

Zimbra

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Fwd: Proposed Belmonte Arrowhead/KPR Development

From : Lindsey Connors <lindsey.connors@saratoga-springs.org>

Thu, Jan 04, 2018 10:06 AM

Subject : Fwd: Proposed Belmonte Arrowhead/KPR Development

To : Jennifer Merriman <jennifer.merriman@saratoga-springs.org>

And another

From: "robert carrothers" <bobjobc@nycap.rr.com>

To: "lindsey connors" <lindsey.connors@saratoga-springs.org>

Sent: Sunday, December 10, 2017 12:00:22 PM

Subject: Proposed Belmonte Arrowhead/KPR Development

I would appreciate it if my comments could be added to the file on this proposal, and if appropriate, I would like the opportunity to speak at the meeting when this proposal is considered.

To Whom It May Concern:

I am writing to express several concerns about the proposal Belmonte has submitted to add houses to the area near my home in East Ridge. My comments include issues that will impact me directly, as well as others that will address a more general impact on our neighborhood.

The first issue concerns the initial proposal to place several houses on the strip of land on Kaydeross Park Road. If permitted, these houses will essentially eliminate my very private back yard and steal my wintertime lake views. I am one of the original buyers in this development (I think I was the third person to go to contract), and when I was picking out the location, no shovel had been put to dirt at the new site--all sales were then being handled at the model home in Summerwind. The lot I selected was (and I believe is still) the most private lot in the entire development. My house at 8 Rose Ridge Court, is at the top, center of the court, and backs up to the East Ridge Common area. My 40 foot deck faces Kaydeross Park Road, which for most of the year is largely invisible because of the trees. In addition, because of how the houses are positioned around the court, when sitting on my deck I cannot see any other house. This privacy was not cheap, as I paid a premium for the lot (perhaps the highest from among the 33 houses), and the configuration of the lot also required that my new home would have to have a walk out basement--another significant expense. As the land was not accessible, I reviewed the plot maps and saw the privately held lot on Kaydeross Park Road that Belmonte now proposes to develop. I was concerned about future development, and the representatives of Sheltertherm (my home builder) assured me that the narrow lot was not buildable. Obviously, Belmonte can not be held accountable for representations made by another company. I do know that I was not the only prospective buyer who received these assurances.

My understanding from reviewing the email chain between Belmonte and the community leaders about the proposed development is that they are modifying their proposal to eliminate any development on Kaydeross Park Road that impacts the East Ridge Development. That's obviously good news, but I worry that the relief will be short lived. Just because there are no current plans to develop those plots now, what future plans might be in store? Certainly if that piece were submitted on its own, the impact on to our neighborhood

would not be as significant, and I worry that the plans would not receive the same scrutiny as the proposal now before.

Since development of this property was part of Belmonte's initial proposal, I urge the City to require a formal and permanent resolution to this strip of land. Whether by zoning, or somehow designating the land "forever wild", the actions the City takes now could stop us from having to fight this battle again in the future.

The second set of concerns relate to how the proposed development will impact the safety and appearance of our neighborhood. As you know, the East Ridge Development includes a homeowners' association that proscribes certain rules for the use of maintenance of the homes in the community. Over the past 17 years, various neighbors have volunteered for the often thankless task of administering the Association rules and requirements, and proof of it's success can be seen in general appearance of our neighborhood. Ask virtually any resident of East Ridge and they can recount compliments of visitors who comment on the well kept, manicured look of our streets. To the extent the new development will join to East Ridge, I am concerned that homes that could potentially be linked to those in East Ridge will not have the same maintenance requirements that ours do.

To help preserve our neighborhood's identity, I offer two suggestions: First, if Julians Way is to be extended, please assure a generous buffer between our neighborhood and the new development. Second, perhaps Belmonte could be persuaded to install another "East Ridge" sign (identical to the one where Julians Way meets East Ridge) at the new entrance on the extended Julians Way. This, too, could reinforce that East Ridge is a separate and distinct community.

Finally, there has to be concern over the increased traffic that could result from an expansion of Julians Way. One of the great benefits of our community is that there is no through-traffic. Residents only drive to/from their houses. I believe that the Boulevard design on Julians Way helps slow traffic naturally, and it's good to hear that the development will mirror that design at the expansion. I am concerned that these changes alone will not be enough to slow traffic in our neighborhood. I urge the City to consider the installation of several additional stop signs on the the expanded Julians Way, not only where the expansion joins the existing road, but also at the current entrance into our development off Crescent Road. (Initially there was a stop sign there and after several years, it was removed). Through placement of these periodic stop signs, hopefully we can minimize traffic speed through our neighborhood.

I appreciate your consideration of my comments, and I also appreciate the efforts of Belmonte efforts to be a "good neighbor" in this process, I encourage you to give strong consideration to the comments from existing residents so that any disruption is temporary and mitigates any lasting impact on our homes.

Thank you in advance.

Robert Carrothers
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