

Appendix C:

4. Water's Edge/Woodlands on Saratoga Lake Planned Unit Development (formerly 241.4)

AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT DISTRICT TO BE KNOWN AS THE WATER'S EDGE/WOODLANDS PLANNED UNIT DEVELOPMENT DISTRICT

BE IT ORDAINED, by the City Council of the City of Saratoga Springs, New York, following a public hearing as follows:

SECTION 1 – TITLE:

This Ordinance shall be known as "The Water's Edge/Woodlands on Saratoga Lake Planned Unit Development," and amends Chapter 241.4 of the Code of the City of Saratoga Springs, New York entitled "Zoning" and supersedes the Ordinance adopted thereunder on January 21, 1992, known as "The Water's Edge on Saratoga Lake Planned Unit Development."

SECTION 2 – ZONING AND DEVELOPMENT HISTORY:

The Zoning Ordinance of the City of Saratoga Springs and the zoning map of the City of Saratoga Springs as set forth herein be and the same are hereby amended by changing from the existing Water's Edge on Saratoga Lake Planned Unit Development zoning district, and creating within the boundaries of said district a planned unit development district to be known and described as "The Water's Edge on Saratoga Lake Planned Unit Development."

The original Planned Unit Development for the land in the project now known as The Water's Edge/Woodlands on Saratoga Lake was first established on April 30, 1987, by the adoption of an ordinance by the City Council of the City of Saratoga Springs establishing a Planned Unit Development to be known as, "The Water's Edge on Saratoga Lake Planned Unit Development." On January 21, 1992, a third ordinance for the Planned Unit Development was adopted by the City Council of the City of Saratoga Springs, also naming the district, "The Water's Edge on Saratoga Lake Planned Unit Development." Collectively, these three previous ordinances will be referred to as the, "Past PUD Legislation."

Past PUD Legislation contemplated that the are of planned unit development would consist of approximately 143 acres and that the said land could be developed with a maximum of 349 units (consisting of a maximum of 244 townhouses and 105 single family homes) in five phases. To date, the Planning Board has granted PUD site plan approval pursuant to past PUD Legislation for 117 townhouses and 64 single family homes.

SECTION 3 – BOUNDARIES:

The area of "The Water's Edge/Woodlands on Saratoga Lake Planned Unit Development," consists of approximately 143 acres located in the City of Saratoga Springs and is bounded and described as set forth in Appendix "A" – Legal Description, attached hereto and made a part hereof, and Appendix "B" – Sketch Plan, which is on file in the Office of the Planning Board of the City of Saratoga Springs, New York. The property is designated on the Assessor's Map of the Outside Tax District as set forth on Appendix "C" – Tax Map Identification.

SECTION 4 – PURPOSE:

It is the purpose of this Ordinance to provide a means, to establish parameters and limits of residential growth in the Kaydeross Park Road and Arrowhead Road areas. It is the further purpose of this Ordinance to promote flexibility in the development and design of that area by creating a variety of residential types that will result in the more efficient use of land, promote good site design and visual quality and result in a more pleasing environment than otherwise possible and to meet the objectives otherwise set forth in Section 240-3.1 of the City's Zoning Ordinance.

SECTION 5 – PERMITTED USES, DENSITY AND OFF-STREET PARKING:

1. There shall be constructed within the boundaries of "The Water's Edge/Woodlands on Saratoga Lake Planned Unit Development," residential use types consisting of single family dwelling units and attached townhouses.

2. The sketch plan has three zones:

Zone A has approximately 38 acres. This area will be developed with a maximum of 180 townhouses (of which approximately 109 have been built to date) and includes an existing boardwalk, four tennis courts, an outdoor swimming pool, a beach not to exceed 600' in length, a marina for the exclusive use of association members not to exceed 175 slips (of which 70 slips have already been provided), a stormwater detention pond, slope stabilization, if required pursuant to reasonably accepted engineering standards, a community and indoor recreation center and adjacent parking. Zone A shall also include the following additional amenities: a level "village green" passive park of approximately one contiguous acre with vehicular access to Arrowhead Road that may include an outdoor playground; approximately 655 linear feet of seawall and shoreline restoration; and approximately 350 linear feet of extended boardwalk along the shoreline of Saratoga Lake.

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The gross density of Zone A is 4.7 units per acre.

Zone B has approximately 47 acres. This area will be developed with a maximum of 85 single family detached residential units (of which approximately 45 have been built to date).

The gross density of Zone B is 1.8 units per acre.

Zone C has approximately 58 acres. This area will be developed with a maximum of 38 new single family detached residential units. Zone C shall include a 26 acre Archaeological Park and a 2 acre parcel which contains a pre-existing, single family residence, such that Zone C may contain a maximum of 39 single family units upon completion of development. A recreation area not exceeding 3.5 acres, including any buffer, environmentally sensitive and storm water management areas, may be developed within the park area. Said recreation area and all associated uses and amenities shall be subject to PUD site plan approval by the City Planning Board. The sketch plan for this recreation area as shown in Appendix B shall serve as a general guide to preparation of the preliminary and final PUD site plan.

Said recreation area is principally intended to serve children residing in a unit within the Water's Edge/Woodlands on Saratoga Lake Homeowner's Association.

Said recreation area may include space for active general recreation activities, a play area for children, a picnic area and covered pavilion with restrooms. The size and location of said uses shall be determined by the City Planning Board during PUD site plan review. Said area may also include parking and an access drive, the locations of which shall be determined by the City Planning Board during PUD site plan review. The Planning Board, in its judgment, may limit the number of parking spaces and determine the location of parking and any access drive on the site; however, no more than 12 parking spaces, including any designated handicapped spaces, shall be permitted.

All adjacent residential properties shall be adequately buffered by appropriate plant materials and, if deemed necessary by the Planning Board, fencing and other noise absorbing barriers. No amplified sound or music shall be allowed. Buffer areas shall, at a minimum, be consistent with those shown on the referenced Sketh Plan.

Use of said recreation area shall be limited to from sunrise to sunset and no outdoor lighting designed and intended to allow night recreational activities shall be installed on the site. The HOA shall monitor site activities to ensure compliance with this section and shall be solely responsible for its good management and upkeep and shall install appropriate signage detailing hours of operation and the prohibition against on-site amplified music and sound.

A significant portion of Zone C contains sensitive archaeological resources and any

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development within this zone is contingent upon appropriate archeological investigations and mitigation, if required.

The gross density of Zone C shall not exceed 0.8 units per acre.

3. The applicant shall have the right to increase the density in Zone A up to 5 percent and Zone B and Zone C up to 15 percent of the number of units set forth above, provided, however, the overall density of the planned unit development is not increased thereby and the use within each phase, i.e. attached townhouse or single-family, is not altered, amended or changed.
4. Accessory use: The HOA shall be permitted to construct an accessory maintenance building up to 700 square feet in size in one of the common areas located in the Recreation Area in Zone A. The facility shall be located on level buildable land sufficient to accommodate such a building.
 - A. This facility shall be located on level buildable land sufficient to accommodate such a building.
5. Off-street parking requirements for facilities will be as follows: up to 5 permitted public parking spaces for trail system in the archaeological parking in Zone C; 100 parking spaces for the Recreation Area in Zone A; 2 parking spaces for each dwelling unit, and; for attached townhouses, 1 space shall be provided in the garage and one space outside of the unit. However, for attached townhouses which are constructed after the effective date of this ordinance, two outside parking spaces shall be provided in addition to the one required space in the garage.
6. A common parking area shall be permitted to be constructed on property to be conveyed by the developer or its successor to the HOA not later than 60 days after the effective date of this ordinance, which property is located across from "Beach Court," and known as Tax Map Identification Number 193.29-2-70. The HOA may apply for PUD site plan approval for a common parking area on this property at any time prior to June 1, 2002.

SECTION 6— HOMEOWNER'S ASSOCIATION AND COMMON AREAS:

1. There previously has been established a "Water's Edge," homeowners association which was established in accordance with law. Said homeowners association, now known as "Waters Edge/Woodlands on Saratoga Lake Homeowners Association, Inc." shall hold in common ownership all open spaces and other common amenities and shall maintain the same. The developer shall not transfer fee ownership of any land in Phases 6, 7 or 8 in Zone A, to the HOA, except for land associated with or required for the additional construction of the boardwalk, marina and dock storage.

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2. The common areas shall encompass all lands associated with storm water retention and management.
3. The HOA shall be permitted to construct an accessory maintenance building, up to 700 square feet in size, on a common area parcel located in the Recreation Area in Zone A and consisting of buildable land sufficient to accommodate such building in compliance with all city codes. The HOA may apply for PUD site plan approval for this maintenance facility at any time prior to June 1, 2002.

SECTION 7– SKETCH PLAN:

The attached Sketch Plan, Appendix "B", shall be used by the City and the developer as a guide for overall development of "The Waters Edge/Woodlands on Saratoga Lake Planned Unit Development".

The Sketch Plan is to be used as a guide by the Saratoga Springs Planning Board as it undertakes PUD site plan approvals for each phase or project. The permitted uses, overall PUD density and PUD boundaries may be amended and modified by the City Council under provisions hereinafter provided.

Section VIII - Utilities

1. The entire "The Waters Edge/Woodlands on Saratoga Lake Planned Unit Development" area, with the exception of the archaeological park and the adjacent two acre residential parcel, will be serviced by municipal water and sanitary sewer lines in the manner directed by the City of Saratoga Springs.
2. All water and storm drainage lines shall be constructed to City standards at the time of dedication and when completed shall be turned over to the City for ownership and maintenance. The City will be provided with any easements necessary for the maintenance of utility systems.
3. All sanitary sewer lines shall be constructed to Saratoga County Sewer District #1 (SCSD) standards and, when completed, shall be turned over to the SCSD #1 for ownership and maintenance.

Section IX - Development Procedures

- 1, Prior to the issuance of a building permit to develop any of the area within the Planned Unit Development the developer shall receive PUD site plan approval from the

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Planning Board of the City of Saratoga Springs. Such PUD site plan approval shall be in conformance with Sections 240-3 and 240-5 of the Zoning Ordinance of the City of Saratoga Springs. If in the development of the PUD site plan it becomes apparent that certain elements of the Sketch Plan are infeasible and in need of significant modification, any significant modification thereof must be approved in accordance with the Zoning Ordinance of the City of Saratoga Springs. Any standard concerning the construction of residential units to be constructed within "The Waters Edge on Saratoga Lake Planned Unit Development" shall be governed by and comply with the appropriate codes, laws, rules and regulations, including the HOA Architectural Control requirements and New York State Building Codes in force and effect at the time of PUD site plan approval for the units to be so constructed.

2. Within sixty (60) days of receipt of the PUD site plan application, the Planning Board of the City of Saratoga Springs shall approve, approve with modification or disapprove the PUD site plan according to the procedure and time as specified in Section 240-3.13 of the Zoning Ordinance of the City of Saratoga Springs.
3. The official signature of the Planning Board must be placed on the PUD site plan no later than six months from the date of the Board's authorizing resolution or motion except for those approvals which do not require the action of any state or county agency, in which case the official signature of the Planning Board must be placed on the PUD site plan no later than three months from the date of the Board's authorizing resolution or motion. The original Board authorization shall expire if not stamped and/or signed within these periods.
4. The Planning Board shall require the developer to post financial securities to cover 100 percent of the cost estimate approved by the Board of all required improvements for any PUD site plan approval. These improvements include any and all on-site and off-site improvements, within the existing or proposed public right-of-way and on private property. All such securities shall have an expiration date of less than two years from the date of issuance.
5. The City Council shall have the discretion to consider any proposed amendment to the Ordinance in accord with the provisions set forth in Section 240-3.12 of the Zoning Ordinance. The Council shall weigh the need for the proposed change in the legislation with its consistency with the adopted Comprehensive Plan and existing character of the neighborhood. The City Council shall consider all necessary safeguards to minimize possible detrimental effects of the proposed change on the adjacent properties, on public services, on the natural elements making up the environment of the area, and on the historic and archaeological character of the area.

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Section X - Phasing

1. The Planned Unit Development shall be developed in accordance with the following phasing plan:

<u>Phase</u>	<u>Maximum Number of Units</u>		<u>Site Plan Approval Must be obtained by</u>
	<u>Townhouses</u>	<u>Single Family</u>	
1	69	2	(approved)
2	46	20	(approved)
3	0	42	(approved)
4	15	0	12/31/1999
5	12	0	12/31/2002
6	12	0	12/31/2004
7	13	0	12/31/2006
8	13	0	12/31/2008
9	0	21	12/31/1999
10	0	20 (19 new)	12/31/2004
11	0	19	12/31/2008
Total:	304	180	124 (123 new)

2. The developer or its successor shall obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 3 before applying for PUD site plan approval for Phase 4. The developer shall apply for PUD site plan approval for Phase 4, and shall obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 4, before applying for PUD site plan approval for Phase 5. The developer shall apply for PUD site plan approval for Phase 5, and shall obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 5, before applying for PUD site plan approval for Phase 6, 7 or 8. However, because of their geographic proximity and the City's development standards, the developer shall not be required to obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 6 or 7 before applying for PUD site plan approval for Phases 7 and 8. Therefore, the developer may elect to apply for PUD site plan approval for Phases 6, 7 and 8 (collectively to be known as "Rafters Ridge") in any order on less than three separate occasions. A completed public access road for all lots in Phases 6, 7 and 8, which shall be accepted for ownership and maintenance by the City, shall be

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required to be constructed as part of PUD site plan approval for the first of Phases 6, 7 and/or 8 for which PUD site plan approval is sought.

The developer shall apply for PUD site plan approval for Phase 3, and shall obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 3, before applying for PUD site plan approval for Phase 9. The developer shall apply for PUD site plan approval for Phase 9, and shall obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 9, before applying for PUD site plan approval for Phase 10. The developer shall apply for PUD site plan approval for Phase 10, and shall obtain building permits for seventy (70%) percent of the units proposed to be constructed in Phase 10, before applying for PUD site plan approval for Phase 11.

3. There will also be an existing single family dwelling near the archaeological park. An application for PUD site plan approval for the creation of a separate parcel for this residence or for any improvements associated with this dwelling can be made at any time.
4. The developer shall not subdivide the maximum number of units within a phase. Upon receipt of PUD site plan approval for a phase, the developer shall not reapply for additional PUD site plan approval for any lots within said phase. This provision shall not restrict the right of the developer to reapply for PUD site plan approval for a phase(s) pursuant to subsections 1 and 2 of this section, in the event of site plan approval expiration pursuant to subsection 5 of this section.
5. PUD site plan approval for a phase shall expire if the applicant has not obtained at least one building permit for a dwelling unit(s) to be constructed within that particular phase within one year of the date of PUD site plan approval for such phase. In the event PUD site plan approval for a phase(s) expires pursuant to this section, the developer may reapply for PUD site plan approval only if in compliance with the conditions and deadline dates set forth in Section X, "Phasing", subsections 1 and 2. On good cause shown an application may be made for an extension of an approved site plan, which request shall not be unreasonably denied. An application for such request may be made to the Planning Board of the City of Saratoga Springs.
6. Planned Unit Development zoning approval for the project may expire for a phase and all subsequent phases if PUD site plan approval is not obtained from the City of Saratoga Springs by the dates specified above, after notice and public hearing. In that event, the zoning for this site shall revert to the zoning district of C-

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Conservancy, as established and in force at the time of enactment of the Ordinance adopted on April 30, 1987 known as An Ordinance For The Establishment of a Planned Unit Development District to be known as "The Vista on Saratoga Lake Planned Unit Development".

On good cause shown, an application for an amendment to the expiration date may be made to the City Council of the City of Saratoga Springs, the approval for which shall not be unreasonably withheld.

Section XI: Development Standards

1. All interior roads servicing the Planned Unit Development as per the Sketch Plan shall be constructed in accordance with City standards and specifications at the time of dedication. No cul-de-sacs or eyebrow street patterns are permitted in Phases 4, 5, 6, 7 or 8 in Zone A. The developer, or its successor, shall be required to post a performance bond, irrevocable letter of credit or similar instrument providing for the completion of all road improvements within "The Waters Edge/Woodlands on Saratoga Lake Planned Unit Development" as per the Sketch Plan and specifications established by the City of Saratoga Springs during PUD site plan review. Such bond, irrevocable letter of credit or similar instrument shall be in the form and for the amounts directed by the City of Saratoga Springs.
2. Any shoreline restoration in the area designated as Phase 6, 7 and 8 in Zone A required pursuant to reasonably accepted engineering standards shall be addressed not later than the PUD site plan approval process for Phase 5.

The developer, or its successor, shall apply for and obtain PUD site plan approval from the Planning Board for improvements associated with slope stabilization, if required by the City pursuant to reasonably accepted engineering standards and boardwalk construction for the area along the shoreline of Saratoga Lake in Zone A owned by the developer, not later than the PUD site plan approval process for the first of Phase 6 or 7 for which PUD site plan approval is sought.

3. All streets within the Planned Unit Development shall be dedicated to the City of Saratoga Springs, New York.
4. The developer, or its successor, shall install streetlights pursuant to City standards within the rights of way within the project site for PUD site plan approvals granted after the effective date of this ordinance.

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5. The developer, or its successor, shall install street trees, street signs and parking control signs pursuant to City standards for PUD site plan approvals granted after the effective date of this ordinance.
6. The developer, or its successor, in cooperation with the City, shall provide and install street signs and street lights as required by the City and pursuant to City standards in the previously approved and developed Phases 1 and 2, no later than December 31, 1998. The City shall provide street trees to the developer for planting in the previously approved and developed Phases 1 and 2 which the developer shall install upon receipt of said trees from the City. One tree for each approved lot in Zone B which does not have a tree in the right-of-way at the date of this Ordinance shall be provided by the City and installed by the developer.
7. The developer, or its successor, shall install sidewalks and curbs within the project site within the City right-of-way.
8. Adequate lighting, to be owned and maintained by the individual homeowners, shall be installed and located outside of the rights-of-way within the project site.
9. During PUD site plan approval for any phase or at any other time, the developer, or its successor, may apply to construct dock improvements to add boat slips up to the allowed maximum of 175 total slips, in the area of the existing marina. Upon completion of the installation of additional boat slips, the developer, or its successor, shall convey to the HOA the land along and/or near the Saratoga Lake shoreline adjacent to said boat slips, including the adjacent boardwalk. The developer, or its successor, shall install approved boat slips of the same design and quality as those installed in earlier Phases, up to the 175 maximum allowed.
10. . Except for any archaeological testing required by the City of Saratoga Springs, no lands in Zone A or in the Archaeological Park in Zone C greater than 1,200 square feet in area within the PUD may be disturbed (including but not limited to excavation, grading, filling, and soil disturbance) by any property owner without first having obtained PUD site plan approval or soil disturbing and sediment control plan approval from the Planning Board.

Section XII - Off-site Improvements

The developer, or its successor, shall be responsible for the following off-site improvements:

1. The developer shall design and construct any off-site improvements to the sanitary sewer lines as required by the Saratoga County Sewer District #1.

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2. The developer shall agree to a traffic monitoring plan as part of the Planned Unit Development site plan approval for the first phase of Phase 6, 7 or 8 for which PUD site plan approval is sought. New traffic counts must be taken and traffic studies completed to verify the level of traffic service then existing on all segments and intersections identified in the traffic impact study prepared by Greiner Engineering Services. After reviewing such traffic study, the City of Saratoga Springs has the right to restrict further development of the Planned Unit Development until the necessary off-site highway improvements are made. In the event that the traffic monitoring plan indicates that the Planned Unit Development has caused or contributed to a level of traffic service which necessitates off-site highway improvements, the City of Saratoga Springs will require the developer to contribute to the cost of any such off-site highway improvements deemed necessary in proportion to the degree which the Planned Unit Development has caused or contributed.
3. The off-site improvements set forth in the previously adopted planned Unit Development Ordinance for the project, as recited at Section II of this Ordinance, which are not set forth in this section, have been constructed and completed prior to the effective date of this ordinance.

Section XIII - Archaeological Park

1. Approximately sixteen (16) acres will be preserved as an archaeological site as shown on the Sketch Plan. The Water's Edge/Woodlands on Saratoga Lake Homeowner's Association, Inc. shall be responsible for the maintenance and management of the facilities at the archaeological park. A public pedestrian access easement will be provided through the archaeological park in a manner to be determined at PUD site plan approval for Phase 10.
2. The design for the improvements in this area shall be part of PUD site plan approval for Phase 10.
3. The ownership of any portion of the archaeological park cannot be sold, transferred or conveyed without prior approval by the City of Saratoga Springs unless such transfer or conveyance of the archaeological park is to the Waters Edge/Woodlands on Saratoga Lake Homeowners Association, Inc. The HOA shall not be permitted to sell, transfer or convey any portion of the archaeological park, its management or its maintenance, to a not-for-profit or land conservancy organization, without the prior approval of the City Council to such sale, transfer or conveyance.
3. Nothing in this ordinance shall be construed as restricting the rights of the owners of this property from regulating the property relative to prohibiting camping,

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boat launching (other than small non-motorized boats such as canoes and rowboats), picnicking, hunting, etc.

Section XIV - Area and Bulk Schedule

The area and bulk schedule for The Waters Edge/Woodlands on Saratoga Lake planned Unit Development is attached hereto as Appendix "D".

Section XV - Filing Requirements

Copies of the final approved site plan shall be filed with the City Planning Board and City Clerk.

Section XVI - Validity

If any provision of this Ordinance shall be held invalid, the remainder of the Ordinance shall not be affected thereby.

Section XVII - Construction Standards

All construction standards for buildings, private and public improvements and for utilities shall be prepared and approved by licensed architects, landscape architects, or engineers. All costs associated with this shall be borne by the developer whether the plans are provided by the City of Saratoga Springs or by the developer. Further, all completed construction shall be certified to the City of Saratoga Springs by licensed architects, landscape architects, or engineers as being completed in the manner called for in the plans and shall be certified in accordance therewith. The City may require any or all costs connected with this to be borne by the developer.

Section XVIII - Transfer of Ownership

In the event that ownership of the area wholly encompassed by The Waters Edge/Woodlands on Saratoga Lake Planned Unit Development is transferred or conveyed to any third person, firm, corporation, partnership or other entity by the applicant herein, the City Council of Saratoga Springs reserves the right to require proof of financial responsibility of the transferee in accordance with the procedures set forth in Section 240-3 of the Zoning Ordinance of the City of Saratoga Springs.

Section XIX - Effective Date

This Ordinance shall take effect the day after publication as provided by the provisions of the City Charter of the City of Saratoga Springs, New York.

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Adopted: April 30, 1987

Amended: November 18, 1991

Amended: January 21, 1992

Amended: June 16, 1998

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APPENDIX "A"

**.LEGAL DESCRIPTION OF LANDS TO BE IN
"THE WATER'S EDGE/WOODLANDS ON SARATOGA LAKE PUD"**

ALL THOSE CERTAIN PARCELS OF LAND situated within the City of Saratoga Outside District, County of Saratoga, New York State being bounded and described as follows:

Parcel No. 1:

Beginning at the intersection of the east line of Arrowhead Road with the north line of lands now or formerly owned by Robert S. O'Fee and Helena B. O'Fee according to Book 692 of Deeds at page 413 and proceeding thence northerly along the east line of the said Arrowhead Road about 743 feet to the northwest corner of lands now or formerly owned by Kaydeross Park Corporation according to Book 922 of Deeds at page 129; thence in an easterly direction along the north line of the said Kaydeross Park Corporation lands having an interior angle of 89 deg. 30 min. for a distance of about 700 feet a point located in the west line of the Kaydeross Park Road (formerly Union Avenue), said point being the southeast corner of Lot 95 as shown on a map entitled "Hudson Valley Railroad Company - Map Showing Land And Subdivision of portion of The Land, Saratoga Lake, NY" dated January 22, 1923 and filed in the Saratoga County Clerk's Office February 16, 1926 in Drawer "CC" as Map No. 83; thence continuing along said north line extended across Kaydeross Park Road to the southeast corner of Lot No. 79 as shown on said map and further described as the southeast corner of lands now or formerly owned by Robert D'Andrea and Teresa D'Andrea according to Book 786 of Deeds at page 109; thence running around the said lands of D'Andrea the following three (3) courses: 1) northerly along the east line of the said Kaydeross Park Road about 325 feet to the northwest corner of Lot No. 82 as shown on said map; 2) easterly about 463 feet to the northwest corner of Lot No. 54 as shown on said map; 3) Southerly about 325 feet to the southwest corner of Lot No. 51, said point being the southeast corner of the aforesaid lands of D'Andrea and located in the north line of a parcel of land owned by Kaydeross Park Corporation according to Book 451 of Deeds at page 396; thence easterly along said north line about 277 feet to the southeast corner of Lot No. 37 as shown on said map; thence northeasterly along the southeasterly end of Lot Numbers 37, 38, 39 and 40, about 379 feet to the northeasterly corner of Lot No. 40, which corner is also in the southwesterly side of Walker street; thence southeasterly along the extension southeasterly of the northwesterly side of Walker Street about 485 feet to a corner in the northwesterly shore of Saratoga Lake; thence southwesterly along said shore of lake as it winds and turns about 2,070 feet to its intersection with the northeasterly line of lands now or formerly owned by Malcolm E. Quinn according to Book 897 of Deeds at page 289; thence along the said lands of Quinn the following two courses: 1) northwesterly about 141 feet to Quinns most northerly corner and 2) southwesterly at right angles to the previously described line 55 feet to a point located in the northeasterly line of lands now or formerly owned by Antonio

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Ottani and Alberta Ottani as described in Book 445 of Deeds at page 358; thence along the said lands of Ottani the following two (2) courses: 1) northwesterly 40.5

feet to Ottani's most northerly corner and 2) southwesterly at right angles to the previously described line 65 feet to the most northerly corner of lands now or formerly owned by Floyd N. Christopher and Kathrine Christopher according to Book 650 of Deeds at page 272; thence southwesterly along the northwest line of said Christopher 109 feet to a point in the northeasterly line of a lot sold to Arthur E. Deyoe by Deed dated March 23, 1926; thence northwesterly along the said line 105 feet to the most northerly corner of the said lot conveyed to Deyoe; thence continuing northwesterly across a driveway and along the northeasterly side of Lot No. 25 as shown on said map 164 feet to the most northerly corner of said lot; thence northerly 82.78 feet along the east side of a 20 foot wide driveway as shown on said map to the most westerly corner of lands now or formerly owned by William P. Wrobel and Josephine C. Wrobel according to Book 728 of Deeds at page 264; thence along the said lands of Wrobel the following five (5) courses: 1) South 68 deg. East, 123.6 feet; 2) South 40 deg. 20 min. East 64.8 feet; 3) South 87 deg. 40 min. East, 60.55 feet; 4) North 02 deg. 20 min. East, 161.25 feet; 5) North 84 deg. 10 min. West, 164.15 feet to a point lying in the aforesaid east line of a 20 foot wide driveway; thence running westerly across the said driveway 20 feet to the northeast corner of Lot No. 36 as shown on said map; thence northerly about 115 feet along the east line of lands now or formerly owned by Florence Ciccarelli according to Book 940 of Deeds at page 252 to the northeast corner thereof; thence westerly about 373 feet along the south line of a street or roadway leading from the Arrowhead Inn Road to the park pavilion to the point of beginning.

EXCEPTING AND RESERVING, HOWEVER, ALL THAT CERTAIN PIECE OR PARCEL OF LAND being in the City of Saratoga Springs, Outside District, County of Saratoga, being bounded and described as follows:

Beginning at the northwesterly corner of Lot No. 54 as shown on the said map of "Hudson Valley Railroad Company... "described above, and running southwesterly along Lot Numbers 54, 53, 52 and 51 as laid out on said map, to the southwest corner of Lot 51; thence running northwesterly to the middle of Avenue B; thence running northeasterly along the center line of Avenue B to a point in the south side of Walker Street; thence running southeasterly to the place of beginning.

Also excepting and reserving the right-of-way over the roadway as laid out on said map, which roadway runs from Union Avenue as extended around the west of the premises herein conveyed to the Arrowhead Inn Road.

Also excepting any water rights heretofore granted over lands of the Kaydeross Park Corporation as described in Book 451 of Deeds at page 396, to adjacent landowners; also reserving to Elmer A. Walker and Edith F. Walker the right or privilege of taking and using

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water from a certain spring located on the premises hereby conveyed, and shown on the aforesaid map on file in the Saratoga County Clerk's Office entitled "Hudson Valley Railway Company, Map Showing Land and Subdivisions of portion of land, Saratoga Lake, New York", together with the right to lay pipes or conduits for carrying said water across the premises hereby conveyed, together with the right to enter in and upon the premises to repair or replace any pipes carrying such water to the residence of the said Walkers.

Kaydeross Park Corporation is to maintain and supply a sufficient pressure of water in the present tank, or any other tank which may replace same to maintain a constant flow of water to the premises of the parties of the first part with the exception of the winter months from November 1 to May 1 of each year.

The Kaydeross Park Corporation does covenant and agree to extend Avenues B and C to the roadway leading from the restaurant, located on the within described parcel of land, to the bath houses also located on said land and to allow owners of lots to the northeast of the within described parcel of land to use for pedestrian purposes said extended Avenues B and C as a means of access to Saratoga Lake. The use of Avenue B and C over the above described parcel to be under the jurisdiction of the Kaydeross Park Corporation.

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APPENDIX “B”

SKETCH PLAN

Original on file in the Office of the Planning Board of the City of Saratoga Springs

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APPENDIX "C"

TAX MAP IDENTIFICATION

The following tax parcels are within the boundaries of the "Water's Edge/Woodlands on Saratoga Lake PUD" at the date of this Ordinance:

Outside District

Section	Block	Lot
192	1	40.11
192	1	14.2
192	1	40.12
192	1	45
192	1	41.2
192.08	1	1 through 64
192.36	1	1 through 31
192.12	1	51
193.29	1	1 through 48
193.29	2	7 through 36
193.29	2	70
192	1	42
192	1	41.12
192.08	1	98.11
192.08	1	98.2
192.08	1	98.3
198.36	1	32

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APPENDIX "D"

AREA AND BULK SCHEDULE

USE: Townhouses (Zone A)

<u>Minimum Lot Size</u>		<u>Minimum Yard Dimensions</u>		
<u>Area</u>	<u>Width</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>
2500 sq. ft.	20 ft. (A)	30 ft. (B)	25 ft.	10 ft. end units (C)

Principal Buildings

<u>Minimum Floor Area</u>	<u>Minimum Height</u>
1,500 sq. ft. including 1-car garage	25 ft.

- Notes: (A) Lot width for townhouses is measured at the public right-of-way.
- (B) 36 feet for garages after effective date of ordinance, or 275 square feet of contiguous green space.
- (C) Maximum four (4) units per structure for Phases 4 and 5 in Zone A. Maximum six (6) units per structure in Phases 6, 7 and 8 in Zone A.

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ACCESSORY HOA MAINTENANCE BUILDING

Maximum Floor Area Maximum Height

700 feet

20 feet

Minimum Yard Dimensions

Front Rear Side

30 feet

25 feet

10 feet

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

USE: Single Family Residences (Zones B and C)

Minimum Lot Size <u>Area</u>	<u>Width</u>	Minimum Yard Dimensions		
		<u>Front</u>	<u>Rear</u>	<u>Side</u>
15,000 sq. ft.	80 ft.	30 ft.	25 ft.	10 ft.

<u>Principal Buildings</u>		<u>Accessory Buildings Minimum Distance to</u>		
<u>Minimum Floor Area</u>	<u>Maximum Height</u>	<u>Principal Building</u>	<u>Side Lot Line</u>	<u>Rear Lot Line</u>
1,600 sq. ft. excluding 2-car garage in Phases 10 and 11.	30 ft.	12 ft.	3 ft.	3 ft.
2,000 sq. ft. excluding 2-car garage in Phase 9.				

Note applicable to all units/lots:

1. Decks and stairs may extend within the 25 foot rear building setback a maximum of 15 feet.