

Zimbra

jennifer.merriman@saratoga-springs.org

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**Fwd: Lofts- Development of 385 Broadway(Shoe Depot)**

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**From :** Kate Maynard <kate.maynard@saratoga-springs.org> Mon, Jul 16, 2018 09:33 AM  
**Subject :** Fwd: Lofts- Development of 385 Broadway(Shoe Depot)  
**To :** jennifer merriman <jennifer.merriman@saratoga-springs.org>

Morning Jen,

Please upload for 385 Broadway. Thanks.

----- Forwarded Message -----

From: "Kate Maynard" <kate.maynard@saratoga-springs.org>  
To: "pink1013" <pink1013@tampabay.rr.com>  
Cc: "Corey LaPoint" <corey@cycrealty.com>  
Sent: Monday, July 16, 2018 9:32:07 AM  
Subject: Re: Lofts- Development of 385 Broadway(Shoe Depot)

Good morning Ed,

We will upload your comments for the Planning Board's consideration in their review.

Thanks,

Kate Maynard

----- Original Message -----

From: pink1013@tampabay.rr.com  
To: "kate maynard" <kate.maynard@saratoga-springs.org>  
Cc: "Corey LaPoint" <corey@cycrealty.com>  
Sent: Friday, July 13, 2018 10:04:45 AM  
Subject: Lofts- Development of 385 Broadway(Shoe Depot)

As an owner in the lofts - unit 514 - I am concerned with the logistics of a building in this location. Besides the problem of construction equipment etc. at the sight I have the following ongoing concerns:

The driveway used by the new construction will be common to the Lofts and if you are not aware the driveway entering Division street is not the safest of intersections. I would strongly suggest a planning board member exit the Lofts drive/Fingerpaint lot onto Division street during a normal weekday. At least stand and watch the dance that goes on between people, cars, and trucks. Visibility of oncoming traffic is almost zero.

Access for trash trucks is already a ongoing disturbance to the residence of the Lofts and doubling that would be a nuisance to both the Lofts and the new residence.

Parking of service vehicle UPS etc. is currently a congestion problem in the driveway ( right of way ) adding more cars and more service vehicles does not seems practical. I assume restaurant deliveries would be done from Broadway as large trucks can not go in the driveway and then exit. Unless it is acceptable for tractor/trailers to back out onto Division street. Many smaller trucks, UPS, trespass, on Fingerpaint property to turn around.

It would be unacceptable for restaurant employees to take breaks in the right of way and have open kitchen doors in the summer in the back. Chianti worked very close with the residence to address many problems - such as dumping wine bottles in the dumpster after the restaurant closes. Fingerpaint I believe has had problems with Stadium using the right of way through their parking lot - you would need to confirm if this is true.

I am not against the development of downtown - there is just not enough space at this location to service a residential building and coexist as good neighbors.

If approved I do oppose the application which request Saturday construction in this area.

Ed Pinkerton  
18 Division Street  
Unit 514

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Kate Maynard, AICP  
Principal Planner  
City of Saratoga Springs  
474 Broadway, Saratoga Springs, NY 12866  
518.587.3550x2517

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September 22, 2018

Mr. Mark Torpey  
Chairman, Planning Board  
City of Saratoga Springs  
City Hall  
474 Broadway  
Saratoga Springs, NY 12866

Re: 385 Broadway Project 18.036

Dear Mr. Torpey:

I am a condominium owner/resident at 18 Division Street. I have reviewed the 385 Broadway proposal to develop a 5-story mixed use building. The project is a good one and will be an improvement compared to the existing building which I consider an eye sore. Although I'm concerned about some disruption during construction, the owners seem to have developed a thoughtful plan to mitigate the concerns of the neighbors. The development of this property will also add to the tax base of the city which is a plus for all residents.

I am in favor of this project.

Sincerely,

Mary Curley

18 Division Street, #518  
Saratoga Springs, NY 12866

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## Additional Documents/Public Comments for Application

**Application  
Number \*** 18.036

**Project Title \*** 385 Broadway

**Submitter Name \*** David Mathewson

**Email \*** davidmthwsn@gmail.com  
To be used in the event of issues with submissions

**Subject \*** Concerns Regarding Proposed 385 Broadway Project  
Will be used to name both comments and attached documents. Please title appropriately.

**Comments**

I have reviewed the developers' plans for the proposed building at 385 Broadway and would like the Planning Board to please take into consideration the following when considering whether or not to approve the project in its current form.

1. The "Access Alley" on the western exposure of the proposed building is in fact a right of way owned by the Lofts Condominium Association that serves as the driveway to two Lofts garages and provides access to service vehicles for trash removal, etc. While the owner of the 385 Broadway property possesses an easement that permits ingress and egress, vehicles are not permitted to park or stand, or in any way block the right of way. The developers stated at 6 September 2018 Planning Board meeting that they intend to use this right of way as their sole artery for the delivery of construction machinery and material which would inevitably impede access to the Lofts garages and service facilities. Attempting to employ the right of way as part of the staging area for construction of 385 Broadway is not realistic. I want to add that the slide showing the construction plan at the meeting was not available on the city's website. I would request that it be added to the other plans and drawings submitted by the developers for public review.

2. The proposed distance between the rear (western elevation) of 385 Broadway and the Lofts is currently approximately forty feet which includes the width of the above mentioned right of way. An effort should be made to increase the distance between the two buildings. This might be achieved by altering the design to remove the "glass bridge" between the two elements of the building and connecting the two elements together thereby pulling the rear of the building back towards Broadway.

3. Apart from commercial space the developers propose four floors of 69 rental units to include micro units with parking for 49 cars. The sole access to parking is via the right of way owned by the Lofts. FYI: the Lofts has 109 parking spaces that service 70 residential & commercial units. The right of way also services Fingerpaint Marketing and Stadium Cafe vehicles. The addition of 49 vehicles from 385 Broadway will result in increased traffic congestion. As the proposal calls for 69 rental units there will be additional cars whose owners do not choose to pay for parking in the building and who will park on the already crowded streets or in the public garage on Woodlawn Ave that is already at capacity. This increased traffic would call for the city to improve traffic governance at the intersection of Division Street and Woodlawn Ave that is currently controlled only by a stop sign next to the Bank of America.

4. The current design of the proposed building puts its service entrance across from the residential garage entrance of the Lofts. Because the proposed building contains both commercial and rental units there is certain to be a stream of service vehicles, e.g., trash trucks, delivery trucks, moving vans, etc., that will inevitably block the right of way. This is particularly true because the building is primarily composed of rental units which translates into large numbers of transients moving in and out on a monthly basis.

5. It is unclear if all facades of the building employ the same materials. Given its location in a historic district, it would seem logical that all facades should employ the same materials so as to present a uniform appearance from all sides, i.e., if brick and stone are to be used on the Broadway facade, these materials should be employed on all facades.

6. For the record I would not be in favor of Saturday construction work at the proposed building site.

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## Documents

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To: Kate Maynard / City of Saratoga Springs Planning Board

Re: App # 18.036, 385 Broadway

We have several concerns regarding the proposed project at 385 Broadway. The proposed project is in very close proximity to the Lofts at 18 Division Street and will have a significant negative impact on the building and its occupants during the demolition & construction phases and its operation as a rental property. Our concerns include impeded access to parking garages via the access easement/fire lane, disruptions during demolition and construction, loss of privacy and negative impact on property values. Our concerns are outlined below:

- 1) The western side of the proposed building will be approximately 40 feet from the Lofts. That distance will encompass the existing access easement/fire lane plus parking spots. That distance is slightly less than the current distance between the small existing building on the NW corner of 385 Broadway and the Lofts. That narrow distance is already an impediment for access to the Lofts' parking garages. Since the current narrow area is only 6 car widths long, it is manageable by waiting for oncoming cars to pass before proceeding. The proposed project will create that narrow width for the entire length of the new building, making for more difficult passage of vehicles, especially if a large parked car or pick-up truck encroaches on the access easement. For the new building, any exterior maintenance work on the western facade would also likely impede access. Deliveries and moving vans for incoming and outgoing renters for the new building will exacerbate this.
- 2) Given the close proximity of the western boundary of the project, we are concerned about noise, dust, debris and hazardous operations during the demolition & construction phases of the project. Residents of the Lofts with terraces will be impacted, possibly rendering those outdoor areas unusable during that time. The establishment of OSHA fall zones beneath crane operations on the western portion of the project will likely impede parking garage access for Lofts' residents and businesses.
- 3) The proposed project has less than one parking spot per unit. This will put additional pressure on local parking that is already at capacity. The nearest public parking at Woodlawn Ave. typically has no spots available during the business day. This will only get worse and will lead some individuals to park illegally, as already happens between the NW corner of the property and Fingerpaint's lot. Access to Loft's parking is already narrow (see item #1).
- 4) The Lofts' residents facing the new building will have a significant loss of privacy with the new building's windows and terraces less than 40 feet away (both the Lofts building and the proposed building have extensions on the upper floors that go beyond the ground floor footprint, upper floor windows and terraces will be considerably closer than the distance between the building bases). The residents of the proposed project will have equally poor privacy. In addition to the windows and terraces, the proposed project plans to have a common-use area on the roof. This rooftop area will be near eye-level and <40 feet away from the windows and terraces of the Lofts. This area will be used for parties and events, creating a noise and privacy problem for Lofts' residents.
- 5) The proposed project includes a considerable number of "micro" rental units. Given the modest size of the units and likely price point, college students may find these units an attractive alternative to other off-campus housing. While we strongly believe that college students are an important part of the Saratoga Springs community and bring much to the life here, having a portion of 385 Broadway becoming off-campus housing could worsen the concerns about noise and privacy, especially the rooftop terrace (see item#5). There is also the potential for parties with underage drinking requiring police intervention if college students become renters at 385 Broadway.
- 6) Considering these issues and others, we are very concerned about the negative impact 385 Broadway will have on the property values of units in the Lofts.

We trust that the Planning Board will take into consideration these concerns and address them when reviewing the 385 Broadway project.

Best regards,

John and Randy McDermott

Unit 511, The Lofts.

## Additional Documents/Public Comments for Application

**Application Number \*** 18.036

**Project Title \*** 385 Broadway

**Submitter Name \*** Robert Streifer

**Email \*** tdestfrank@aol.com  
To be used in the event of issues with submissions

**Subject \*** 385 Broadway project proposal comments  
Will be used to name both comments and attached documents. Please title appropriately.

**Comments** We are concerned about the project because of its potential to:

1. Overcrowd parking
2. Make access to the Lofts at 18 Division Street difficult for residents and business owners, by constricting the pathways of ingress and egress
3. Create pedestrian hazards for tenants of 385 Broadway, employees of Fingerpaint Marketing, employees of Druthers, and employees of the Lofts who need to access the trash on the South side (especially Chianti's).
4. Obstruct the process of deliveries and service providers' temporary parking / unloading to tenants of 18 Division Street
5. Obstruct views from the East facing tenants of 18 Division Street
6. Darken the East facing side of 18 Division Street
7. Increase noise density, especially to the residents of the 5th and 6th floors of 18 Division Street
8. Reduce property values of 18 Division Street business and residential condos

We urge your careful consideration about this project in order to avoid the consequences listed above and to address other concerns by our friends and neighbors at 18 Division Street.

If there are any questions, please don't hesitate to contact us on 518-526-5008 or tdestfrank@aol.com.

Bob Streifer and Frank Benedetto  
Lofts 502  
18 Division Street

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### Documents

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## Additional Documents/Public Comments for Application

**Application Number \*** 18.036

**Project Title \*** 385 Broadway

**Submitter Name \*** Suzanne Szlasa

**Email \*** gszlasa@verizon.net  
To be used in the event of issues with submissions

**Subject \*** 5 Story Multi Use Building  
Will be used to name both comments and attached documents. Please title appropriately.

**Comments** My concern is how will the construction of this building effect access to the garage in 18 Division St.  
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### Documents

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## Additional Documents/Public Comments for Application

**Application Number \*** 18.036

**Project Title \*** 385 Broadway

**Submitter Name \*** Ted Winnowski

**Email \*** twinowski@yahoo.com  
To be used in the event of issues with submissions

**Subject \*** Concerns, Comments, Thoughts re 385 Broadway Project  
Will be used to name both comments and attached documents. Please title appropriately.

**Comments**

Gentlemen, Ladies,

As an owner-resident at 18 Division St Lofts, I would like to share serious concerns and observations concerning the 385 Broadway Project(T-6), as I currently understand plans.

I may not be able to attend further planning sessions due to extensive travel, but I have financed such projects in banking, testified/presented on similar projects, and have been an investor similarly. I hope this outlines areas of consideration concerning the building outline,access and egress , parking, marketability, and neighborhood "feel".

Building height/Location/Other

I am truly surprised that the building comes across as three components, two joined by a causeway, and the third jutting out to result in an "L" shaped downtown structure.

A different approach might be the joining of the two buildings to leave more space between 385 and the Lofts. Further due to the considerations for parking, the base of the "L" might be a separate bldg. or at least be larger allowing space for the parking crisis.

A 5 floor plus building with HVAC on top completely destroys our view. We will lose sight ,value and comfort. Please consider we will further be boxed in when Fingerpaint, plus the addition of two hotel structures impede our southern view. I would invite the development team to visit my unit to see first hand these issues from our patio.

A best guess is that we may be looking directly into or at the apartment dwellers windows. Across the easement, the view likewise may be the blank wall. Here, please consider the façade on the easement side.

I know many have shown concern about the distance between buildings aside the easement. We already must visualize the easement area looking like a canyon in NYC.

It is hard to comment with suggestions, but consider that the space between our buildings must handle at least two parking entries at the Lofts, perhaps two for 385 Bwy, with all that implies in the am and pm, plus vendors and new tenants. Add to that the fact that the trash hauler entry points are directly opposite one another adding to noise, congestion, with traffic jams. The trio of Fingerpaint, the Lofts, and 385 sharing that space may be contentious.

I would invite an inspection of the motif and location of dwellings downtown directly behind the Lofts. From the Belmonte City Square forward toward Broadway, if I am correct, each set of buildings is spaced by trees, a wide street, more space or distance from a neighbor, as you cross Franklin, Railroad, onto our easement/Woodlawn, for a nice downtown feel and look, I would ask that the building size, height, spacing be re-visited.

#### Parking

As I understand, 49 or so parking spaces are planned for inside and outside the building. Others can speak more wisely about the limitations in the easement area. However, as parking is limited outside, some building ramifications are that more inside parking be available.

I have suggested earlier that the third leg of this linked building be altered for more parking. Further, has any thought been given to adopting a feature allowing some nose-to-rear parking of cars to stretch some space, and obviously another floor under the patio area?

I recognize that the clientele may not all need parking, but assuming that the existing garages can handle overages, you might research again. Among other things, some garage distances are prohibitive to walk especially in winter, others constrained by 48 hr limitations, and private space just unavailable. I know, for I cannot obtain additional parking space.

In all, I believe we all recognize something will be built here. It is our collective responsibility to assure the neighborhood is enhanced and pleased with the outcome. Therefore we ask that you "cut at the edges" to accommodate some of our concerns, making this addition attractive, efficient and representative of our beautiful downtown Toga. Further, please look thirty years ahead and what we want to see....trees, spacing, attractive downtown and liveable or just buildings.

Thanks for the opportunity to share. I would be glad to expand on any issue.

Ted

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