

From: "Robert Braim" [REDACTED]

To: "Kate Maynard" <kate.maynard@saratoga-springs.org>

Sent: Thursday, May 19, 2016 9:13:45 AM

Subject: Mixed Use Condominium/Retail between 120 West and 106 West Avenue

Good Morning, Ms. Maynard,

First of all let me provide you with a little background:

(1) While the neighbors strongly opposed the unfortunate actions taken by the owner of 120 West Avenue, we accept West Avenue development with some caveats.

(2) The prospective developers of the titled parcel sent a letter dated March 1, 2016 announcing a neighborhood meeting @ Uncommon Grounds on March 9, 2016. This inadequate notification was exacerbated by the fact that we were out of town and did not receive the notification until the actual day of the meeting. Thus, only a few neighbors were able to attend the meeting, but we were in attendance.

(3) At the meeting, we met Misters Lanni, Barber, Olsen, Tommell, and Varley. They presented renderings of the project and we raised some concerns, e.g project size-number of units, drainage issues, lack of substantial buffers, and communication concerns. These concerns were given to the developers in writing and are attached.

(4) There has not been any communication with the neighbors by the developers since March 9, 2016.

Let me reiterate that "to a person" the neighbors are not opposed to development on West Avenue. What we expect and demand is that further detrimental effects to our quality of life be avoided.

Thank You!

Robert and Colleen Braim, [REDACTED] Saint Rose Court, Saratoga Springs, NY

--

## ***Major Concerns:***

**1) Drainage:** This area has a high water table as evidenced by regular water ponding on portions of the Chile and King Properties following storms. Drainage systems for this proposed West Avenue project should be of the capable of dealing with a 100 year storms.

**2) Substantial Buffers between any project and abutting residential properties:** These buffers should include both hardscapes and natural plantings of sufficient height and depth to fully shield the residential neighbors from the project's light, noise, ,and smells.

**3) Detrimental Effects on the residential neighbors:** Currently the City is researching a UDO and attempting to define "detrimental effects". The new project must include all of the City's relevant determinations.

**4) Full Collaboration and Ample Communication with residential neighbors:** This neighbor wishes to be provided with all project information and/changes relative to #1, 2, and 3 above. Ample communication shall be defined as communicating with each and every neighbor who might be impacted in a timely manner. It is recognized that this may involve communicating with neighbors beyond the City's minimum notification distance. This communication will also provide the neighbors ample time to question and research any project changes and will apply to notifications of relevant City Land Usage Committee's meetings.

Robert and Colleen Braim  
[REDACTED] Saint Rose Court  
Saratoga Springs, NY 12866  
[REDACTED]