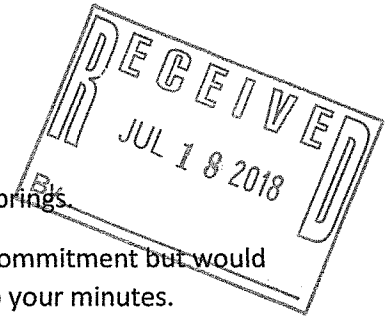


18.006



Members of the Saratoga Springs Planning Board,

My name is John Kirkpatrick and I reside at 13 Warren Street in Saratoga Springs.

I am unable to attend this months planning board meeting due to a prior commitment but would respectfully request that you allow Joan Brophy to read my comments into your minutes.

I was born and raised at 13 Warren Street and though I have no idea of the history of Peppers Market for the past century but I am well aware of the history of the store from the early 1960 's to the present day, and could spend hours picking apart the difference between the previous local owners operations and hours of operations with the proposal before you, but instead I would like to point out some issues I have with the power point that I have seen on the planning board web site.

The first issue is that of the density and compatibility with the neighborhood. Mr. West sites the comparison with Augies on Lake Avenue. In the area of Augie's, the Forest Avenue corridor is much wider and has a reduced speed zone on Lake Avenue along with single family residents and a well configured parking area. From the Lake Avenue to York Avenue corridor of Warren Street including the areas of Middle Avenue and York Avenue there are 9 multi family residents. If you haven't already done so please look at the area and see that from Lake to Middle Avenue most of the roadway have driveways that limit the amount of on street parking, therefore any overflow parking is going to be pushed 2 to 3 blocks away taking up spaces that some residents already use and people dropping off and picking up children at school currently use. This is in addition to the traffic and safety issues I brought up at the original zoning board hearing regarding the schools in the area and the safety of children from these schools and the children in the neighborhood. Further adding to the parking congestion that will be added to Warren Street is a proposed bike lane on Lake Avenue that has been in the news. A recent article had a city official saying this bike lane may force a reduction in parking along Lake Avenue.

Mr. West states in his plan that many east side residents use 9 Mile Farms. Let's not forget that the east side of Saratoga Springs is located from Bryant's Bridge Rd and Ruggles Rd to Broadway and from Route 50 to Crescent Avenue, quite a large area and not all within biking and walking distance. Also consider people who work in Saratoga Springs who will drive to this location at lunch and evening hours to dine.

Another issue I bring up is the inconvenience of those people in the neighborhood that have children in school. Is it fair for these residents that have lived here prior to this proposal to have their children's sleep patterns interrupted by car doors shutting and vehicles starting up after they have been put to bed since parking will be down the Warren Street corridor? Any responses that insinuate the planning board can not dictate hours of operations would certainly show that those involved in this proposal show no sincerity in being a good neighbor. Both the property owner and the proposed business owner residents are no where near this location thus they can be home resting comfortably while locals in the area are inconvenienced.

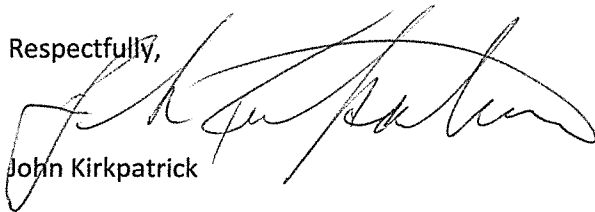
Again, if you haven't done so yet please take some time to drive onto Lake Avenue from Warren Street a few times on different occasions. Morning hours between the sun glare and parking on Lake Avenue there is a limited vision problem entering or crossing the intersection. Later in the day, minus the glare from the sun changes nothing. Entering or crossing Lake Avenue is still an issue. The addition of a load

zone in front of the business with larger vehicles loading or unloading on Lake Avenue does not improve this hazard.

Mr. West's power point plan is very impressive and paints nothing but positive outlooks for this project, what it does not show is the fact that residents of this area bought their homes and made improvements to their homes knowing what the neighborhood was like. This proposal certainly does adversely affect the surrounding properties, is not compatible with the use in the neighborhood due to the changes in store hours and increase in traffic, does nothing to improve parking or traffic safety with the intersection of Lake Avenue, will certainly cause more noise at night, and could affect the value of neighboring properties in the future in a negative way due to the issues I have previously brought up.

None of the issues that I have presented have been answered in Mr. West's presentations from its original presentation at a zoning board meeting to the present. Please take these issues into consideration when making your decision.

Respectfully,

A handwritten signature in black ink, appearing to read "John Kirkpatrick", written over a white background.

John Kirkpatrick

13 Warren Street

Saratoga Springs N.Y. 12866

518-583-0902