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From: **Erin Hayner** <[ehayner714@gmail.com](mailto:ehayner714@gmail.com)>

Date: Tue, Jan 2, 2018 at 11:22 AM

Subject: Belmonte Arrowhead/KPR Development (Spencer Subdivision)

To: [lindsey.connors@saratoga-springs.org](mailto:lindsey.connors@saratoga-springs.org)

Cc: Erin Hayner <[ehayner714@gmail.com](mailto:ehayner714@gmail.com)>

Ms. Connors,

I reside at 74 Kaydeross Park Road, directly across from the proposed road connection. I am vehemently opposed to the creation of a thoroughfare right in front of my driveway and in opening up the Waters Edge Community to an un-associated community.

1. KPR is an extremely narrow, already busy road. I invite every member of the board to come to my house and note how tiny my driveway is, in addition to the narrowness of the road. There is no room to turn in my driveway. I am only allowed (by lack of space) to pull in straight and back out straight. This proposal would leave me with no option but to back out straight into an oncoming road. Hoping every time that I do not hit a car coming the opposite way. This is a major safety issue for myself and any traveler on the proposed road. Additionally, during a meeting with Belmonte they indicated that buses would turn from the connector road onto KPR (logistically since they are building single family homes, there will be plenty of new children). I cannot even begin to imagine the danger increase with regular cars, let alone bus traffic.
2. The new connector road will increase traffic and create a speedway cut through. Posing obvious dangers.
3. The new connector road will eliminate all of the visitor and extra parking for the residents on KPR. As indicated KPR is already narrow and our driveways are extremely small. We rely on KPR to provide additional spaces for ourselves and our guests, which is already limited by opposite side parking regulations (due to the narrowness of the road). Now imagine a bus turning right onto KPR and directly into a parked car.
4. Waters Edge is a private community that provides resort like facilities. Our residents run, walk, and bike down KPR. The creation of a speedway connector will eliminate the ability of the Waters Edge Community to enjoy the roadways in their private lake community.

5. Again, Waters Edge is a private lake community with resort like facilities. The proposed development would force this private community to be opened up via sidewalks and a roadway to individuals who are NOT, and will never be, a part of the Waters Edge Community. However, the sidewalks and the roadway will provide them a very convenient thoroughfare to traverse our private docks, lakefront property, and grassy areas. It will be very enticing for them to trespass onto our private facilities, especially when walking their dogs. Hopefully, they wont leave waste. Additionally, as single family homes- presumptively-built for families with children- the Waters Edge Community would arguably be an attractive nuisance for children, opening up potential high value liability for our community and potentially increasing insurance costs paid for by our homeowners dues. This would be alleviated by NOT opening up the sidewalks and walkways and NOT providing non-residents such a convenient way to trespass.

6. Waters Edge is a private community run by a homeowners association. We have an architectural committee that ensures that our community is well maintained. By opening up our community to non -members, we will have no assurance those properties will be maintained.

7. I am at 74 KPR. Just taking a look at even numbers 66--100, 18 townhomes, I have personal knowledge that at least 9 of these (50%!!!!) are seasonal residents. It is my understanding that these development plans have been worked on by the developer for 3 years. And, noticeably, they are asking for the public hearing mid-winter when 50 PERCENT!!! of the residents MOST AFFECTED are not in residence. This is an egregious violation of due process and, at the very least, these hearings should be postponed to July/August to afford these homeowners the right and opportunity to express their opinions on the proposed development.

These are the thoughts that I have for now. I hope that the city seriously considers the negative impact that opening these communities to eachother will have on all of the residents, and the very serious potential safety and liability issues that will arise if these plans continue as drawn. While I do not begrudge a developer the opportunity to develop land and conduct business, I do have an issue when those plans (admittedly) put profit at the absolute top of the list and fail to seriously consider the negative impact on the communities affected.

Thank-you,

Erin Hayner