

From: D. Mattison< dgmattison@verizon.net>
Date: March 18, 2016
To: susan.barden@saratoga-springs.org
The Zoning Board of Appeals of the City of Saratoga Springs, NY

Re: Application for “seven single family condominiums,”
and requests for substantial Zoning Variances at
27 Jumel Place, Saratoga Springs, by ANW Holdings, Builder, John Witt
Public Hearing #2 to be held at the Zoning Board of Appeals meeting on March 21, 2016

I am writing this letter prior to the March 21st, 2016 meeting of the Saratoga Springs Zoning Board in regard to the proposed zoning variances being requested by builder John Witt for the property located at 27 Jumel Place in Saratoga Springs, New York. I am hoping that you will forward this to members of The Zoning Board of Appeals of Saratoga Springs.

Mr. Witt is creating an oversized project which is out of character with the existing homes on the street. He is making intrusive variance requests. In his letter to neighbors dated February 11, 2016 he understated the variances requested, (3 rather than 5). Therefore neighbors were given incomplete and deceptive information about the project. His letter asked for:

- Increased lot coverage by 16%
- Decrease minimum front yard setback by 9 feet
- Raise the height of the residential fence by 2 feet

In actuality, there are five variances being requested that include:

1 – The maximum building coverage allowed on this lot is 30%. The previous request was for a 43.5% building coverage allowance, or 45% more than what is allowed. The request has been increased to 46%, or 53.3% more than what is allowed.

2 – The rear yard setback required for each unit is 25 feet. The applicant is asking that this requirement be eliminated by 100% for five units, going from the 25 feet required to zero (0) feet. For the remaining two units he is asking for a 76% reduction in the rear yard setback from 25 feet to 6 feet.

3 – The front yard setback required for the two front units is 10 feet. The applicant is asking for one (1) foot, a 90% reduction in the front yard setback.

4 – The fence height allowed in this UR-3 residential area is six feet. The applicant is asking for an eight foot fence, a 33% increase in height over what is allowed.

5 – The applicant is asking for a maximum principal building on one lot to be increased from one to seven, a 600% increase.

It would be a travesty for the board to disregard the above facts and override zoning ordinances that have been in effect for years. At the very least, a compromise of the extreme variance requests needs to be negotiated.

It is my hope that these substantial variances, as they are proposed, be denied.

Sincerely,
Debra Mattison
206 Lake Avenue

change.org

Saratoga Neighbors for Zoning Enforcement

Recipient: Saratoga Springs Zoning Board of Appeals and Susan Barden

Letter: Greetings,

Keep Saratoga Springs Neighborhoods Special: Enforce our Zoning codes!

Comments

Name	Location	Date	Comment
Sam Brewton	Saratoga Springs, NY	2016-03-15	We're not against developing this plot, but we opposed the massive scope of the requested variances, loss of setbacks, and the cramming-in of more buildings than this lot is zoned for. What's the point of zoning if it can be this easily skirted? This lot can be successfully developed, and we'd welcome this same developer if a more reasonable plan were presented.
Holly Bates	Saratoga Springs, NY	2016-03-16	Saratoga Springs is changing far too quickly and losing the character that made it so beloved. These changes are so often the result of wealthy developers making their way around zoning laws that are there for a reason. Our officials have been elected by the citizens of Saratoga Springs, and as such, they are the people to whom they should listen.
jeannine moran	saratoga springs, NY	2016-03-16	Uphold our zoning laws and do not cave to developers.
Kira Cohen	Saratoga Springs, NY	2016-03-16	I grew up in Saratoga Springs and have lived 25 years in the neighborhood that is threatened by this development. I do not want to see my neighborhood put at risk by the casting aside of our city's zoning ordinance. The Saratoga Neighbors for Zoning Enforcement does not oppose new housing in our neighborhood, we simply feel that the scale of this project is beyond necessary and asks for too many variances to the zoning laws of our district. This puts not only our homes at risk, but the new homes as well. It also opens the door for these types of overboard developments to move into other residential neighborhoods throughout town - thus dismantling the core ideology behind our comprehensive plan and zoning ordinance, and disrupting the historical character and dignity of our beautiful town.
Margaret Selikoff	Saratoga Springs, NY	2016-03-16	There is no reason for this type of development in this neighborhood.
Kim Fonda	Saratoga Springs, NY	2016-03-16	I am sick and tired of double standards. The Zoning Board is a disgrace and our hopes for good stewardship decline day by day!
Janice Pancake	Saratoga Springs, NY	2016-03-16	If this goes as planned, it will set a precedent in our city that builders can get zoning laws changed and build wherever they want. Seems to me that our city has allowed all kinds of new, unaffordable, condos, etc. and taken the charm away from my hometown...
Joann Lorman	Porter Corners, NY	2016-03-16	Saratoga is getting to many large buildings. ..let's not lose its charm!
Robert Bostick	Arlington, VA	2016-03-16	I love the Saratoga of my childhood, my youth and to alter those memories of the alleys, streets and diverse neighborhoods would be sacrilege.
John Veitch	Saratoga Springs, NY	2016-03-16	This is not proper for that neighborhood. Simply out of character. I live next to the old St. John Neumann residence, and that conversion was fine for that building. This is not appropriate for Jumel Place
Liam Sheji	Saratoga Springs, NY	2016-03-16	It's important to preserve our cities history, and replacing our historic buildings is a crime to our lifestyle
Marie falls	Lorton, VA	2016-03-16	I hate seeing my hometown lose its charm!
Steven McCarthy	Saratoga Springs, NY	2016-03-16	Enough is Enough
Martha Strohl	Saratoga Springs, NY	2016-03-16	The Comprehensive Plan and our zoning codes are meant to be observed, not abused.
Lillian Spost	Saratoga Springs, NY	2016-03-16	Saratoga risks losing the charm that is its reputation.
Michael Gent	Saratoga Springs, NY	2016-03-16	Once you open the floodgates,there'll be no stopping them.The town is enough of a mess already.

Name	Location	Date	Comment
Anthony Smith	Washington, DC	2016-03-16	I'm shocked that the lovely tree-lined streets of my hometown would be destroyed by this condo developer. Enforce the zoning laws and stop this blight on the community.
shawn banner	Saratoga Springs, NY	2016-03-16	Our town is special because far sighted folk created a charter and zoning codes that preserve what is best about Saratoga. Lately, it seems that special dispensation keeps getting given to folks who want to build exactly what those far-sighted zoning laws and city planning decisions were meant to avoid. Growth is good--in fact, growth is great, but not growth that breaks the carefully crafted rules that make Saratoga a pleasure to reside in. Please do not keep giving in to developers' whims at the expense of what makes our fair city both fair and special!
Z. Parisi	Saratoga Springs, NY	2016-03-16	cp
Amber Duffney	Keeseville, NY	2016-03-16	O remember Saratoga the way it used to be. I have seen neighborhoods destroyed by "improvement", I would hate to see Saratoga to become a city of high rises, and lose its charm and historic value.
Sunshine Stewart	Greenfield Center, NY	2016-03-16	Keep Saratoga beautiful!!!!
Meghan Cherny	Corinth, NY	2016-03-16	Bit by bit we are losing our history and our roots, that which makes it all beautiful. Saratoga is beautifully old, we must fight for her.
Janice Bellamy	Saratoga Springs, NY	2016-03-16	Too many extreme variances requested. This won't blend in with the neighborhood. The builder is asking the Zoning Board for special treatment.
Amy Barakat	Saratoga Springs, NY	2016-03-16	I don't like the direction my hometown has headed since I was a child. Too much commercialization and too much building.
patricia rubio	saratoga springs, NY	2016-03-16	I am concerned about the violation of the City zoning laws the variance would entail.
Kathleen Brown	Saratoga Springs, NY	2016-03-16	Wrong plan, wrong place, & more overpriced real estate not needed!
bob mctague	saratoga sp, NY	2016-03-16	Our neighborhoods are under attack by greedy builders who have no regard for families that live in the communities.
Daniel Schwank	xxxxxxxx, NY	2016-03-16	I'm against the overdevelopment that's destroying this town
Shealyn Heritage	Ballston Spa, NY	2016-03-16	I for one may not live I Toga directly but was born at Saratoga hospital lived in the outside towns all my life and have many Saratoga relatives of all era of Saratoga. It sadden my heart thinking about the stories I've heard of old Saratoga, Stories I have from Saratoga In the times before all the condo when we went to see our Saratoga family and The Saratoga now. Why does everything have to be so glamorized. We need some original and not just Original historical. Stop changing zoning laws for these big wig glamizataion.
Cindy June	Ballston Spa, NY	2016-03-16	Save my hometown from the developers who only see \$\$\$\$\$
Lori LeBarron	Gansevoort, NY	2016-03-16	There seems to an influx of developers who are presenting proposals that do not adhere to Saratoga Springs zoning laws. This needs to stop!
Leslie Brown	Saratoga Springs, NY	2016-03-16	There is way too much development in Saratoga and we're losing the quietness of the city. Please stop the building.
Joan Nellhaus	Saratoga Springs, NY	2016-03-16	This is wrong in so many ways. Integrity must be maintained.
Hillary Takahashi	Saratoga Springs, NY	2016-03-16	Protect our picturesque and wonderful neighborhoods.
Mary O'Donnell	Saratoga Springs, NY	2016-03-16	As a native, I have watched our city change way too much and not for the better in my estimation. This project would set a precedent and continue to ruin the very reason some people moved here. We want to keep our city's character.

Name	Location	Date	Comment
Jay Rogoff	Saratoga Springs, NY	2016-03-16	Approval of Downton Walk, a development entirely out of character with the neighborhood, would send a signal to developers that our zoning regulations are meaningless and can be circumvented at will.
Judi Duclos	Saratoga Springs, NY	2016-03-16	I do not like the path that our beautiful city seems to be on!!!!
Penny Jolly	Saratoga Springs, NY	2016-03-16	This is a residential neighborhood, protected supposedly by our zoning laws. Please observe those laws! Do NOT permit all these special variances. Don't overcrowd our neighborhoods and try to make them into something they are not: a pretentious "Downton Walk" with expensive condos instead of separate one-family homes of modest size.
Brucie Rosch	Saratoga Springs, NY	2016-03-16	Developers can make their money elsewhere. It would be one thing if they had a track record of building affordable housing in Saratoga Springs, but They. Do. Not.
Tracy Millis	Saratoga Springs, NY, NY	2016-03-16	The entire project is foolish.
Regina Camilletti	Saratoga Springs, NY	2016-03-16	This development will scar an otherwise homogenous, established neighborhood of older homes. People are invested in these homes and that neighborhood. Who has the right to step in and on behalf of a builder and his cohort, threaten their investment? If anything goes, how about lets build some stables next to City Hall and put those 7 condos on East, really close to Skidmore. Sure. I would sue you if I could.
Jacklyn Clark	Saratoga Springs, NY	2016-03-16	I don't want this in my neighborhood, I've lived on this street for 24 years and to alter the streetscape with gaudy condos would be a disgrace. More importantly if the city government allows this to become reality that would be sinful. Keep within the parameters of the neighborhood, amen!!!!!!
Barbara Ungar	Saratoga Springs, NY	2016-03-16	Developers and greed are ruining what makes Saratoga Springs a desirable place to live and visit.
Celete Caruso	Saratoga springs, NY	2016-03-16	I'm signing because the Integrity of each neighborhood within the city needs to be maintained
Suzanne kwasniewski	Saratoga Springs, NY	2016-03-16	Too many projects are approved that deviate from zoning ordinances.
Richard Hibbert	Burlington, VT	2016-03-16	My mother has lived on Jumel Place, in the other block, since 1959. My siblings and I spent part of our formative years in that neighborhood. The house belongs to our family, and we value the character of the neighborhood. That includes the portion of the street for which this project is proposed. I believe that this would be a drastic, and negative, change in the character of this part of the city.
Annette Damron	Lecanto, FL	2016-03-16	I was born and raised there and don't want to come home to a metropolis.
Susan Traylor	Saratoga Springs, NY	2016-03-16	I don't want Saratoga Springs, my beautiful home town to turn into a Clifton Park!
Marisa Wade	Saratoga Springs, NY	2016-03-16	Saratoga is starting to loose some of it's charm to all of these apartments and condominiums
JOHN DUANE	Middle Grove, NY	2016-03-16	to keep saratoga saratoga !
Arthur Porter III	Saratoga Springs, NY	2016-03-16	I believe that this is yet another example of the abuse of the zoning variance process to circumvent existing zoning designations and the Comprehensive Plan.
Katherine Totten	Saratoga Springs, NY	2016-03-16	Enough is enough
Karin Vollkommer	Saratoga Springs, NY	2016-03-16	This project is too big for the neighborhood.
kathleen orefice	westport, CT	2016-03-16	I want Saratoga to stay the way it is. It's already changing too much.

Name	Location	Date	Comment
Amy Syrell	South Glens Falls, NY	2016-03-16	Saratoga Springs needs to be a place for all people, not just those with a lot of money.
Jill P McMahon	Saratoga Springs, NY	2016-03-16	The project seems too large for the space available. More shoehorning of big houses out of character with the neighborhood that loom over their neighbors.
Frank Capone	Saratoga Springs, NY	2016-03-16	preserve the residential character
Bette Brill	Saratoga Springs, NY	2016-03-16	Just do not change the zoning laws for this or any project in a neighborhood that is not zoned for it....
amejo amyot	saratoga springs, NY	2016-03-16	I like green space around homes and consistent density in neighborhoods. this is a 1 and 2 family area.
Patricia Cornute	Saratoga Springs, NY	2016-03-16	Too many developments already in our town, hard to recognize the charming place it used to be., when the sun can't even shine down on you as you walk down certain streets any more.
sue scherer	Saratoga Springs, NY	2016-03-16	Enough with the overgrowth.
linda battiste	Schenectady, NY	2016-03-16	I grew up in Saratoga and it's beautiful the way it is!
Mary Frances Healy	Saratoga Springs, NY	2016-03-16	I have lived here my whole life and don't like the direction we are going
MaryAnn Wager	Saratoga Springs, NY	2016-03-16	I have lived in Saratoga my entire life and I am concerned for the future of our beautiful city. It is quickly losing its historical look and feel.
Patricia Mathews	Sanford, ME	2016-03-16	I strongly believe in preserving the integrity of all cities, but most importantly those cities that represent the history of our country. I lived on Jumel Place until I graduated from college. When I go back to visit family I am often disappointed to see yet another set of new and expensive Town Houses, apartment buildings, hotels, and condos. With each change Saratoga Springs loses a little of its identity. Just take a walk on Jumel Place, and you will clearly see that a development of this type is out of character with the neighborhood. Saratoga, a city I have always been proud to call my hometown, should not lose its charm to moneymaking investments.
Deb Garrelts	Saratoga Springs, NY	2016-03-16	I agree that we are being over-run with condominiums and that our neighborhoods need protection
Denise Dart	Clifton Park, NY	2016-03-16	I'm signing because I am a native Saratogian and the alleged zoning codes worked against my Dad and now we have foreigners coming in and being allowed to build wherever and however big they want just because they have the money.
Barbara Claydon	Saratoga Springs, NY	2016-03-16	inappropriate development of the space for the existing neighborhood in which I happen to live
Paul Hibbert	Broken Arrow, OK	2016-03-16	My family has property on Jumel place
Chris Pringle	Saratoga Springs, NY	2016-03-16	I've lived in saratoga almost all my life and I'm sick of seeing this great little town desecrated by these monstrosities being built with no thought what so ever. The west side of town now looks like a haven for yuppies and has driven out the families that have resided there for years. Downtown hardly looks the same as I remember it as a child. All the once family owned businesses that occupied Broadway are now gone and these corporate goons have bullied their way in forcing the rent to a ridiculous level that only 6 figure a year income families can afford. This use to be a great place to live a place I called home now I don't even recognize the town I grew up in. Enough is enough.
Joyce McKnight	Lake Luzerne, NY	2016-03-16	Saratoga Springs already has empty developments...the zoning board is either ineffectual or "on the take."

Name	Location	Date	Comment
Ann Diller	Gansevoort, NY	2016-03-16	I am appalled at the over-development that has changed our city so that it unaffordable to longtimers, courtesy of boards that are overly generous to developers.
Randy Hammond	Porter Corners, NY	2016-03-16	Saratoga is heading in the wrong direction
helen travis	Saratoga Springs, NY	2016-03-16	They are destroying Saratoga making hard for families to live homeless rase now its more homeless families working families that can't effored Saratoga price or anywhere els for that matter rent has raise so high everywhere its sad and decrees
kayla rynasko	Schenectady, NY	2016-03-16	Born and raised in Saratoga. Graduate of Saratoga high. All my family lives here!
Kathy Becker	Greenfield Center, NY	2016-03-16	I was born and raised in Saratoga Springs. I am so upset by huge changes that have been made in Saratoga. What ever happened to preserving the historical buildings in the city. It looks like the almighty dollar has won out. It is such a shame and so sad.
Liz Mark	Gansevoort, NY	2016-03-16	Saratoga is being overrun by greedy developers like Bonacio and losing its charm.
Charles Kish	Saratoga Springs, NY	2016-03-17	The character of too many neighborhoods are at stake when projects are granted that require numerous large scale changes to existing zoning. When developers profit concerns trump zoning considerations and justifiable and considered opposition by neighbors to this degree, who's opposition is totally supported by current zoning, the zoning board is not doing it's job. There is zoning for a reason based on long term plans and consideration for the city as a whole. Wholesale variances granted solely for the purpose of developer profit is a travesty.
Nancy Flynn	Buskirk, NY	2016-03-17	We have a family home on the other block of Jumel Place that my mom lives in and believe this will hurt the whole street and set a bad precedent.
Ann Haller	Saratoga Springs, NY	2016-03-17	This is an inappropriate use if the land. It is not in accordance with the zoning. developers should not be exempt from rules just because they want to maximize their profits. The city is running out of build-able lots, so the developer is trying to squeeze as much profit as he can out of this lot.
renee harder	gansevoort, NY	2016-03-17	way to much development now
Richard Dunham	Saratoga Springs, NY	2016-03-17	I do not believe that a previous factory/Dance Studio in a residential neighborhood needs to be re-zoned to accommodate more living space than the current regulations allow. Enough croneism. Build a house, or two.
Kelly Mackison	Gansevoort, NY	2016-03-17	I am bored in raided is Saratoga
Jodi Stevens	Saratoga Springs, NY	2016-03-17	I grew up on this area and just can't stand by and watch the integrity of this beautiful, quaint neighborhood be destroyed...
Jennifer Kleindienst	Middletown, CT	2016-03-17	I grew up near Saratoga and visit often. I would hate to see the city's charm erode with a project like this.
Patricia Duval	Portland, OR	2016-03-17	To oppose approvals requested for this project. Plan is totally irrelevant to the existing neighborhood. Approving these requests would set a bad precedent and many of Saratoga neighborhoods would be at risk.
Gloria Burke	Waterville, ME	2016-03-17	This would set a terrible president.
Dorene Couch	Saratoga Springs, NY	2016-03-17	I want to show my support for our local residents and weigh in on matters of development that will have a negative impact on our neighborhoods

Name	Location	Date	Comment
Wayne T. Senecal	Saratoga Springs, NY	2016-03-17	I believe the developer's application is a change in use requiring City Council Approval not just Zoning Board of Appeals approval.
Jerome Luhn	Saratoga Springs, NY	2016-03-17	People are entitled to know what development plans are being proposed so that they, and the officials entrusted with authority over zoning decisions, can make informed judgments that affect the character of the place where they live over the long term. Seemingly material omissions in presentation, together with behavior by the developer and relevant board officials, have given neighbors reason to raise questions, such as whose interests enjoy primacy in this proposal? No one wants to wake to rude surprises after the foundations are poured. That's something any developer should understand.
Sheila Levo	Saratoga Springs, NY	2016-03-17	I'm signing because although I am a Saratoga native, I no longer live in the city. After my husband died, I sold my house as the upkeep (lawn, snow, etc.) was too much for me. The prices for decent rentals in the city were outrageous. I was forced to look elsewhere and as a consequence, I now live in Ballston. This project, if allowed, would be another example of pricing the middle class out of Saratoga.
Melanie Herter	New York City, NY	2016-03-17	Trying to keep my neighborhood from illegal property use and major congestion
Ina Harney	Saratoga Springs, NY	2016-03-17	This has to stop in Saratoga, not only in my backyard but this one too. Residents have to pay attention to all of these plans, not only their neighborhoods. Every time the builders manage to get one over on our city government leaders and build these monstrosities it gives them permission to ruin another neighborhood.
Nicholas Rossi	Parrish, FL	2016-03-17	I lived in Saratoga 62yrs. I grew up in that part of town & owned a home at 213 East AVE. Allowing this development is wrong
James Lestrangle	Saratoga Springs, NY	2016-03-17	Stop putting the interests of the wealthy ahead of long time Saratoga residents. We have enough development already. Too many people moving in making everything more expensive and causing traffic congestion.
richard bradley	Ballston Spa, NY	2016-03-17	developers are destroying the Saratoga I grew up in. they just need to leave things alone. they are just fine as they are
Henry Bovee	Saratoga Springs, NY	2016-03-17	For my friend
Michael Graul	Granby, CO	2016-03-17	I would like to see the zoning laws upheld in this single family neighborhood where I grew up. I hope those individuals on the zoning board haven't lost sight of doing what is right.
HEATHER STABLES	SARATOGA SPRINGS, NY	2016-03-18	This is NOT NYC....
Michael Stoneback	Saratoga Springs, NY	2016-03-18	developers are ruining the city with maximizing land use with the approval of city boards and their own interpretation of zoning

A NOT-SO-LITTLE BIT OF INTERESTING DOWNTON INFO . . .

On closer inspection of the plans for Downton Walk, I realized that I had picked up **footprint** square footage for the homes from the permeability chart. It is my understanding that, for permeability numbers, one presents the square-foot measurements of the footprint of the home **only**. That means **only the first floor** of a multi-story home.

That is where I got the size figures I posted in my previous letters. That begins to explain why, in the builder's response to my latest missive, the square footage **he** presented had jumped at the high end, to 3,000+ square feet. **Note the plus sign.**

We believe it's there for a reason . . .

If a builder puts the square footage of the footprint on a permeability chart, and it is 2,700 square feet for example, it is likely that the square footage of the entire house -- all floors -- will be much larger than that.

So, using rough figures as an example, because it's impossible to know if the second floor will cover every square foot of what is below it (some homes have slightly smaller second floors – but not usually very much so), one **could** estimate that a home that we thought was 2,700 sq. ft. could really be as large as 4,000 to even 5,400 square feet (the discrepancy being any porches and overhangs included in that 2,700 figure; and the second floor might or might not extend over them.)

This leads us to the permeability chart for Downton Walk . . .

The numbers are not all easy to read, as this is a small side chart, on a plan that has fuzzy type. And, keep in mind, this is supposed to be the **footprint** of the building – including **only** the first floor (overhangs and porches are in other areas of the chart).

The footprints of the seven homes alone add up to 14,526 sq.ft. (builder's numbers).

The builder has already told us that two of the structures are 1,800 sq.ft. – which would probably be those with the 1,357 sq.ft. and 1,472 sq.ft. footprints on his chart. Let's assume they will be exactly 1,800 sq.ft. each. That means that the second floor adds just under 40% to the footprint size.

On the larger ones, he has quoted 2,800 – 3,000+ sq.ft.

To begin at his 2,800-sq.ft. number for the larger homes, you also need to add around 40% to the smallest large home.

So we'll use 40% as a general guide.

(**ALERT:** This is where that plus sign after the 3,000 sq.ft. quote comes in; because a 2,759 sq.ft. home footprint – which is the size of one footprint on his chart – **without** its attached garage that would add almost 600 sq.ft. more -- with only 40% added for a second floor, means there likely will be at least a 3,900 sq.ft. structure [and the overhangs will add an additional 228 sq. ft. and the garage almost 600 sq. ft. more, for a total of approximately 4,700 sq.ft.]. We have no way of knowing if the builder will be including living space over the garage, so we didn't include that in these figures.) Obviously, much more detail is needed from the builder.

The builder has said that the total **footprint** for all seven homes is 14,526 sq. ft. That does NOT include the roof overhangs. In addition, the garages themselves total 4,175 sq.ft. (Again, please keep in mind that, not having seen full architectural plans, we can't tell if there will be any living space built above the garages, so although we are adding in the builder's number, we are not adjusting the garage number with the additional 40 percent.)

The following total is likely on the small side, because we're assuming that the second floor is only 40% the size of the first floor (not very likely); and we're **ignoring** that the plans show windows in four different floors of the buildings. Why would there be windows in a basement, if it is only used for storage? And the window on the top floor is a clue to the possibility of a small attic room as well.

Please keep in mind that the surrounding homes on Jumel Place average about around 1,450 sq.ft., with half of them being somewhat smaller, and one as small as 900 sq. ft. **(This includes the total interior square footage of all floors.)**

Because of the way Downton Walk homes are situated in the plans, and because there is such little room for green space between them, they will mass visually, on Jumel Place, as if they are one giant compound, likely exceeding 25,000 sq. ft. -- including the homes, the (*single-story*) garages, and the porches. (Note: There is also something labeled "Living" that is another 5,665 sq.ft. in the non-permeable section. Because we cannot determine what that is, exactly, it is not included in the 25,000 estimated sq.ft. size of the "Downton Walk Enclosure".

If this project goes through to completion as currently designed, the only upside we see, in addition to the removal of the existing factory building, might be the possibility of more Hershey bars at Halloween.

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MORE THAN 25,000 SQUARE FOOT MASS ?
A NOT-SO-LITTLE BIT OF INTERESTING DOWNTON INFO . . .

On closer inspection of the plans for Downton Walk, it appears that there has been some misconception regarding the actual size of the development. If people are visualizing the quoted sizes that have been used in the various articles that have previously been presented, they might be in for a surprise.

It appears that a complex that felt large at the 14,526 sq.ft.-total of first-floor footprints -- which is the only measurement that was written the drawings -- when massed together as complete homes -- will likely produce what, visually, will appear to be an almost contiguous structure well in excess of 25,000 sq.ft.

This writer, for one, previously referred to square-footage for the homes from the builder's permeability chart. However, for permeability numbers, only the square-foot measurements of the first floor of the home are used, regardless of how many stories will be added to that. So the actual structure, once it is built, unless it is single-story construction, will be appreciably larger. And the drawings of Downton Walk indicate homes with two or more floors.

Please note that, to get to the larger figure, we have used 40% as a conservative addition for the second floors of these homes. There is no way of knowing how these homes will really lay out, because Mr. Witt has not provided this important information to the neighbors or community. Many homes in Saratoga are built

almost like boxes, with the first floor and second floor being exactly the same size. In such case, one would simply double the square footage to get the total living area. Others have a more modest upper level. So 40% was our compromise.

And keep in mind that we're ignoring that the plans show windows for four different levels. Why would there be windows in a basement, if it is only used for storage? And the window on the top floor is sometimes a clue to the possibility of a small attic room as well. We also have added nothing for any space that might be built above the garages. So that "in excess of 25,000 sq.ft." could easily become a much larger number. Obviously, more detail is needed from the builder to be complete on this.

But this begins to explain why, in the builder's response to my latest missive, the square footage he presented had jumped at the high end, to 3,000+ square feet. His plus-sign is quite accurate, because the addition of multiple floors to the home sizes written on that chart makes a huge difference.

For perspective, please keep in mind that the surrounding homes on Jumel Place average about 1,450 sq.ft., in size, with half of them being somewhat smaller, and one as small as 900 sq. ft. (This includes the total interior square footage of both floors on any two-story structures.)

So, visually, five of those average-size Jumel Place homes, if placed on that lot after subdivision to the maximum number of homes allowed there by Code, would create a visual mass of only 12,100 square feet, including relative proportions of Mr. Witt's figures for overhangs, garages, porches, and such -- less than half of what is proposed (and only conservatively approximated) -- and much more in keeping with the character of the neighborhood.

The ZBA should allow Mr. Witt to build what **is** permitted there: five single-family homes or four two-family homes, not "seven single-family condominiums" which are not permitted in an Urban Residential-3 Zoning District.

###

Susan Barden
Zoning Board of Appeals
Saratoga Springs City Hall

17 March, 2016

Ms. Barden & Members of the Zoning Board of Appeals,

I have lived on the 200 block of Lake Avenue for 25 years. The back property line of my home abuts the property of 27 Jumel Place and runs nearly its entire length. I have a great many concerns in regard to the Downton Walk development plan that is proposed for that location.

Our current zoning laws forbid developments of this kind, not only in our Urban Residential-3 classification, but also within the larger Core Residential Neighborhood-1. Multi-family housing is against the codes.

Mr. Witt's proposal that this project is a "single-family condominium" attempts to skirt these codes by tying together two separate types of housing. Either it is a single-family designation, or it is a condominium. To go forward as single-family and fit multiple homes on the lot, he would have to subdivide – for which he has not applied. This would only allow up to five homes on the lot, not seven as proposed. Without subdivision, it goes forward as a condominium, which is forbidden in this district.

In order to accommodate seven homes onto the lot, several variances to the legal property setbacks have been requested. However, these variances are not within an acceptable range. They seek to nullify nearly all space between properties. The legal setback is 25 ft. A variance bringing that space down to 6 ft. is unacceptable. It poses privacy issues, as well as safety issues for not only the existing neighbors, but for those who will be living in these new homes.

Yes, the current building at 27 Jumel sits on top of its property lines. It was built before zoning laws were implemented to protect the character and safety of our neighborhoods. The proximity of the current structure has always been a sore point, but I feel that adding only 6 ft. of space is still not adequate to provide privacy and prevent noise. Especially since the trees that exist along the back will be removed and cannot be replaced, as they would pose a risk to the foundations of these new homes.

I, and my neighbors, do not oppose new housing being brought into our neighborhood. We fully support Mr. Witt's effort to provide residential infill for the city and beautify the street of Jumel Place. However, we feel the scale of this project is over-zealous and out of character - not only for our neighborhood, but with the rest of Saratoga as well. A neighborhood boasting very modest sized homes (averaging 1450 sq.ft.) that are late American victorian/craftsman/turn-of-the-century in design is not the proper place for extremely large English country style homes.

Should the Downton Walk development be approved with the current variance requests, it paves the way for future developments of this scale to move into other neighborhoods throughout town, thus threatening the integrity and historical character of our city.

The neighbors ask that there be negotiation on the scale of the project and the requested variances. We would love to welcome Mr. Witt's talents into our neighborhood. But we desire our zoning laws to be upheld. They were not put in place just to be cast aside on a whim. We ask that you please take our concerns into consideration.

Thank you for your time.

Sincerely,

Kira Cohen

signatures_1458277405

Name	Postal Code	State	Signed On
Chris Mathiesen	12866	New York	2016-03-17
Kristin Brenner	12866	New York	2016-03-15
Catherine Golden	12866	New York	2016-03-15
Olivia Cruz	12866	New York	2016-03-15
Scott Starr	12866	New York	2016-03-15
Bryan N.	12866	New York	2016-03-16
Jane Stevens	12866	New York	2016-03-16
Jeannine Moran	12866	New York	2016-03-16
Carol Schupp Star	12866	New York	2016-03-16
Karen Pettigrew	12866	New York	2016-03-16
Margaret Selikoff	12866	New York	2016-03-16
Kim Fonda	12866	New York	2016-03-16
kathy shimm	12866	New York	2016-03-16
Ronnie Betor	12866	New York	2016-03-16
Frank Callucci	12866	New York	2016-03-16
debbie barry	12866	New York	2016-03-16
isabella warner	12866	New York	2016-03-16
Mary Tipton	12866	New York	2016-03-16
Claire Demarest	12866	New York	2016-03-16
John Veitch	12866	New York	2016-03-16
Liam Sheji	12866	New York	2016-03-16
Jim Favaloro	12866	New York	2016-03-16
Philip Donnelly	12866	New York	2016-03-16
Jennifer South	12866	New York	2016-03-16
Theresa Boisseau	12866	New York	2016-03-16
Susan DeRossi	12866	New York	2016-03-16
Christine Guarnieri	12866	New York	2016-03-16
Carrie Warner	12866	New York	2016-03-16
Jena Rotheim	12866	New York	2016-03-16
Steven McCarthy	12866	New York	2016-03-16
Martha Strohl	12866	New York	2016-03-16
Cherylle Hudak	12866	New York	2016-03-16
Lillian Spost	12866	New York	2016-03-16
Michael Gent	12866	New York	2016-03-16
Melany Gent	12866	New York	2016-03-16
Rob Wright	12866	New York	2016-03-16
Shawn Banner	12866	New York	2016-03-16
Randi Kish	12866	New York	2016-03-16
Mame Noonan	12866	New York	2016-03-16
Lynn Blasso	12866	New York	2016-03-16
John Kaufmann	12866	New York	2016-03-16
Deena Smith	12866	New York	2016-03-16
Janice Bellamy	12866	New York	2016-03-16
Lynda goodness	12866	New York	2016-03-16
Martha Ray	12866	New York	2016-03-16
Amy Barakat	12866	New York	2016-03-16
patricia rubio	12866	New York	2016-03-16

signatures_1458277405

Kathleen Brown	12866 New York	2016-03-16
Pepper Wolfe	12866 New York	2016-03-16
Robert McTague	12866 New York	2016-03-16
Daniel Schwank	12866 New York	2016-03-16
Gordon Ray	12866 New York	2016-03-16
Emma Folkins	12866 New York	2016-03-16
Theresa Capozzola	12866 New York	2016-03-16
Leslie Brown	12866 New York	2016-03-16
Joan Nellhaus	12866 New York	2016-03-16
Gabriel Stinson	12866 New York	2016-03-16
Laura Blunt	12866 New York	2016-03-16
Nancy Wilder	12866 New York	2016-03-16
Hillary Takahashi	12866 New York	2016-03-16
Judith Brenner	12866 New York	2016-03-16
Mary O'Donnell	12866 New York	2016-03-16
Jay Rogoff	12866 New York	2016-03-16
Judi Duclos	12866 New York	2016-03-16
Penny Jolly	12866 New York	2016-03-16
Frank DeRossi	12866 New York	2016-03-16
Brucie Rosch	12866 New York	2016-03-16
Tracy Millis III	12866 New York	2016-03-16
Regina Camilletti	12866 New York	2016-03-16
Jacklyn Clark	12866 New York	2016-03-16
Barbara Ungar	12866 New York	2016-03-16
Celete Caruso	12866 New York	2016-03-16
Suzanne kwasniewski	12866 New York	2016-03-16
Deborah Millis	12866 New York	2016-03-16
Johanna Garrison	12866 New York	2016-03-16
William Pettigrew	12866 New York	2016-03-16
Robert Lippman	12866 New York	2016-03-16
Peter Lee	12866 New York	2016-03-16
Susan Traylor	12866 New York	2016-03-16
Marisa Wade	12866 New York	2016-03-16
Arthur Porter	12866 New York	2016-03-16
Kathryn Fitzgerald	12866 New York	2016-03-16
Annmarie Palmieri	12866 New York	2016-03-16
doug lake	12866 New York	2016-03-16
Nanci StJohn	12866 New York	2016-03-16
Katherine Totten	12866 New York	2016-03-16
Robin Kish	12866 New York	2016-03-16
Rhea Demory	12866 New York	2016-03-16
John Schroeder	12866 New York	2016-03-16
Derek Olsen	12866 New York	2016-03-16
Teri Blasko	12866 New York	2016-03-16
Karin Vollkommer	12866 New York	2016-03-16
David Lombardo	12866 New York	2016-03-16
Dina Fittipaldi	12866 New York	2016-03-16
Margaret Fittipaldi	12866 New York	2016-03-16
Julio Olvera	12866 New York	2016-03-16

signatures_1458277405

Holly Lawton	12866 New York	2016-03-16
Jill P McMahon	12866 New York	2016-03-16
Stephen Farenell	12866 New York	2016-03-16
Frank Capone	12866 New York	2016-03-16
Bette Brill	12866 New York	2016-03-16
amejo amyot	12866 New York	2016-03-16
Joy Burke	12866 New York	2016-03-16
Patricia Cornute	12866 New York	2016-03-16
sue scherer	12866 New York	2016-03-16
David Morris	12866 New York	2016-03-16
Mary Frances Healy	12866 New York	2016-03-16
Tara Chhabra	12866 New York	2016-03-16
Annette Carman	12866 New York	2016-03-16
MaryAnn Wager	12866 New York	2016-03-16
Stephanie Ryall	12866 New York	2016-03-16
Lisa Campilango	12866 New York	2016-03-16
Deborah Garrelts	12866 New York	2016-03-16
Joosje Anderson	12866 New York	2016-03-16
Barbara Claydon	12866 New York	2016-03-16
Chris Pringle	12866 New York	2016-03-16
monica winn	12866 New York	2016-03-16
Tracey Radigan	12866 New York	2016-03-16
Amy Hichman	12866 New York	2016-03-16
Rick Moran	12866 New York	2016-03-16
Kayla Rynasko	12866 New York	2016-03-16
Jeanne Oconnor	12866 New York	2016-03-16
Chuck Lamb	12866 New York	2016-03-16
Charles Kish	12866 New York	2016-03-16
Colleen Downing	12866 New York	2016-03-16
Ann Haller	12866 New York	2016-03-17
Ellen Boyce	12866 New York	2016-03-17
Deanne Marg	12866 New York	2016-03-17
Richard Dunham	12866 New York	2016-03-17
Jodi Stevens	12866 New York	2016-03-17
Louisa Foye	12866 New York	2016-03-17
Karen Thomas	12866 New York	2016-03-17
Joseph Marcuccio	12866 New York	2016-03-17
Vicki Feldman	12866 New York	2016-03-17
Patricia Duval	12866 New York	2016-03-17
Gloria Burke	12866 New York	2016-03-17
Tamara Woolsey	12866 New York	2016-03-17
Dorene Couch	12866 New York	2016-03-17
Ingrid H Stone	12866 New York	2016-03-17
Barbara Proctor	12866 New York	2016-03-17
Sandra Cohen	12866 New York	2016-03-15
Oona Grady	12866 New York	2016-03-17
Roxanne Mead	12866 New York	2016-03-17
Wayne T. Senecal	12866 New York	2016-03-17
Tara Martin	12866 New York	2016-03-17

signatures_1458277405

EDWARD Jewell	12866 New York	2016-03-17
Jerome Luhn	12866 New York	2016-03-17
Sheila Levo	12866 New York	2016-03-17
William Yusavage	12866 New York	2016-03-17
Melanie Herter	12866 New York	2016-03-17
Ina Harney	12866 New York	2016-03-17
James Lestrange	12866 New York	2016-03-17
Loretta Martin	12866 New York	2016-03-17
LeeAnne Olsen	12866 New York	2016-03-17
Joanne Dwornik	12866 New York	2016-03-17
Alan Edstrom	12866 New York	2016-03-17
Henry Bovee	12866 New York	2016-03-17
Sam Brewton	12866 New York	2016-03-15
Michelle Deyette	12866 New York	2016-03-17
Judy Riester	12866 New York	2016-03-16
Holly Bates	12866 New York	2016-03-16
Ann Sette	12866 New York	2016-03-16
Kira Cohen	12866 New York	2016-03-15
Michelle Deyette	12866 New York	2016-03-17
Judy Riester	12866 New York	2016-03-16
Holly Bates	12866 New York	2016-03-16
Michele McClure	12871 New York	2016-03-17
Susan king	12871 New York	2016-03-17
doug klein	12871 New York	2016-03-17
james brophy	12877 New York	2016-03-16
Amy Syrell	12803 New York	2016-03-16
Jarred Butler	12822 New York	2016-03-16
Meghan Cherny	12822 New York	2016-03-16
Gary Daluisio	12831 New York	2016-03-16
Erin Wiggin	12831 New York	2016-03-16
Llona Hogan	12831 New York	2016-03-16
Lori LeBarron	12831 New York	2016-03-16
Davene Jones	12831 New York	2016-03-16
Diller Ann	12831 New York	2016-03-16
Liz Mark	12831 New York	2016-03-16
renee harder	12831 New York	2016-03-17
Kelly O'DONNELL -Mackison	12831 New York	2016-03-17
Sunshine Stewart	12833 New York	2016-03-16
Darrell Rikert	12833 New York	2016-03-16
Kathy Becker	12833 New York	2016-03-16
Joyce McKnight	12846 New York	2016-03-16
JOHN DUANE	12850 New York	2016-03-16
Joann Lorman	12859 New York	2016-03-16
Randy Hammond	12859 New York	2016-03-16
Noah Casner	12865 New York	2016-03-16
Amber Duffney	12944 New York	2016-03-16
Julie Behrens	13743 New York	2016-03-16
Ardath Stroman	14105 New York	2016-03-16
Tracy Maimone	14445 New York	2016-03-16

signatures_1458277405

Michael Yarinsky	11205 New York	2016-03-16
Janice Pancake	12020 New York	2016-03-16
Sherry Dapello	12020 New York	2016-03-16
Beverlee Patterson	12020 New York	2016-03-16
Shealyn Heritage	12020 New York	2016-03-16
Cindy June	12020 New York	2016-03-16
Michelle Cameron	12020 New York	2016-03-16
Cathy Hoff	12020 New York	2016-03-16
Beverlee Patterson	12020 New York	2016-03-17
Martha Almgren	12020 New York	2016-03-17
richard bradley	12020 New York	2016-03-17
Nancy Flynn	12028 New York	2016-03-16
Thomas Wadsworth	12043 New York	2016-03-17
Hannah Christopher Christopher	12065 New York	2016-03-16
Vanessa Saari	12065 New York	2016-03-16
Denise Dart	12065 New York	2016-03-16
Eric Gould	12144 New York	2016-03-16
Michael Taormina	12188 New York	2016-03-17
nancy Henry	12203 New York	2016-03-16
c frank parisi	12210 New York	2016-03-16
linda battiste	12302 New York	2016-03-16
Michael Yarinsky	11205 New York	2016-03-16
Janice Pancake	12020 New York	2016-03-16
Sherry Dapello	12020 New York	2016-03-16
Beverlee Patterson	12020 New York	2016-03-16
Shealyn Heritage	12020 New York	2016-03-16
Cindy June	12020 New York	2016-03-16
Michelle Cameron	12020 New York	2016-03-16
Cathy Hoff	12020 New York	2016-03-16
Beverlee Patterson	12020 New York	2016-03-17
Martha Almgren	12020 New York	2016-03-17
richard bradley	12020 New York	2016-03-17
Nancy Flynn	12028 New York	2016-03-16
Thomas Wadsworth	12043 New York	2016-03-17
Hannah Christopher Christopher	12065 New York	2016-03-16
Vanessa Saari	12065 New York	2016-03-16
Anthony Smith	20011 District of Columbia	2016-03-16
Karen Hefter	20637 Maryland	2016-03-17
Marie falls	22193 Virginia	2016-03-16
Robert Bostick	22202 Virginia	2016-03-16
Alysia Han	28036 North Carolina	2016-03-17
Allison Williford	28467 North Carolina	2016-03-16
Sherry Callahan	30517 Georgia	2016-03-16
John Spinelli	32724 Florida	2016-03-15
Justin Cressey	33066 Florida	2016-03-16
Bethany Cohen	33433 Florida	2016-03-17
Matt schwarz	33919 Florida	2016-03-16
Nicholas Rossi	34219 Florida	2016-03-17
Annette Damron	34461 Florida	2016-03-16

signatures_1458277405

Paul Hibbert	74011 Oklahoma	2016-03-16
Michael Graul	80015 Colorado	2016-03-17
Rick Leverence	2144 Massachusetts	2016-03-16
Patricia Mathews	4073 Maine	2016-03-16
MaryBeth Hibbert	5408 Vermont	2016-03-16
Richard Hibbert	5408 Vermont	2016-03-16
Jennifer Kleindienst	6457 Connecticut	2016-03-17
Kathleen Ruggles Orefice	6880 Connecticut	2016-03-16
james yellen	7470 New Jersey	2016-03-17
Rick Leverence	2144 Massachusetts	2016-03-16
Patricia Mathews	4073 Maine	2016-03-16
MaryBeth Hibbert	5408 Vermont	2016-03-16
Richard Hibbert	5408 Vermont	2016-03-16
Jennifer Kleindienst	6457 Connecticut	2016-03-17
Kathleen Ruggles Orefice	6880 Connecticut	2016-03-16
james yellen	7470 New Jersey	2016-03-17

OUR STANCE AS NEIGHBORS of proposed "Downton Walk":

- We don't oppose Mr. Witt per se, or that he should develop this property.
- But we are concerned about the scale of the variances he is requesting and of the project as currently designed.
- We are concerned that the current design and density of the proposal and the number and size of the proposed homes are out of character with this historic neighborhood.
- We would like a revised more reasonable proposal.

Joan Rupperecht, 20 Jewel Place

Larry Britt
Marie Britt 207 Caroline St.

Anne Kearney Proulx 14 Jewel Pl.

Bill Evans 12 Jewel Pl.

Mary Hibbert 11 Jewel Place.

M/M
(Gabriel Edell) 9 Jewel Pl.

Michael P. Lewis 8 Jewel Pl.

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Rachel D'Amico 110 Ludlow St.

Colin A. Kuehn 100 Ludlow St SS NY 12866

Hayler 100 Ludlow St 12866

Scott J. 415 Maple Ave 12866
683-2913

Alexis Manning 13 Jewel Pl 12866

Elizabeth DiTuzzo 227 Lake Ave
Saratoga Springs NY 12866

227 Lake Ave
Saratoga Springs NY 12866

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- We would like a revised more reasonable proposal.

Kary Zaratti 209 Lake Ky JAD

Karen Hicks 207 Lakota

William Max OSWALD 174 EAST Ave

Debbie Osuel

Marie Sande 179 East Ave

I do oppose.

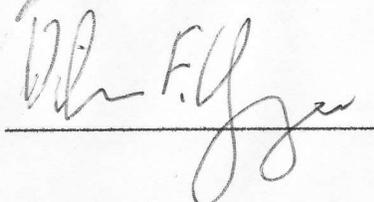
Jane Morris 8 Pinewood Ave this development

Joe Fitzgerald 187 EAST Ave

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- We would like a revised more reasonable proposal.

 LITWIN, ERIC 200 LAKE AVE

 YUSAVAGE, WILLIAM 177 East Ave

Linda Church Linda Church 225 Lake Ave, Saratoga Springs NY

Paul Church 225 LAKE AVE SARATOGA SPRINGS, NY 12866

Jim MacNeill 25 Lake Ave S.S. Jim MacNeill

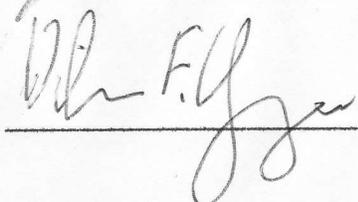
Susan O. Torone 164 East Ave. S.S. 12866

Ann DeGle 18 Hutchins St 12866

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 LITWIN, ERIC 200 LAKE AVE

 YUSA VAGE) WILLIAM 177 East Ave

Linda Church Linda Church 225 Lake Ave, Saratoga Springs NY

Paul Church 225 LAKE AVE SARATOGA SPRINGS, NY 12866

Jim MacNeill 25 Lake Ave S.S. Jim MacNeill

Susan O. Torone 164 East Ave. S.S. 12866

Ann DeGle 18 Hutchins St 12866

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Kary Zaratti 209 Lake Ky JAD

Karen Hicks 207 Lakota

William Max OSWALD 174 EAST Ave

Debbie Osuel

Marie Sande 179 East Ave

I do oppose.

Jane Morris 8 Pinewood Ave this development

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Colin A. Kuehn 100 Ludlow St SS NY 12866

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Scott J. 415 Maple Ave 12866
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Saratoga Springs NY 12866

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Larry Britt
Marie Britt 207 Caroline St.

Anne Kearney Proulx 14 Jewel Pl.
Bill Evans 12 Jewel Pl.

Mary Hibbert 11 Jewel Place.
M/M
(Gabriel Edell) 9 Jewel Pl.

Michael P. Lewis 8 Jewel Pl.

WATER UNDER THE BRIDGE . . .

After spending much time with the drawings and plans for Downton Walk, something about the numbers has not felt right. But, this time, it had to do with permeability, the amount of vacant land on a lot that is available to absorb water, such as rain, melting snow, pipe break, swimming pool overflow, etc.

Because we were previously pursuing other issues, we didn't really look at the math in the permeability charts presented on the drawings. A closer examination reveals some inconsistencies and numbers don't seem to add up.

If you want to follow along, we draw your attention to the builder's package presented at the March 7, 2016 meeting of the Zoning Board of Appeals. Copies of the documents can still be found online at <http://www.saratoga-springs.org/AgendaCenter/ViewFile/Item/379?fileID=1546>

We are referring specifically to pages 14 & 17. The numbers on page 14 are very fuzzy, because they are reduced copies of what appears to be a blueprint. So, our figures might not be exact, but we are confident that they are very close. Also, it is our understanding that, to find the permeable area that is left on a lot, one adds the footprints of the homes planned for the land to the other areas designated as non-permeable, because the areas under roof are considered non-permeable.

Witt states on the drawings chart that the **non-permeable area** (listed as the size of the road, driveways, pavers, porches, “living”, and garages -- **excluding** the housing footprints) is roughly **21,300** sq.ft. When we add in the home **footprints** total from the other chart – roughly **15,900** sq.ft. – we arrive a grand total of non-permeable surface of **37,200** sq.ft. Yet, the area of the lot itself is only **34,765** sq.ft. So something **must** be wrong, especially when 25% of the land – in this case, **8,691** sq.ft. – must be kept permeable.

At best, perhaps we could remove the “Living” line item in the Non-Permeable Areas part of the chart on page 14. That represents about 5,660 sq.ft. We cannot understand what that is. So we’re thinking perhaps it was a mistake? That would **adjust** the designated **Non-Permeable area** to **15,640** sq. ft. Added to the **15,900** sq.ft. of **home footprints**, the **total Non-Permeable** would be reduced to **31,540**. However, the difference of **3,225 sq.ft. (9.28%)** does not meet the City’s need for **8,691 sq. ft. (25%)** of permeability.

At a glance, it appears to all work beautifully for him on page 17, **because** he has only cited Roads and Driveways as non-permeable, **neglecting to add in the other non-permeable items on his chart on page 14: specifically pavers, porches, “living”, and garages.** If there is a viable reason for this, we would greatly appreciate an explanation. If not, we think the City has an obligation to make certain he’s not accidentally taking advantage of more area variances than he is requesting.

We feel quite certain that, should this project proceed, detailed plans with accurate measurements will be forthcoming. But that might be far too late, because it is not impossible that the ZBA will have already cast the die for the Jumel Place “seasonal swimming pool” which -- because of non-permeability of the land -- could periodically replace the street itself.

So we ask the ZBA to stop this process and request accurate accounting of permeability as well as further information on the expected final sizes of the homes being planned, as at least five of the square footages being discussed in the media either match or come close to the sizes that appear as **single-story footprints** on the permeability chart -- while the project elevations call for multiple story structures.

###

From: "Kira Lajeunesse" <kira.lajeunesse@gmail.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Sunday, March 20, 2016 4:06:50 PM
Subject: Downton Walk Proposal-27 Jumel Place

Ladies and Gentleman of the Zoning Board of Appeals,

There is no reason that Mr. Witt should be granted any variance to the current zoning law of the City of Saratoga Springs. The lot upon which he wishes to build is in a UR3 zone which does not permit the type or size of structure which he seeks permission to erect. The homes surrounding this site are single family residences with no more than 2000 square feet of living space. The structures proposed by Witt simply do not fit in the neighborhood, and clearly will change or alter the character of this neighborhood.

Mr. Witt can build homes that do, in fact, blend with the neighborhood, that do not violate

the zoning law and do not require any variances and still realize a profit..

This seems another example of local builders trying to convince the Zoning Board that in order to make a profit they must be given a variance. There is no hardship that he will suffer if not granted the variance that he seeks.

As an owner of two homes in Saratoga's Historic District (one on Circular Street and one on White Street) and a resident of Saratoga's historic district for over thirty years, I am appalled by the gross changes that have begun to encroach on our neighborhoods.

Please deny the variance for the benefit of the city and the residents who have made Jumel Place their home.

Thank you,
Kira Lajeunesse

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From: "Laura Giannini" <lauracgiannini@gmail.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Sunday, March 20, 2016 3:12:47 PM
Subject: Opposition to proposed 27 Jumel Place development

Ms. Barden,

I'd like to express my objection to the proposed Downton Walk project and the associated variance requests for the 27 Jumel Place property. I live several houses away on Jumel Place, and I strongly feel that the scope of the project is not fitting or appropriate for our neighborhood. Additionally, the proposed density and the number of requested variances are concerning for both this particular property and the precedent that approval may set moving forward. I am not opposed to rejuvenation of this property in general, just the specifics of this particular proposal. I would support a more balanced project in line with

the invaluable character of our neighborhood.

I often walk past this property on my way to East Side Rec with my young son, and I do not want that part of our street to be built up in a fashion so incongruous with the scale, architecture, and lot set-up as the rest of the street.

Thank you for your consideration of the views of the neighbors as you evaluate this decision.

Laura Giannini
19 Jumel Place, Saratoga Springs

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From: bobv40@aol.com

To: "Susan Barden" <susan.barden@saratoga-springs.org>

Sent: Sunday, March 20, 2016 11:45:51 AM

Subject: Save Saratoga

We agree that the Downtown Walk proposal on Jumel should not go forward.

Lesley and Bob Vogel
238 Caroline Street

From: "Reg Lilly" <reg.lilly@gmail.com>

To: "Susan Barden" <susan.barden@saratoga-springs.org>

Sent: Saturday, March 19, 2016 1:39:51 PM

Subject: 27 Jumel

Hello,

I live at 15 Granger, right around the corner from the propped condominium. Last I heard, there was a plan to build several McMansions there. I'm definitely opposed to the development that I now read about on the flyer you left on my door.

Sincerely,

Reginald Lilly

15 Granger Ave

Saratoga Springs, NY

From: mrlouspal@aol.com

To: "Susan Barden" <susan.barden@saratoga-springs.org>

Sent: Saturday, March 19, 2016 10:04:10 AM

Subject: PLEASE!!!!!!!!!!!!!!!!!!!!

**STOP THE MADNESS THAT IS GOING
ON WITH THE BUILDERS/DEVELOPERS
& THE REAL ESTATE
BUSINESS!!!!!!!!!!!!!!!!!!!!**

From: "Penny Jolly" <pjolly@skidmore.edu>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Friday, March 18, 2016 9:25:27 AM
Subject: Downto Walk

Dear Ms. Barden,

I wish to urge the ZBA to turn down the request for all the variances so that the builder can build 7 codos in what is clearly a neighborhood of one-family houses on individual plots of land. I live about 3 blocks away from the site and often walk there; Downton Walk simply does not fit in: it's pretentious, crowded, and totally out of character with the neighborhood. That's why we have zoning laws: to maintain certain types of structures in certain parts of the city. Please do NOT waive these zoning restrictions.

Thank you,
Penny Jolly

Dr. Penny Howell Jolly
Professor of Art History
Filene 111
Skidmore College
Saratoga Springs, NY 12866

From: "Deborah Garrelts" <dgarrelts1@gmail.com>

To: "Susan Barden" <susan.barden@saratoga-springs.org>

Sent: Friday, March 18, 2016 7:22:45 AM

Subject: downtown walk

Ms. Barden and zoning board of appeals,
I am voicing objection to the downtown walk project.
the zoning variances and elimination of set backs is an intrusion
on the existing neighborhood.

The "charm" of the condo units does not fit at all in the existing
character of the neighborhood despite Mr. Witt's extensive
reputation. It calls to mind a McMansion that was built on
North Broadway which inspires ridicule for being over the top and pretentious.

The project impacts its immediate neighbors in a negative way
through loss of trees, loss of light by towering over other structures, and
loss of privacy through reduced or eliminated setbacks.

I urge the zoning board of appeals to reject the project as it is until changes are made
to lessen the negative impacts on neighbors and the neighborhood.

--

Deborah Garrelts

----- Forwarded message -----

From: **Darlene Murray** <darlenedmurray@gmail.com>

Date: Fri, Mar 18, 2016 at 7:13 AM

Subject: The Witt Construction Project called "Downton Walk"

To: bbirge@saratoga-springs.org, maynard@saratoga-springs.org,
cindy.phillips@saratoga-springs.org, gonzalez@saratoga-springs.org,
Christina.Carton@saratoga-springs.org, susan.barden@saratoga-springs.org

Cc: jwitt@wittconstruction.com, Sam Zucchini <samzucchini@earthlink.net>, Debbie Garrelts <dgarrelts1@gmail.com>, William Yusavage <w Yusavag@nycap.rr.com>

Dear Members of the Zoning Board of Appeals

I am writing to express my concerns about the project called "Downton Walk" proposed by John Witt. My husband, William Yusavage and I currently own a two-family home at 177 East Avenue, and I own a a single family home located behind my house at 177-A East Avenue, around the corner from Jumel Place. I pass the lot in question on a daily basis when walking. I have lived in Saratoga Springs since 1991, and have owned four houses in the city, including three in this neighborhood. I have lived on East Avenue for a combined total of 20 years, and I love it because of the neighbors who all look out for one another.

Its a warm and inviting neighborhood of middle-class families, and I know a number of them personally.

First, let me say that I mistakenly signed a letter of support for the project last week when Mr. Witt came to my house on a door-to-door mission to gain support. I was pleased to hear that the stucco building that is currently at the location on Jumel Place would be replaced with housing, however now I am concerned with the style and scope of the project.

My current understanding is that the lot is zoned for five single-family homes or four two-family homes. I understand that Mr. Witt wants to build seven single family homes on this lot. Unfortunately, the project he has put forth does not appear to fit into the neighborhood, because of its design and scope. It is my understanding the required setbacks are being violated with this plan. Looking at the rendering, it appears to have a stone facade and an Elizabethan design. Contrast this with the modest wood-framed Victorian homes surrounding the lot on all sides, and it looks completely out-of-place. It certainly appears that there would be no back yards, front yards or even adequate parking spaces on the lot, which is concerning to me as a local resident. It means that these houses would not appeal to families, but rather to retirees or those purchasing a second home, who don't want the trouble of yard upkeep. As second homes these houses may sit empty for much of the year. In addition, I am concerned that the lot may be fenced in at a height of 8 feet. Nothing says "I don't want to get to know my neighbor" more than an 8 foot high fence! Look around the neighborhood and note that there are almost no high fences separating yards. In fact, our fences are 3 or 4 feet high so that we can chat with our neighbors, and keep an eye on each other's homes, especially during the racing season when burglaries and other crimes spike in our neighborhood.

For these, and many other reasons, I respectfully request that the Zoning Board of Appeals deny Mr. Witt's current proposal and ask him to modify his plans to include no more than five single-family homes, with Victorian style architectural elements, adequate off-street parking, and that no high fences be erected that would wall-off the houses like a gated community.

Thank you for your consideration of my request.

Darlene D. Murray
177 East Avenue
Saratoga Springs, NY
[518-584-7295](tel:518-584-7295)

From: "Gerald Mattison" <dgmmattison@verizon.net>

To: "joanne yepsen" <joanne.yepsen@saratoga-springs.org>, "michele madigan" <michele.madigan@saratoga-springs.org>, "christian mathiesen" <christian.mathiesen@saratoga-springs.org>, "john frank" <john.frank@saratoga-springs.org>, "skip scirocco" <skip_scirocco@saratoga-springs.org>, "joseph ogden" <joseph.ogden@saratoga-springs.org>, "tim cogan" <tim.cogan@saratoga-springs.org>, "sharon kellner-chille" <sharon.kellner-chille@saratoga-springs.org>, "lynn bachner" <lynn.bachner@saratoga-springs.org>, "eileen finneran" <eileen.finneran@saratoga-springs.org>

Sent: Wednesday, March 16, 2016 6:01:01 PM

Subject: Jumel Redevelopment Proposal

Dear Mayor Yepsen and the City Council.

I'm sure by now you are aware of the Downton Walk Development proposed for 27 Jumel. Though we all probably agree that the removal of the factory building that presently occupies the property and replacing with residential housing would be the ideal for all involved parties, the present proposal before the Zoning Board of Appeals violates the spirit and intent of the current zoning ordinances. This is not only manifested by the number of variances sought (5) but also by the significant amount of relief requested for each variance. The net result is not just a minor tweak such as to allow a homeowner change a deck, or perhaps enlarge a garage built for buggies to accommodate a vehicle, but rather the variances are being used to subvert the local Zoning. It is important that this **not** become a precedent that can be cited for development in other City residential areas!

To be sure I do not blame the developer. It is in the realm of the City Planners and the Zoning Board of Appeals to protect the spirit of the Zoning ordinances yet provide case specific variances that will minimally alter the spirit of the zoning. This is especially important in residential areas. I contend, at least in this case, those we have hired or appointed, have fallen short in carrying out the mission that the residents have entrusted them to perform.

The Zoning Board of Appeals has yet another chance on Monday to review the application and hopefully recommend to the developer a resubmission of a plan that will not subvert the intent of the Zoning Ordinances. I would hope the Mayor and City Council would also agree that the spirit of the zoning should not be compromised and will also express their concerns to the Zoning board of Appeals.

Respectively,

Gerald Mattison,

206 Lake Ave Saratoga

Cell: 518 796 6204

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From: "Peter Dorsman" <peterdorsman1@msn.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Wednesday, March 16, 2016 9:39:20 AM
Subject: Downton Walk Development

Susan

I have been following the approval process regarding Downton Walk and wanted to express my support. It is my understanding the Saratoga Springs Planning Board has agreed to an extension of the previously received approval of the development and a similar extension request will be reviewed by the Saratoga Springs Zoning Board.

Before moving to Saratoga Springs in 2014 I lived in Manhattan so I am familiar with housing density. The plans I have seen for Downton Walk are aesthetically appealing and representative of "the art of the possible" when designing residences in an existing neighborhood.

My Saratoga residence (Park Alley North) is in an area that was developed by John Witt. While I did not purchase my home from Witt Construction, I bought the home because I was impressed with the quality of the construction and what Witt Construction was able to create in a relatively small area. I am confident Witt Construction will deliver a similar result with the development of Downton Walk.

Peter Dorsman

From: "Kara Conway Love" <kcl@conwaylove.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Cc: moconnor@realtyusa.com
Sent: Tuesday, March 15, 2016 9:50:14 PM
Subject: Witt Construction Project - 27 Jumel Place

Dear Ms. Barden- we are in favor of the Witt Construction project on Jumel Place in the City of Saratoga Springs. We recently met with Mr. Witt to learn more about the proposed single family condominium project. We believe that the project will improve the neighborhood by eliminating the existing commercial building and constructing attractive homes which will fit in the neighborhood. The proposed homes will have similar setbacks to the existing homes on the street. This project is sure to enhance the neighborhood and increase property values.

Thank you for your time.

John Love and Kara Conway Love
724 Waldens Pond Rd, Albany, New York 12203
518.573.6016 (Kara cell)

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

From: jlapook@gmail.com

To: "Susan Barden" <susan.barden@saratoga-springs.org>

Sent: Sunday, March 20, 2016 8:25:20 PM

Subject: Jumel Place development

I'm writing to express my concern about the proposed Jumel Place development, which would be unacceptably out of scale with the surrounding neighborhood. Not only would the variances requested result in irrevocable harm to what is now a beautiful area, but granting them would set a very dangerous precedent. I ask that the variances be denied, and only a neighborhood-compatible plan approved.

Thank you.

Judith LaPook

38 Horseshoe Drive

Saratoga Springs

Sent from my iPhone

From: "Linda Church" <lindarchurch@gmail.com>

To: "Susan Barden" <susan.barden@saratoga-springs.org>

Sent: Sunday, March 20, 2016 8:12:10 PM

Subject: Jumel Place - Downton Walk

Dear Ms. Barden and members of the zoning board,

I am writing to express my concern about the variances requested by Mr. Witt for the proposed project on Jumel Place. The size and scope of the project is not in scale with the existing neighborhood, and the density for the size of the property is inappropriate for this UR3 zoned area. The current zoning exists for a reason, and if you grant these variances, this will give license to any builder who wishes to do the same. The city is already choking under all the growth, and we are losing the quaint character of what was Saratoga.

Mr. Witt builds beautiful homes. I respectfully ask that he submit a project that is smaller

in size, more fitting to the surrounding homes (most of which are under 2000 square feet), which do not encroach on the neighbors, and one that keeps more green space in our neighborhood. Deny this change in zoning for the good of our city, and the neighbors on Jumel.

Respectfully Submitted,

Linda Reese Church
225 Lake Ave.

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From: "Tina Morris" <tina.k.morris@gmail.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Sunday, March 20, 2016 6:09:00 PM
Subject: "Downton Walk Development"

Susan,

I live very near-by this proposed project and am extremely concerned.

Seven single condominiums could easily be only the beginning of a major change to our small early 20th century neighborhood.

I was born and raised in Los Angeles, CA where set backs and limits on the number of stories have been ignored. The results are in a word, a "mess"!

If zoning regulations/laws are waived for Mr. Witt then a long line of developers will follow! A precedent should definitely not be set here, no exceptions!

Tina Morris

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From: "Scott Dexter" <sdexter2@icloud.com>
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Sent: Sunday, March 27, 2016 12:00:51 PM
Subject: 27 Jumel

Ms. Barden,

We own 23 Jumel Place, which has a long shared property border with the proposed property.

The issue of the application for variance for 27 Jumel has only recently come to our attention.

We oppose the variance for the number of proposed properties for the sight.

Furthermore, we particularly opposed the variances for the setback, since buildings would be within 6 feet of our property, as well as the proposed 8 foot fence, if indeed that fence will border the back yard of 23 Jumel.

These variances will adversely impact the enjoyment and aesthetics of our property. In fact, I am sure the zoning codes were designed to protect property owners from precisely such an adverse impact.

Sincerely,
Scott and Martha Dexter