

16 East Ridge  
Saratoga Springs, NY 12866  
January 4, 2018

City of Saratoga Springs  
Planning Board  
474 Broadway  
Saratoga Springs, NY 12866  
Attn: Mr. Mark Torpey, Chair

Dear Mr. Torpey,

The attached comments and questions are being submitted in response to the undated Public Hearing Notification Letter, signed by you, and delivered by the U.S. Postal Service on Saturday, December 29, 2017. The Letter was sent to us by the Belmonte Builders Corporation serving notice of the hearing to be held this evening regarding its application for a 22-lot residential subdivision at Kaydeross Park Road and Arrowhead Road. We have owned 16 East ridge since December 2016.

Considering that the link provided for one to view the project application contained 20 documents of varying lengths, including attachments, a notice of two business days, especially during the holidays, which were filled with travel and out-of-town company, hardly allows for a thorough or thoughtful review. I appreciate that the staff returned my phone call this morning to provide us with an email address, since there was no information on how to submit comments, but only a phone number for questions. This official process seems to leave residents out-of-the-loop until way late in the process and development plans are being labeled as final.

Thank you so much for your consideration of our comments and concerns.

Sincerely,  
William T. Fitzsimmons  
Lorraine G. Fitzsimmons

**1) OPEN SPACE**

The Applicant is proposing to create approximately 5.2 acres of open space – two areas - to be deeded over to a stand alone Home Owners’ Association (HOA) that will be created as part of this subdivision. Both open spaces are intended to be left forested and will serve to maintain a vegetative buffer between the houses on Arrowhead and Julian’s Way, and to maintain the existing natural forested view along Kaydeross Park Road. *We endorse and applaud this proposal.* We had expressed concerns previously to a neighborhood liaison that forested buffers be maintained throughout the neighborhood, and that any changes to the topography of the low-lying area immediately behind our lot could alter the drainage in a manner that could adversely affect our property. So the designation of this area as forested open-space not to be further now or in the future, comes as a great relief to us.

**2) JULIAN’S WAY EXTENSION**

We are *very* concerned about the increased traffic and noise that will result from the proposed Julian’s Way extension into this Belmonte development. I could not locate Attachment J, which purported to look at traffic issues. The comment of Mr. Len Squillaciotti, who is not directly affected by the proposed development, does not in any way recognize the concerns of the East Ridge neighborhood, which potentially will be significantly impacted by traffic, not only from the new Belmonte subdivision, but by Waters Edge and Woodlands residents, who will use this new cut-through to Crescent Avenue. Any actions that could deter such use, including speed bumps, are suggested for your further consideration.

**3) CONSTRUCTION NOISE and TRAFFIC**

With regard to constructions issues, it was impossible for us to read the fine print details throughout the extensive documents, so some of our concerns may have been addressed, but are offered for your consideration at this time.

- Construction traffic should be prohibited from using East Ridge and Julian’s Way through the East Ridge neighborhood, in both directions, at all times. All access should be restricted to KPR.
- At some point through a neighborhood HOA communication, I recall that construction could start at 7AM daily. I consider this to very unreasonable. I would hope that construction could not begin before 8AM and would be restricted to Monday through Friday.