

**From:** [REDACTED]

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

**Cc:** "joe cesaro" [REDACTED] >

**Sent:** Tuesday, November 1, 2016 4:37:31 PM

**Subject:** Regatta View PUD

Susan Barden,

Please share this email with all the members of the Zoning Board of Appeals.

Dear Members of the Zoning Board of Appeals,

This is regarding Peter Belmonte's request to have the zoning of the parcel of land (aka Lot 90) within the Regatta View HOA approved to move forward with his plans to develop this parcel. To complete this process, it has been discovered that the PUD documents, plans, and maps have not been properly approved, documented, or recorded into the City of Saratoga Springs records. So the proper conclusion is that up until this point that the zoning and development of the Canterbury PUD has never been properly executed. Mr. Shaw is correct in the requesting proper documents be presented to consider the request by Peter Belmonte's develop of this parcel.

There are a number of points the ZBA should consider with the petition that is in front of the board.

1. The zoning information should be coming form the records that are properly recorded and held by

the City of Saratoga Springs. All other presentation of these facts should be disregarded because the authenticity of these non City of Saratoga Springs documents cannot be verified as legitimate and much of the reconstructing of documents is only heresy and it is not verifiable.

2. Assuming that the City of Saratoga Springs cannot present the zoning records as properly executed by City Council then the correct current zoning is R-1. This is because the zoning was never properly changed.

3. Taking into account the lack of evidence, the request for different zoning other than R-1 requires the ZBA to send this request to City Council to vote on the zoning that is different than R-1.

4. The zoning in this Canterbury PUD is over 34 years old and it should be updated as a routine review because of the lack of following the cluster zoning and the open space that the early documents were to follow, changes in the land use, and the non-conforming high density type of housing do not follow the original intent of the Canterbury PUD. Relying on non approved documents that are over 34 years old is not in the best interest of all that are involved and the zoning process should start from scratch if R-1 zoning is not the desired zoning.

Thank you for considering my points for review of the zoning of the Canterbury PUD.

Sincerely,

***Bruce Morrow, CFP***

**Blue Chip Financial Group**

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