

Zimbra

jennifer.merriman@saratoga-springs.org

Fwd: Peppers/planning board meeting 4/5

From : Susan Barden <susan.barden@saratoga-springs.org> Wed, Apr 04, 2018 02:35 PM
Subject : Fwd: Peppers/planning board meeting 4/5
To : Jennifer Merriman <jennifer.merriman@saratoga-springs.org>
Cc : Kate Maynard <kate.maynard@saratoga-springs.org>

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

From: "joan brophy" <saratogabroph@yahoo.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Wednesday, April 4, 2018 2:14:49 PM
Subject: Peppers/planning board meeting 4/5

Susan Please place this in the planning board file for 4/5 meeting
Dear Board My name is Joan Brophy I live at 171 lake ave I was born in Saratoga and grew up on Jumel place. I truly remember peppers market What it has become and from proposals changing again is not a local store serving our neighborhood It has been a fish distribution business and now looks like pizza Please keep in mind that the long time residents are concerned about their quality of life in this residential neighborhood. What we have been experiencing with the fish market and now new proposal is not a true store offering items for sale for the neighborhood. It is disturbing to find out all the information and letters a group of neighbors did for the zoning board meeting was not carried forward. I'm sorry this letter was done on my iPhone and done with little notice or preparations. Please note at that meeting we were only allowed to address parking. There are many more concerns

1. Other notification notice stated area variance needed to demolish. Current notice says special use permit only ?

2. Definition of non conforming use: they are changing by adding delivery of foods. Pizza etc to all surrounding towns and to the capital district. This isn't convenience sales this is commercial distribution. Is this change grandfathered in ?

3. Letter dated 6/7/2013 from Steve Shaw to moby rick. States mercantile

occupancy but with the introduction of a stove fryer and exhaust hood changes to business occupancy. Also stated variance needed to do this. What was done and why? They have all this. When was the variance granted? So if no variance are they operating illegally?

4. Letter dated 5/5/2017 to Tom west from Steve Shaw. States two kitchens allowed as long as most of what is being produced is for take out. Does not talk about a variance needed for stove vent etc. New proposal of peppers states that food will be eaten in premises and delivery. Do all these things fall under convenience sales? It appears that 9 mile will be moving their pizza delivery operation to this location. Plus also catering. This is distribution not convenience sales. This is also a new use for the property

Other general concerns for the property. All current and on going. Parking for employees. Delivery trucks and dine in patrons. There already is a parking problem. This will add more issues. Hours of operation. 7 to 10 pm. Current business opens at 10 and closes at 7 pm. No other stores in east side stay open this late. Auggie's 8 spring st 9 five points 7. No quality of life for residents with these extended hours. Plus clean up and set up times. Additional traffic. Between deliveries. Dine in customers. Catering. Take out food trucks for delivering of food and pizza. Already a very small street with parking restrictions in place. 4 spots for all this not enough including employees

Parking lot and parking lot lights garbage issues snow removal issues

We are residents in a residential zoned neighborhood please help with our concerns. There are three schools here. Many children and families. Please take this into account in making your decisions.

Thank you. Joan Brophy
Sent from my iPhone

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