

Regatta View Phase 3

The letter from Kirsten DeMento of January 16, 2018, I agree with her points about the town houses. There are some additional points that need to be reviewed and considered.

The proposed building of so many houses, sidewalks, driveways, curbs, and streets does cover an extreme amount of the open land for rain and snow run off. My estimate looks like almost 75% of the developed property. The current water run off would put the water into the ditch area of Union Ave. The current destination of this water is to travel downhill into a storm sewer near the Saratoga Rowing Association and then into the Regatta View settling pond. I bring this up for many reasons. First the settling pond was not designed to take a bigger rain load than it currently is doing. Second, over the last couple of years the settling pond has been the subject of needed maintenance which has not been started. Third, the environmental health of the settling pond has not been evaluated by any NYS agency. Fourth, the pond shows signs of substantial amounts of sediment filling up the pond and this has not been addressed. Lastly, will the amount of additional water cause a failure of the pond?

My next point is the maintenance of the properties. Regatta View has 100 homes and the homeowners are responsible for the exterior maintenance of their properties such as grass cutting and snow removal. The Regatta View HOA only maintains the common areas and not any of the individual residences. I understand that this proposal will change the duties of the HOA to include lawn, garden and snow removal. The Regatta View HOA is currently run by an all-volunteer board which has a number of benefits not limited to modest HOA fees. A change to high density townhouses would certainly increase the duties of the HOA board to the point that a property management company would need to be hired and the costs to all the homeowners would be substantial.

Another point that I need to make is the Regatta View HOA has jurisdiction over this parcel and it is written into the by-laws and covenants of the HOA that is registered with Saratoga County. The HOA states that any changes or improvements to a property must have HOA board approval. Therefore I am requesting that the planning board work with the HOA to draft a more suitable solution.

Lastly on a personal note, I built my house in Regatta View 20 years ago because I did not like living in tight quarters of my in-city residences of Saratoga Springs. I have lived in Saratoga Springs for 38 years in various residences and Regatta View has been the best one hands down. In keeping with the quality of life, I believe allowing 6 single family homes with lot sizes of 20,000 to 30,000 sq ft would be a good answer to the development of this parcel. With Regatta View being 100 single family homes, it only makes sense to add 6 more. Also 6 single family homes would have a minor impact on the water run off and the current HOA administration.