

17
July 27, 2017

Joseph H. Tychostup
175 Lake Avenue
Saratoga Springs, NY 12866



To: City of Saratoga Planning Board

I am the co-owner along with my son of 175 Lake Avenue. His name is Christian Tychostup and the house serves as his permanent residence. I wish to express my strong objections to the proposed project involving 173 Lake Avenue. The original market and now Moby Rick's is shoehorned into the current location.

The proposal more than doubles the size of the building, from the current 860 square feet to just under 2,000sq. Feet. Where a single business has historically been allowed, the developers request doubling the business activity and more than doubling the size. The concept of a retail outlet is now being changed to allow both indoor and outdoor seating. We can anticipate that the number of employees will most probably triple or quadruple. Parking is tight now, where will these employees park?

As of the date of this letter, I have been unable to obtain adequate legal representation in this matter. The rapid progression of the project has given little time to respond in a manner that protects my rights as well as my economic interests. My son, the resident and co-owner is out of the country on vacation. At this time we have not received any official notification of the ongoing process.

As for the project, I have many additional questions. We purchased our home because we were attracted by the tenor of the neighborhood. It was quiet, well tended, the fish market was tolerable. The proposal intends to change this dramatically. The increased impact is not addition. It is multiplication, most probably exponential.

Based on information and belief, alcoholic beverages will most probably be served. The hours of operation will probably extend into the evening. Will the "market" morph into a restaurant/bar? Also based on information and belief, the current Moby Rick's appears to serve as a distribution operation for other retail locations. This sounds like wholesale and warehousing operations. Does the code allow this?

I ask that you consider the multiplication of impacts represented in the proposal and give pause. I firmly believe that two expanded businesses where there is room for one is unacceptable. The proposal is crafted to minimize the impact on the immediate neighbors, to cast itself in a most favorable light. The parking impacts alone will be damaging, as will traffic and noise. No mention of musicians yet. If you recognize these expressed doubts, I ask that you at least table this issue so that it gets the intense scrutiny it deserves. Also, please acknowledge that obtaining adequate legal counsel on short notice at the advent of track season is extremely difficult. I have tried to no avail so far. Even accused felons are allowed to protect their rights with adequate counsel.

I thank you for your consideration in this matter. Be assured that my concerns are more numerous than I have expressed in this letter. Since time is of the essence, this is the best I can offer at this time.

Joseph H. Tychostup

A handwritten signature in black ink that reads 'Joseph H. Tychostup'.