

This is the THIRD (3<sup>rd</sup>) time we have appeared in front of this Board of Appeals speaking against a proposal to SPOT ZONE, 34 Marion Avenue, as Commercial.

In the instant case the required application cites addresses that are not correct, fails to prove an “unnecessary hardship”, cites an “OLD” appraised value (1994), and further attempts to confuse the “ORIGINAL” listing price to the appraised value (Then vs Now).

The “Unique Financial Hardship” stated is Not Accurate. The owner has been attempting to sell this property since at LEAST 1983! Whereas he has occasionally rented it – It has always been offered for sale by local realtors.

The “History of Marketing” is not reflective of the facts either. Whereas they only cite the offered price since 2005, we have tracked it further.

The price for this residentially zoned property, that is 0.43 acre, has been offered for sale from \$499,500 to the supposedly present (2014) \$135,000. For less than ½ acre? For a vacant building lot? Residentially Zoned!

This alleged Hardship is a 100% Self-Created Hardship! We state that undisputed fact EVERY time we appear here to discuss the “Infamous Healy Property!” He is simply requesting too many dollars for a small Residential lot in Saratoga Springs. Are you kidding us?

The zoning does not allow for this proposal. We fought to get that exact zoning for over 30 years in the prior/current Master Plans since 1981. We want to protect our homeownership investments, and obviously there can be NO Hardship claimed by the proponent.

I now present our Original Neighborhood Petitions signed by over twenty eight (28) Single Family Residential Home Owners directly impacted by this proposed project.

We are ALL opposed to its approval!



Tracy Millis III

Neighborhood Association President

—Original Message—

From: todd wolfe

To: millistoys

Sent: Mon, Jun 20, 2016 1:36 pm

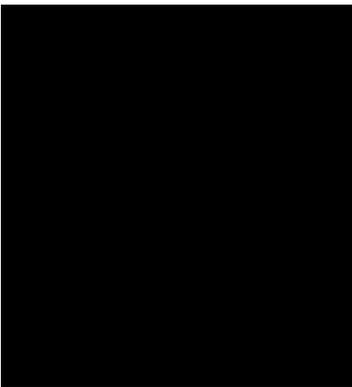
Subject: Re: Neighborhood Association Alert

Tracy,

We absolutely do not want that lot to become commercial zoned. I m at be there as well tonight to oppose the change.

Thanks,

Todd Wolfe



Maple Dell

—Original Message—

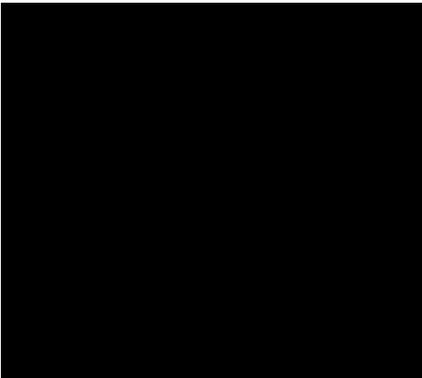
From: Michael Davis [REDACTED]

To: MillisToys@aol.com [REDACTED]

Sent: Sat, Apr 23, 2016 3:51 am

Subject: RE: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Tracy, I whole-heartedly support your opposition to commercial development of the Healy property. You would think that the position of the Neighborhood Association would be clear. I wish that I had more faith in the city.



Maple Dell



Maple Dell

5/13/14

Dear Mr. Ferradino,

I am in receipt of your letter concerning your client's attempt to receive a variance for 34 Marion Avenue. You should know that I am diametrically opposed to your intent.

The letter alludes to the usability of the property to be marketed as a residential property. While I have no direct knowledge of how concerted these marketing attempts were, I strongly suspect that those attempts were minimal. I base my suspicions on how the owner maintained his property since I moved here over twenty (20) years ago. The city had to be called on numerous occasions just to get him to cut the grass on this vacant property. He was not a good neighbor then, and he is not being a good residential neighbor now.

I am totally opposed to the type of "spot zoning" that you are seeking. The Master Plan was developed to avoid this type of rezoning.

Sincerely,  
Michael J. Davis

—Original Message—

From: Denise Dupras [REDACTED]

To: millistoys [REDACTED]

Sent: Wed, Apr 27, 2016 1:00 pm

Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

To whom it may concern: I live at [REDACTED] Maple Dell, right across from east side liquors, Stewart's, Dr.Office, P.T. Office. It is a nightmare. Several breakins, deliveries all hours of the night, scumbags drinking, not to mention the constant garage I am cleaning up, and other things as well. Absolutely NOT. No to developing this area EVER!!!!

Sent from my iPhone

On Apr 27, 2016, at 12:40 PM, "[REDACTED]" <[REDACTED]> wrote:



MAPLE DELL

—Original Message—

From: Laura Manhey [REDACTED]

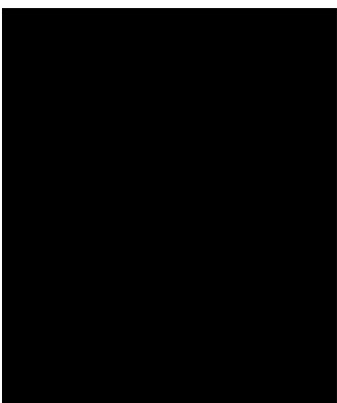
To: millistoys [REDACTED]

Sent: Mon, May 16, 2016 10:54 am

Subject: Re: Your Neighborhood Association

My question is, why would it be unable to be sold as residential due to busy intersection? Wouldn't it be just the opposite with commercial?? Consider maybe 3 cars a day coming in and out with it being residential, as 8 to 10 cars, plus employee cars coming and going in an eight hour period ! WTF ?? are they serious ??? We are both opposed to the commercial aspect !!

John and Laura Manhey.



Maple Delf



Maple Delf

—Original Message—

From: Laura Manhey [REDACTED]

To: millistoys <[REDACTED]>

Sent: Mon, Apr 25, 2016 7:26 pm

Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Why don't they just go away and leave us and our neighborhood alone !!! I John and I so oppose it... UGH..

[REDACTED] *Maple Dell*

May 24, 2016

Barbara Talerico  
[REDACTED] Covell Ave  
Saratoga Springs, NY 12866

To: Saratoga Springs Zoning Board

It has come to my attention that a law firm has been in some discussion with my neighbors about rezoning a property on Maple Ave in the Maple Dell area.

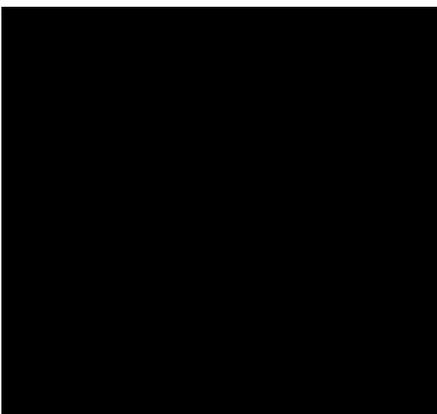
It is always interesting to me that these parties continually tell our neighborhood how great it will be for us to have this zoning change to commercial because it will make our properties worth more. It baffles me when these statements are made because we will still be living here as our quality of life is destroyed by commercial zoning.

It seems we have to continually fight to keep the zoning as is. We are not interested in changing any more than has already been changed. Over and over people are requesting a zoning change in this area of the city. Can you imagine living where I live and having all the building across Rt 50 impact my life so greatly? Do you really think I want more of that? I would love to smell the cut grass and not Smashburger or pizza, but that isn't going to happen any longer.

We have a comprehensive plan and zoning laws for a reason but it seems that in recent history only people with money seem to have a say in what is going on in our neighborhoods. People are upset and fighting with the hospital about their expansion plans. People on Jumel Place are forced to protect themselves against having condos there that they don't want and the zoning doesn't allow...and yet...they have to fight.

I can continue with my anger about having to continually fight to keep my neighborhood as is, but I will let it go with this, Tracy Millis is the President of our Neighborhood Association. He has my backing and permission to speak for me at any time. Our neighborhood is together in our stand that we DO NOT want a zoning change here...and we will join others who are fighting to protect their way of living from being taken away by zoning changes they don't want.

Sincerely,  
Barbara Talerico



Covell Ave



**Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert**

From: millistoys [REDACTED]

To: millistoys [REDACTED]

Date: Fri, Apr 22, 2016 12:10 pm

Members of the Neighborhood Association:

I rec'd a personal visit last night, at 730 PM, from an Attorney that represents a developer/homeowner in our Neighborhood.

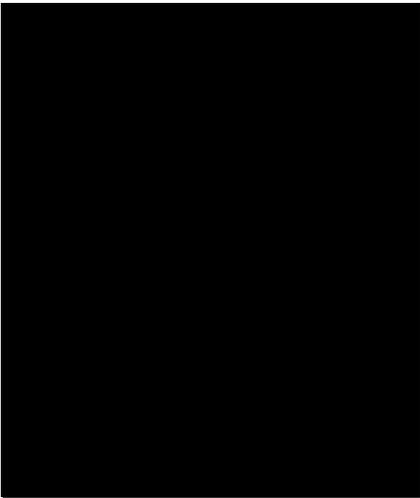
She informed me that they plan on filing a (spot) **Zoning Change EXEMPTION** to allow for Commercial Development on the corner of Maple Dell and Marion Avenue, across from the Physical Therapist building (on Maple Dell) and across from the Adirondack Trust ATM kiosk (on Marion Ave), next to the Mobil Gas Station. The proposed building will be 100% Commercial Development. THAT would represent the next domino to fall within local developers dreams of making Marion Avenue/Maple Dell acceptable/approved for Commercial Development.

I told her the proposal would be the FOURTH freaking time our Association would enter into a major battle over Commercialization Creep of the "Healy Property," AND there was NOTHING she could tell me that would alter our position that the entire BLOCK is zoned for single family residences, we presently have issues with the spot zoning already imposed on us at Stewart's, and we wished to maintain our homes in a residential neighborhood. She was (naturally) unimpressed with my/our concerns and kept on telling me that Commercialization would be "good" for the neighborhood.

So here is the plan folks - write me a return email and tell me of your opposition to the proposed project. Or call me at [REDACTED] to express your concern. Beware of Attomeys, bearing good tidings, appearing at your door. Closely consider not signing **ANYTHING** relative to your approval of our Neighborhood becoming "Commercial," anywhere, from the Triangle Dinner to the Arterial. From the Arterial to East Avenue, From East Avenue to Maple Avenue. From Maple Avenue to the Triangle Dinner City boundary Line, encompassing Maple Dell and Avenue A. Dirty work is afoot & now you know.

Tracy Millis  
[REDACTED] Maple Dell  
[REDACTED]

*I am 100% against the Spot Zoning Change!*



*Maple Dell*

That's all I need. Will make a copy of this email. Sailing is going great.

—Original Message—

From: Chris Millis [REDACTED]

To: millistoys [REDACTED]

Sent: Fri, Apr 29, 2016 3:41 pm

Subject: Re: Need

[REDACTED]

Naturally, I'm in support of the fight against any further commercialization of that Marion Ave. corridor. What do you need from me to show that support?

Chris

[REDACTED] Marion Ave

Hi Tracy,

Thank you for notifying us of this important development in our neighborhood!!

I totally agree with all the information you provided in your email.

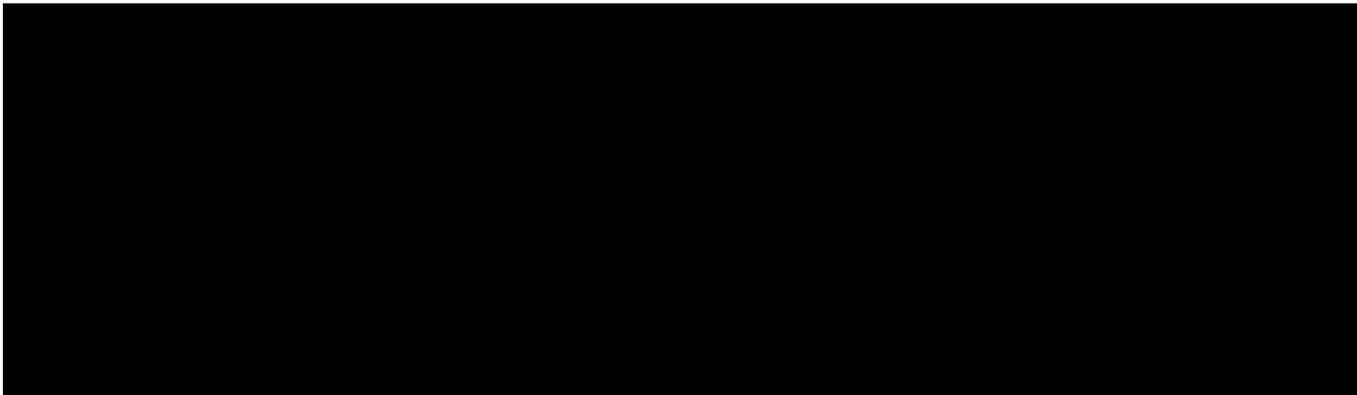
**I/we am absolutely opposed to this proposed project!**

When will this project be addressed at Zoning Board meeting?

Thanks,

Jeff Waldron - owner [REDACTED] Maple Ave. ✓

Jeff Waldron & Gerard Klauser - owners [REDACTED] Maple Ave. ✓



Maple Ave

—Original Message—

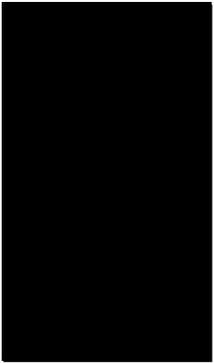
From: richmond [REDACTED]

To: millistoys <[REDACTED]>

Sent: Wed, Apr 27, 2016 1:06 pm

Subject: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell,East East Ave Alert

We are apposed to the Zoning Change EXEMPTION to allow for Commercial Development on the corner of Maple Dell and Marion Avenue,across from the Physical Therapist on Maple Dell. Richard Richmond and Warren Richmond [REDACTED] Avenue A]



A VENUE A

—Original Message—

From: Anthony Kenney [REDACTED]

To: millistoys <[REDACTED]>

Cc: sing4udeb [REDACTED]

Sent: Fri, Apr 22, 2016 3:07 pm

Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Tracy,

Do you think you could get them to close off Maple Avenue completely from Rt. 9 and give Triangle more parking spaces so we can stop traffic that thinks Maple Avenue is a highway cut through and prevent people from parking on our lawns. I had some guy pass me on the left after I pulled out of my driveway the other day. Maybe at least put curbs in so our lawns aren't racetracks or so one of our kids doesn't get killed by racing traffic.

I'm not in favor of Commercial in any regard.

Sincerely,

Anthony Kenney

[REDACTED] Maple Ave



Maple Ave

—Original Message—

From: suzanne sinicropi [REDACTED]

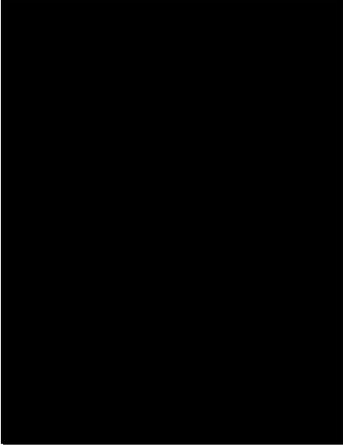
To: millistoys [REDACTED]

Sent: Wed, Apr 27, 2016 1:25 pm

Subject: Re: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Hi Tracy. Thank you for informing us a developer/homeowner in our neighborhood plans to fill for a (spot) Zoning Change EXEMPTION to allow for commercial development on the corner of Maple Dell and Marion Avenue. We are 100% opposed to any such change. Our block is zoned for single family residences and we expect to remain as such. Please continue to keep us up to date on this matter. Sue & Jack

On Mon, Apr 25, 2016 at 7:28 PM, <[REDACTED]> wrote:



Maple Dell

—Original Message—

From: louisafoye [REDACTED]

To: millistoys [REDACTED]

Sent: Fri, May 20, 2016 12:42 pm

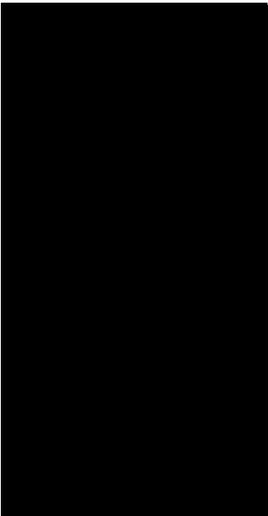
Subject: RE: Fwd: Neighborhood Association;Maple Ave,Marion Ave,Maple Dell, East Ave Alert

Dear Tracy,

Please use this letter as confirmation that I support your efforts to keep further commercialization out of our Maple Dell neighborhood! It was very nice to speak with you this morning, and I thank you for your dedication to this ongoing situation! Please give me a heads up before the next Yard Sale/Meeting, so I may contribute to your main fundraiser in support of your work!

Sincerely,

Louisa "Weezie" Foye



Marion Ave

 Marion Ave

—Original Message—

From: Joshua Ramsdill [REDACTED]

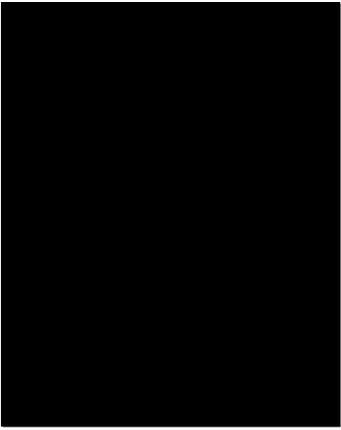
To: millistoys <[REDACTED]>

Sent: Sun, May 15, 2016 12:18 pm

Subject: Re: Your Neighborhood Association

I am absolutely against any commercialization in our area.

On May 15, 2016, at 11:36 AM, [REDACTED] wrote:



Maple Ave

[REDACTED] Maple Ave