Ridge that he is proposing to extend has a drain pit set aside in their open space.

*Trees/Wildlife:

Trees are necessary to clean our air, it would be good to know in feet what the buffer zones will be on the treed areas. The wildlife in there are rabbits, and hawks. It is wonderful to be in my back garden, hear the see the hawks soar overhead. Quite a few animals just pass thru on their way back and forth from Saratoga Lake to Lake Lonely. The hawks will just move closer to the lake, the rabbits can eat the new residence gardens.

*Belmonte is missing out on some opportunities as provided by a couple of residence from East Ridge. They are asking for sub-divisions with cal-de-sacs for their kids to play near their houses. I believe he has access to just such properties where he could build adjoining cal-de-sacs where residence walk and run from one to another without encountering major traffic and still be a part of the city of Saratoga, not Wilton, not Malta, not Geysers Crest.

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