

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

Fwd: Belmonte Builders Sub-division Arrowhead/Julians/KPR

From : Kate Maynard <kate.maynard@saratoga-springs.org> Wed, Jan 10, 2018 10:03 AM
Subject : Fwd: Belmonte Builders Sub-division Arrowhead/Julians/KPR
To : Jennifer Merriman <jennifer.merriman@saratoga-springs.org>

Jen,

Please upload to Spencer subdivision for next week's agenda with correct labeling of date etc. Thanks!

From: "Peter Stone" <peterstone58@gmail.com>
To: "kate maynard" <kate.maynard@saratoga-springs.org>
Cc: "Lisa Stone" <pstone1576@aol.com>
Sent: Wednesday, January 10, 2018 9:29:34 AM
Subject: Belmonte Builders Sub-division Arrowhead/Julians/KPR

I am unable to attend the meeting on 01/18/2018 & have the following observations / comments relative to the above proposed project to be added to public record:

1. The letter of "neighbor notification" was sent by 3rd party (builder) postmarked 12.27.2017. Postmarking at the office postage meter does not equate to mailing it on the 27th. Equally important is the time of year. Was this not known in mid December? Could the meeting have been scheduled in mid January? This represents a process breakdown & surely not transparent.
2. I pay taxes to City of Saratoga Springs not the builder. The City should not delegate matters like this to a party with a vested financial interest in the proceedings. Timely & accurate communications / mailings are the City's responsibility.
3. Does a standard exist to assure there is a "minimum number of days for notification to neighbors"? If not, why not? I recently moved here from affluent suburb of Phila and was notified by Local Township on their letterhead signed by the Twp manager & always given at least 45 days relative to matters such as this. This Twp was similar to size of City of Saratoga Springs.
4. The existing SF homes on Arrowhead Rd (originally developed as Arrowhead Estates) are .5 acre lots, not .25 acre lots. The proposed sites are significantly different in road frontage along Arrowhead Road compared to existing SF home sites. They are not similar, and would put downward pressure on existing valuations, as well as being aesthetically out of place.....
5. I bought this home because I wanted to, not because I had to. I expected the undeveloped parcel on Arrowhead Rd to be developed at some point and had my realtor send me the existing zoning prior to purchasing. Whilst we very much enjoy the open space &

natural beauty across the street from us.....I am not naive I did however have an expectation that the acreage across from us would comply w/similarly sized lots. To that end, the rigor of maintaining standards is that of the planning / zoning authority. If I wanted to move into East Wind or Summer Wind or to a larger lot such as Meadowbrook, I would have. Had I known that the lots / frontage to be developed across from me would be significant different, I would not have bought this property.

I will await the final plan.

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Kate Maynard, AICP
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