

April 6, 2018

Mark Torpey, Chair
City of Saratoga Springs – Planning Board
City Hall – 474 Broadway
Saratoga Springs, NY 12866

Dear Mark,

Thank you for your time last night at the 4/5/18 Planning Board meeting. This is Joan and John Brophy at 171 Lake Ave. We spoke with the board last night regarding the Peppers Corner project.

As always there are things we wished we had said or clarified and that is the purpose of this letter.

As we stated we have lived at this historic (1881) house for 15 years. We have witnessed many changes mostly negative at the Peppers Market location. We have also called city hall numerous times and spoken with people over the years in your department about our concerns.

It seems that once a decision is in place there is little oversight, accountability or responsibility for what these projects may or have morphed into. Also, opinions may change or decisions made may majorly effect residents surrounding the issue or the property.

The true and long-lasting intent of the UR-3 residential neighborhood zoning is just that – residential. There is zoning for all different aspects of life and business in the Comprehensive Plan for our city.

Here are some examples. Letter dated 6/13 to Rick Lofstad from Stephen Shaw. Letter states variance needed to have stove fryer and exhaust hood which if installed will change this to a business occupancy from a mercantile occupancy. There are no definitions for these terms on the city website and no variance as far as we know was done, but there is a huge exhaust hood on the roof. This has caused a hardship for us and the surrounding residents. Next letter from Stephen Shaw to Tom West dated 5/4/17. The last paragraph of the letter states two kitchens could be allowed. This doesn't follow through with the previous decision about stoves/hoods/fryers and a variance. Other examples are that the building has been vacant for long periods and by law should that have been possibly a discontinuance of the non-conforming use?

Another example is what Moby Rick's became. There were no true "Convenience Sales" as defined (milk, eggs, butter etc.). Counters of fish and a cooler with fish items such as lemons, tartar and cocktail sauce. This operation was not convenience sales but a fish distribution business that happened to sell some fish at the location. The trucks would arrive to unload fish and ice at night and very early in the morning. We experienced trucks running, doors slamming and headlights shining in our windows during sleeping times. The next process in this distribution would be the fish along with tables, tents and coolers loaded into trucks and taken to numerous Farmers Markets throughout the capital district. We called numerous times about these issues and the legality of this type of operation at this location.

What may be said at a board meeting, then approved may become something different that the residents must live with. This is our concern with the Pepper's 9 Miles East proposal that it will not be convenience sales but be a delivery hub for 9 Miles East delivering to Saratoga and approximately 10 surrounding towns and cities because of the properties easy access to major roadways. They also plan to move their pizza making and delivery business from its current location in Schuylerville, NY (see letter

announcing this). We are concerned that longtime resident's quality of life will suffer while a new business expands in our residential neighborhood. We strongly feel that this is not the best location for this type of business.

So, we know you asked for facts and figures from 9 Miles East but these will be based on old data from orders placed from their location in Schuylerville. So once even the city of Saratoga knows this is available locally it will be major!! Add to that the availability of slices of pizza and the other products offered and this will create a constant stream of traffic both incoming and outgoing (deliveries). This operation is truly a commercial one and should be in a true commercial space not trying to fit on a small lot on a small and narrow already congested side street.

Tom West was aware of what he was purchasing and did so knowing what variances and use permits would be needed. This property has been for sale for many years and if it was going to be so simple and business friendly someone would have done it long before now. This lot could still be used for a nice home.

If the board goes ahead and approves this plan at the absolute very least the hours of operation must fit residential life and deliveries must be limited both in an out of this location. Finally, what will happen, who will be responsible if or when they stop selling the very few convenience items (Eggs, Milk and Butter) as stated by Gordon Sacks. Or they decide to expand operations and deliveries which we fully think will happen. For example, what is to stop them from applying for a liquor license when enough of their patrons ask if they serve wine and beer? A bigger problem of traffic, safety, parking and quality of life is created which currently already exists at this location.

This location has been in existence for over a hundred years and your decisions will not only affect the immediate neighborhood now but for many years to come.

Thank you and the board for your hard work, dedication and consideration for the city of Saratoga Springs.

Sincerely

John & Joan Brophy

Handwritten signatures of John and Joan Brophy in cursive script.

Fwd: A possible big move for 9 Miles East Farm

Catering = 100 people
pizza delivery
takeout in latin
serving
Troy, albany
Schuylkill Bullston
spa glens Falls
Schuylkill Cliftonpark
9 Miles East
Boston?

An open letter to 9 Miles East Farm customers and the Saratoga Springs community:

Local markets like Peppers, the Pink Store, and Five Points Market created memories and anchored communities for generations of Saratoga Springs residents. 9 Miles East Farm proposes to continue that legacy with 9 Miles East Farmhouse, a local market in the former Peppers Market space at 173 Lake Avenue in Saratoga Springs.

The proposed plan would replace the current building with a structure carefully designed to integrate with the feel of the neighborhood. Current tenant Moby Rick's fish market would continue to occupy half of the new building.

9 Miles East Farmhouse would be a modern general store, featuring a carefully curated selection of grocery and convenience items, prepared foods, and baked goods tailored to the needs of East Side residents. The focus would be on local products and regional craft producers.

Like the other neighborhood markets that have defined Saratoga Springs, 9 Miles East Farmhouse would be anchored by a strong food service program offering on-premise, take-out, and delivery options. Our current pizza operation would relocate to this new space, shortening delivery times for customers and opening up the opportunity to purchase high-quality locally sourced pizza by the slice.

There is no liquor license associated with the project.

9 Miles East Farm has served the Saratoga Springs community for more than a decade, delivering fresh vegetables, prepared meals, GO Box salads, and high-quality, locally-

initiative, 9 Miles East Farm welcomes the opportunity to collaborate with other local businesses to showcase Saratoga Springs' healthy, walkable lifestyle.

What we are proposing is in some ways a radical departure from the industrialization of the food production, preparation, and delivery system. It's a return to a neighborhood model, sourcing from local producers and competing on quality and service rather than massive scale.

We're committed to full transparency on all details of the project. Saratoga Springs is a great place to live and there is a healthy debate going on about the pros and cons of this potential project. Change is never easy and there are always consequences, both to action and to inaction. We encourage you to review the facts and form your own opinions about the merits of the project.

Project Web site: <http://www.pepperscorner.com/>

Petition Site:

http://www.thepetitionsite.com/514/401/573/support-peppers-corner-at-173-lake-avenue/?taf_id=38113271&cid=twitter#bbfb=826056857

There is also debate on community forums. Please join and make your voice heard.

Have you ever been to a great general store on vacation? That store had everything you needed, as well as a few indulgence items you didn't exactly need but really wanted. But more important, it had a true sense of place. That's what we hope to provide.

Thank you very much for your confidence in 9 Miles East Farm. Preparing healthy, high-quality food for customers is a sacred trust. Our family and co-workers welcome the opportunity to serve the community in new ways as the food landscape continues to evolve.

Cordially,
The Sacks Family and 9 Miles East Farm team

P.S. Do you have questions or suggestions related to this project? We want to hear from you. E-mail mary@9mileseast.com

9 Miles East Farm LLC
136 Goff Road, Schuylerville, NY 12871

See what's happening on our social sites

