

CHAPTER 241.3

AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT DISTRICT TO BE KNOWN AS “SARATOGA HOSPITAL MEDICAL/PROFESSIONAL PUD”

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

I. NAME

This Ordinance shall be known as SARATOGA HOSPITAL MEDICAL/PROFESSIONAL PUD and amends Chapter 241.3 of the Zoning Ordinance of the City of Saratoga Springs, New York.

II. AMENDMENT

The City Council of the City of Saratoga Springs, on September 8, 1987, adopted the ordinance creating The Saratoga Hospital Medical/Professional Planned Unit Development District. That Planned Unit Development legislation was amended by the Saratoga Springs City Council on April 19, 1993, on January 21, 1997, on October 21, 2003, on April 7, 2009, on March 1, 2011, and on October 1, 2013. The purpose of this legislation is to further amend the boundaries and uses of the original Saratoga Hospital Medical/Professional Planned Unit Development District legislation, so as to meet the needs of the institution and the community it serves.

This Ordinance amends the City of Saratoga Springs Zoning Map by rezoning the properties described in **Appendix “A”** and shown on a map attached hereto and made a part hereof and entitled **Sketch Plan for Saratoga Hospital Medical/Professional PUD**, prepared by C.T. Male and dated May 23, 2003, revised January 26, 2009, October 27, 2009, January 10, 2011, and March 25, 2013 from their current zoning designation of “Office/Medical Business District” to “Saratoga Hospital Medical/Professional Planned Unit Development District.”

This Ordinance also amends Chapter 241.3 of the City of Saratoga Springs by identifying certain uses which may be established within the amended boundary of the Saratoga Hospital Medical/Professional PUD and describing the review processes necessary to establish said uses.

III. BOUNDARY

The total area of the Saratoga Hospital Medical/Professional PUD, as amended by this ordinance, will consist of 28.69 ± acres as bounded and described in **Appendix “B”** attached hereto and made a part hereof. The area is located on the westerly side of the City of Saratoga Springs, north of Church Street, generally east of West Avenue, west of Seward Street, and generally south of Morgan Street. The tax map references are as follows:

1. Map 165, Block 1, Lot 44

2. Map 165, Block 3, Lot 35
3. Map 165.41, Block 1, Lot 28

The Saratoga Hospital has consolidated its lots identified in the 2011 Ordinance and in Appendix “A” to create fewer individual tax parcels for the lots owned by Saratoga Hospital and contained in this Planned Unit Development. The above tax parcels reflect the campus as it was configured in the 2013 Ordinance.

If the planned unit development zoning approval for this site expires or is abandoned, or the PUD boundary is otherwise altered, the City Council shall establish the zoning district that will be assigned to any such impacted parcel at that time

IV. SKETCH PLAN

The Saratoga Hospital Medical/Professional PUD shall be developed in general compliance with a sketch plan filed in the Offices of the Planning Board of the City of Saratoga Springs, New York, and attached hereto and made a part hereof as **Appendix “C”**. The plan shall be used by the City and the Hospital as a guide for overall development. The sketch plan may be changed, altered or amended, pursuant to Section 240-3.6 of the City of Saratoga Springs Zoning Ordinance.

V. PURPOSE

It is the purpose of this Ordinance to provide a means for the development of the Planned Unit Development, as amended by this ordinance, in which certain economics of scale or creative planning concepts may be utilized by the developer without departing from the spirit and intent of the Zoning Ordinance of the City of Saratoga Springs. It is further the purpose of this Ordinance to promote flexibility in the development and design of Saratoga Hospital Medical/Professional PUD 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 to the maximum extent practicable.

VI. USES AND CHARACTERISTICS

There may be contained within the boundaries of Saratoga Hospital Medical/Professional PUD, City of Saratoga Springs, buildings for medical, hospital, clinical, diagnostic and treatment uses, all of the aforesaid construed in their broadest terms, as well as professional uses and associated support services and customary accessory uses for all of the foregoing. The PUD shall be divided into zones A, B, C, D, and E as depicted on the sketch plan attached hereto as **Appendix “C.”** Within each zone, certain projects described in Article IX of this Ordinance may be constructed consistent with the requirements herein.

A. ZONE A

The area of Zone A, as amended by this ordinance, consists of 10.45+/- acres. The existing Hospital building in Zone A (including its adjoining structures) is commonly known as 211 Church Street. The existing Hospital building presently covers an area of

148,648± square feet. The principal building has five above grade levels, with a total square footage of 579,935±. Future Hospital building coverage within Zone A may increase the lot coverage by a net of 1,352± square feet to a maximum permitted lot coverage of 150,000 square feet.

In addition to the above, the Hospital building may be increased to a total of five above ground levels, not exceeding a height of seventy feet (70’).

Within Zone A, principal uses shall be for acute medical/surgical services and related support (non-clinical) systems. These generally may include medicine, diagnostic and treatment, surgery, emergency medicine, pediatrics, obstetrics/gynecology, psychiatry, clinical ancillary, radiation therapy, long term & elder care, business, medical and professional office use, on call physicians’ respite area, along with administrative, material support systems and parking for these uses.

Primary health services may consist generally of in-patient (admission more than twenty-four hours), out-patient (admission for less than twenty-four hours) and an internal support system (administrative services, etc.) necessary for the delivery of acute/medical surgical care.

	<u>Hospital</u>
(a) Maximum number of buildings	1
(b) Maximum building coverage	150,000 sf
(c) Maximum building levels (above ground)	5
(d) Maximum building height	70
(e) Total building square footage	579,935± sf

B. ZONE B

Zone B consists of 3.57 ± acres.

Within Zone B uses shall be for primary medical care and ancillary clinical functions, including laboratory, radiology, ultrasound and other like services necessary to support such care, as well as administrative support services for any or all of the foregoing, and parking.

The medical office building or buildings in Zone B shall not exceed 31,200 square feet of building square footage. An existing medical office building in this zone is a single story structure of 10,200 square feet. The use may be achieved through the development of up to two, two-story structures with total building coverage not to exceed 20,700 square feet.

The B-2 area is currently being utilized as a temporary parking area containing 165 parking spaces.

All uses in Zone B shall be subject to final site plan approval in accordance with Article

VIII of this Ordinance.

	<u>Hospital</u>
(a) Maximum number of buildings	2
(b) Maximum building coverage	20,700 sf
(c) Maximum building height	2 stories or 40 feet
(d) Total building square footage	31,200 sf

C. ZONE C

Zone C consists of 4.86± acres.

Within Zone C Medical, and Professional and Hospital Offices for primary medical care, and ancillary clinical functions, including a chronic kidney dialysis center and kidney care center, including laboratory, radiology, ultrasound and other like services necessary to support such care, offices for hospital related functions such as finance, patient accounts, human resources, and family health administration and parking may be permitted. Zone C shall be used, if necessary, for storm water management from Zone B, D and E. Zone E shall be used for any necessary additional parking demands.

The kidney dialysis center shall not exceed 10,000 square feet of gross space. Total building coverage is not to exceed 30,000 square feet.

All uses in Zone C shall be subject to final site plan approval in accordance with Article VIII of this Ordinance.

	<u>Hospital</u>
(a) Maximum number of buildings	3
(b) Maximum building coverage	30,000 sf
(c) Maximum building height	3 stories or 45 feet
(d) Total building square footage	50,000 sf

D. ZONE D

Zone D consists of 0.57± acres.

Hospital Accessory Support areas may be established in Zone D. It is anticipated that this zone will be used to complement and support the activities undertaken in Zone A; it may also be used for management of storm water received from Zone B, C, and E. This zone will remain as green space until a further amendment to this Ordinance. This area shall be reserved for further development.

All uses in Zone E shall be subject to final site plan approval in accordance with Article VIII of this Ordinance.

E. ZONE E

Zone E consists of 9.24± acres.

Zone E may support accessory parking for staff associated with activities in Zone A, B, and D.

Supplemental parking is to contain spaces for a total of 620 cars. Currently, there are 597 parking spaces in Zone E.

Wholly contained landscaped islands will be provided at the ratio of one planting area per each fifteen vehicles. Planting areas shall be at least 162 square feet or 9 x 18 feet. Planting areas may be located together to increase parking and maintenance efficiencies.

All uses in Zone E shall be subject to final site plan approval in accordance with Article VIII of this Ordinance.

Zone E contains a heliport.

VII. DENSITY

The overall density of the Saratoga Hospital Medical/Professional PUD shall not exceed the thresholds defined below.

		% of PUD occupied
Total PUD Area = ± 28.69 acres	1,249,736 sf	100%
Total Building Coverage	192,826 sf	15%
Impervious Area	575,125 sf	46%
Total greenspace	481,785 sf	39%
Total Building Square Footage	831,200 sf	67%

VIII. REQUIREMENTS FOR ISSUANCE OF BUILDING PERMITS

Prior to the issuance of a building permit to develop any or all of the area within Saratoga Hospital Medical/Professional PUD, the applicant shall receive final site plan approval from the City of Saratoga Springs Planning Board.

The final site plan shall show the area of the Saratoga Hospital Medical/Professional PUD proposed for development and its relationship to existing development and vacant areas within Saratoga Hospital Medical/Professional PUD. The final site plan shall also conform to the requirements as set forth in Article V of the City of Saratoga Springs Zoning Ordinance.

IX. PROJECTS

Following the effective date of this Ordinance, projects as described below may be developed within the Saratoga Hospital Medical/Professional PUD. Certain projects identified in this Article have been completed prior to the adoption of this amendment and are so identified. The projects listed below may progress in any order. In addition, projects may be undertaken or completed in more than one stage.

A. Projects, Zone A

Project A-1: Hospital Complex: Completed.

Project A-2 - Parking Expansion: Completed.

Project A-3 - Ambulatory Care Facility Expansion: Completed.

Project A-4 - Future Expansions: Project abandoned.

Project A-5: Radiation Oncology Center, Cafeteria, Parking Relocations and Expansion and Driveway Alterations: Completed, except 2nd floor addition on Radiation Oncology Center and additional radiation vault. Radiation Oncology Center Expansion shall not exceed 9,000 sf of additional building coverage. The structure itself may have one or two levels, but it is currently contemplated that the Radiation Oncology Center will occupy only the lower portion of the new building. The upper level, if any, will be utilized for any authorized use in Zone A.

Project A-6: Central Plant Expansion: Completed.

Project A-7: Patient Care Addition: Phase I completed. Patient Care Addition shall consist of below grade logistical support services, on-grade Emergency Department and critical care beds, and patient care rooms. It will not exceed 30,000 sf of additional building coverage. The structure itself shall have a maximum of five above grade levels, which may be constructed in phases, and 181,500 sf additional building square footage.

Project A-8: Physician Respite Area: Project Removed from PUD.

Project A-9: Surgical Suite Addition: Surgical Suite Addition shall consist of operating rooms, pre and post-care operating rooms, pre-admission testing, waiting area, and elevators. It will not exceed 11,300 sf of additional building coverage. The structure itself shall have three above grade levels, an unoccupied penthouse for mechanical equipment storage, and 33,900 sf of additional building square footage, exclusive of connectors. The project may be constructed in phases, the first of which will include the construction of operating rooms and shell space. Based on the financial status and growth of the hospital, future phases will respond to the needs of the hospital in developing the remaining space.

B. Projects, Zone B

Project B-1: Existing Saratoga Care Medical Office Building: Completed.

Project B-2: Medical Professional Office Expansion: This expansion will include one additional building with 10,500 sf building coverage and 21,000 sf of additional building square footage.

C. Projects, Zone C

Project C-1: Existing Hortense and Louis Rubin Dialysis Center: Completed.

Project C-2: Medical Professional Offices: Completed.

D. Projects, Zone D

Project D-1: Hospital Accessory Support Reserve Area: Completed.

No projects are planned for Zone D at the time of this amendment.

E. Projects, Zone E

Project E-1: Parking Expansion: Completed.

Project E-2: Parking Expansion: Completed.

Project E-4: Heliport: Completed.

Project E-5: Parking Expansion: Completed.

Project E-6: Parking Expansion: Completed.

F. PUD Site Plan Applications

PUD Site Plan Applications for any of the Projects identified in this Article may be made at any time to the Saratoga Springs Planning Board.

Planned Unit Development zoning approval for the project shall expire for all uncompleted projects if site plan approval is not obtained from the City of Saratoga Springs Planning Board by January 1, 2024.

X. PARKING

Parking demand for the entire PUD is to be met through the provision of a large group parking lot in Zone E, a new reconfigured parking area on Myrtle Street in Zone E and/or in the provision of smaller parking areas associated with each of the buildings in the respective zones. Zone E parking contains spaces for 620 cars on approximately 9.24± acres.

During construction of specific projects in Zones A, B and C, the parking areas in Zones E, may be altered or improved upon.

The minimum number of parking spaces shall be provided as shown in the following schedule:

ZONE PARKING REQUIREMENTS (RATIO)

- Zone A.** 1 space/2 in-patient acute beds
- 1 space/5 in-patient skilled nursing beds
- 1 space/300 sf of out-patient service
- 1 space/300 sf of internal support
- Zone B.** 1 space/300 sf of gross floor space for medical office buildings
- Zone C.** 16 spaces for the 10,000 sf kidney dialysis center
- 1 space/300 sf of gross floor space for medical office buildings
- Zone D.** Green space until a further amendment.
- Zone E.** No parking demand required for heliport.

The interior open space is primarily designed for the required parking. All of the buildings will be designed to ensure that the front entrance will be oriented toward the center.

All new or revised parking created as a demand of this PUD shall contain landscaping areas at a ratio of one 9' x 18' space/15 spaces for vehicles.

XI. AMENDMENTS TO THIS ORDINANCE

Amendments may be made to this Ordinance by the City of Saratoga Springs City Council.

XII. INFRASTRUCTURE IMPROVEMENTS

The entire project as set forth herein will be serviced by City water and sanitary sewer lines. These lines will be constructed to City standards, but will not be conveyed to the City of Saratoga Springs. The water and sewer lines will be maintained by the Hospital.

Storm water disposal areas shall be constructed and maintained by the Hospital.

The roadways and thoroughfares through the project will be private drives maintained by the Hospital.

Upon request, the City of Saratoga Springs shall be granted appropriately sized easements for the construction and maintenance of water, sanitary sewer or storm water sewer lines through Zone A of the PUD site.

The City, upon request, may take over ownership, control and responsibility for any infrastructure main, pipe, or line presently within or constructed within the PUD site and the City shall further be granted reasonable easements to interconnect with any infrastructure main, line or pipe for which they have taken responsibility.

The City is hereby granted the right to enter upon the PUD site for the purpose of making emergency repairs to any privately owned main, pipe or line. The City shall have the right to charge the Hospital or the individual project's sponsor whose pipe or main is repaired for any necessary services.

All private water lines connecting into any structure within the PUD site shall be individually metered.

XIII. OFF SITE IMPROVEMENTS

Project A-1 - Hospital Complex: Completed. A-1 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project A-2 - Parking Expansion: Completed. A-2 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project A-3 - Ambulatory Care Facility Expansion: Completed. A-3 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project A-4 - Future Expansion: Project abandoned. A-4 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project A-5 - Radiation Oncology Center, Cafeteria, Parking Relocations and Expansion and Driveway Alterations: Completed. A-5 was identified in the 2003 Ordinance and is included for reference and consistency only.

Project A-6 - Central Plant Expansion: None required.

Project A-7 - Patient Care Addition: Completed. A-7 was identified in the 2011 Ordinance and is included for reference and consistency only.

Project A-8 - Physician Respite Area: Project removed from PUD.

Project A-9 - Surgical Suite Addition: None

Project B-1 - Existing Saratoga Care Medical Office Building: Completed. B-1 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project B-2 - Future Medical Professional Office Expansion: The Hospital shall undertake and/or update appropriate studies relating to (1) storm water management for the area of the PUD site west of Myrtle Street; (2) sanitary sewer condition and capacity for lines which serve the site; and (3) a traffic study relating to vehicle access to the PUD site with focus on the capacity of the Church Street/Myrtle Street intersection as part of the Planned Unit Development site plan approval for Project B-2. After reviewing the results of these studies, the City of Saratoga Springs Planning Board has the right to restrict further development of the Planned Unit Development until the necessary off-site improvements (if any) are made. The means of payment for any improvement identified as needed by any of these studies shall be negotiated between the Hospital and the City Council of the City of Saratoga Springs. The Hospital may be

required to contribute an appropriate share toward said improvements.

Project C-1 - Existing Hortense and Louis Rubin Dialysis Center: Completed. C-1 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project C-2 - Future Medical Professional Offices: Completed. C-2 was identified in the 2011 Ordinance and is included for reference and consistency only.

Project D-1 - Hospital Accessory Support Reserved Area: Completed. D-1 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project E-1 - Parking Expansion: Completed. E-1 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project E-2 - Parking Expansion: Completed. E-2 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project E-3 - Storage Building: Project abandoned. E-3 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project E-4 - Accessory Parking and Heliport: Completed. E-4 was identified in the 1997 Ordinance and is included for reference and consistency only.

Project E-5 - Parking Expansion: Completed. E-5 was identified in the 2003 ordinance and is included for reference and consistency only.

Project E-6 - Parking Expansion: Completed. E-6 was identified in the 2011 Ordinance and is included for reference and consistency only.

XIV. SETBACKS

ZONE A

Any buildings constructed in Zone A on or after the effective date of this Ordinance shall be no closer than fifty feet (50') from the exterior boundary of the PUD with the following exceptions: 1) the minimum setbacks along Myrtle Street shall be ten feet (10') for any projects north of Project A-9 and five feet (5') for Project A-9 and south to Church Street; and 2) for Project A-7, the minimum setbacks shall be eighty feet (80') from the northern property line. There shall be no internal setbacks between parcel lines for building, parking, driveways or paved areas. There shall be no setbacks in Zone A for driveways, parking areas, or other paved areas, but during PUD site plan review, the City Planning Board may require special mitigating measures than otherwise possible to the maximum extent practicable (fencing, landscaping, etc.) to provide adequate buffers for neighboring properties.

ZONES B, C, D, & E

For Zones B, C, D & E, a thirty foot (30') wide (minimum) planted buffer strip shall be

maintained or installed along the PUD exterior boundary lines, except as follows: (1) a forty foot (40') and a fifty foot (50') wide (minimum) planted buffer strip as shown on the PUD Sketch Plan shall be maintained or installed along the northern boundary line on Zone C; (2) a ten foot (10') wide (minimum) planted buffer strip shall be maintained along the southern and western boundary lines of Zone E to within 140' of Myrtle Street as shown on the PUD Sketch Plan. No buffer will be required within the remaining 140' southern boundary of Zone E as shown on the PUD Sketch Plan; and (3) Green space buffer is four feet (4') on Myrtle Street Parcels of E – 6.

In Zones B, C, D, & E, no structure or parking space will be constructed within the required buffer zone. At least 40% of the installed plant material in the planted buffer strips shall be evergreen.

No building in Zones B, C, D & E shall be constructed within forty feet (40') of another building unless the two buildings are connected with an enclosed hallway meeting all local and state building codes.

No building in Zones B, C, D & E shall be constructed within thirty feet (30') of the PUD property line or within fifty feet (50') of the Myrtle Street property line.

In Zone E-6, no parking space shall be constructed within 5 feet of the boundary lines.

XV. SIGNAGE

All signs currently located on the Hospital campus are part of an approved signage plan implemented in 2003 and subsequently updated. The approved signage plan categorized the signs into the categories set forth below, and approved the below sign types with the dimensions and other restrictions included herein. The below types of signs currently exist on the hospital campus and have received approval by the Saratoga Springs Zoning Board of Appeals and the Design Review Commission.

The Hospital may add or replace signage within the PUD consistent with the guidelines contained in this section, providing the new signs do not exceed the existing specifications, including height and dimensions, for each sign type, as set forth more fully below, and subject to the regulations set forth in this provision. Signs shall be erected and constructed with the purpose of safe and efficient flow of traffic in and through the site. All signs shall be compatible within the context of its visual and physical environment.

	<u>Sign type</u>	<u>Maximum size and height</u>
ED.1	Large two-sided campus entrance identification sign	66.5 sf 12 feet height No more than 2 signs
ED.2	Medium size vehicular directional sign	42" X 49" or 14.29 sf 6 feet height Signage type shall be limited to use for emergency entrances to the campus.

ED.3	Small vehicular directional sign	42" x 30" or 8.75 sf 6 feet height
FID.1	Large facade-mounted identification sign	11' 4" X 240" No more than 2 signs per establishment
FID.2	Small facade-mounted identification sign	108" X 52" or 39 sf 4.25 feet height Only one sign per facade that has street frontage
FID.3	Large building entrance identification sign	9' x 20" or 15 sf No more than one sign per public entrance for significant hospital functions (ie. emergency department, maternity, main entrance, radiation oncology, etc)
FID.4	Small building entrance identification sign	24" X 24" or 4 sf
FID.5	Ambulance/ emergency department entrance identification sign	60" x 20" or 8.33 sf 6 feet height Allowable as needed to identify Ambulance and Emergency entrances to the Emergency Department
ID.1	Large two-sided outpatient facility identification sign	3' x 3' or 9 sf 6 feet height No more than one sign per outpatient facility
ID.4	Ground-mounted identification sign	54" x 36"
ID.5	Tall, ground-mounted identification sign	24" x 24" or 4 sf 9'6" height
	Ground mounted donor identification sign	47.2 sf 9'6" height
PKG.1	Parking lot identification signs	30" X 36" or 6.25 sf 6 feet height Limited to one per entrance to parking lot.
	Non- smoking facility designation signs	10" x 14" One sign per bench for all outdoor seating

Only ED.1 (large two sided campus entrance identification) and ED.3 (small vehicular directional) signage shall be allowed to be located within 150 feet of the signalized intersection of Myrtle and Church Streets.

The following types of signs shall be permitted within 50 feet of a non-signalized intersection: ED.1 (large two sided campus entrance identification), ED.2 (medium sized

vehicular directional), ED.3 (small vehicular directional), ID.1 (large two sided outpatient facility identification sign), and any signage located on the facade of the buildings.

Throughout the campus, signs shall be permitted to be located within 50 feet of another sign.

Within the limitations set forth above, facade signage may be permitted to occur in excess of one sign per facade. The dimensions shall not exceed the sizes noted above within each category. The location or relocation of wall signage shall be completed in a manner that prevents irreversible damage to the facade substrate. Sign anchors in masonry facades shall be limited to mortar joints. Any areas from which wall signage has been removed or relocated shall be repaired to match surrounding facades.

The Hospital signage should utilize Franklin Gothic font and the following colors shall be utilized throughout the signage on the PUD site : Purple (PMS 0519), Gold (PMS 4515), Blue (PMS 2748), Red (PMS 0186), Teal (PMS 3155) and White (White 00).

The FID.3 (large building entrance identification sign), ED.1 (large two sided campus entrance identification sign) and ED.2 (medium vehicle directional sign) signs are designed for internal illumination using florescent lamps which conform to UL and industry standards. Light is contained within the sign, except where the translucent white acrylic letters or symbols have been inserted into the aluminum face. Neon lighting for a back lit halo effect is used for the FID.1 (large facade mounted identification sign) sign near the hospital entrance. LED lights may replace the neon on future installations.

The Hospital shall submit documentation to the Saratoga Springs Office of Planning and Economic Development when additional signage in compliance with the above restrictions is necessary or required on the PUD campus. The documentation shall include information on the proposed location, style, dimensions and height of the proposed sign. The request may be treated as an administrative action. The Planning Board Chair will consider any applications which raise issues of the location of signage. The Design Review Commission Chair will consider any applications pertaining to percentage of blank space on the signs, lighting of the signs and design. The appropriate Chair will seek guidance and input from the Office of Planning and Economic Development in reviewing any applications submitted by the hospital. The Chair or the Hospital, at their option, shall determine if any individual submission shall be decided by the appropriate city board and shall refer such applications for full board consideration.

XVI. TIME EXTENSIONS

On good cause shown, the Hospital may apply for an extension of an approved PUD site plan. An application for such request shall be made to the Planning Board.

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. Prior to the construction of any approved Project, a pre-construction conference with the City Engineer and the City Building Department shall be required. At such conference, the City may impose reasonable standards designed to lessen the impact of construction noise, dust and construction vehicle traffic on any adjacent residential area.

XVIII. ADDITIONAL FUTURE PROJECTS

Although the development of the proposed PUD has been set forth in its entirety and this Ordinance rezones the entire 28.69± acres as a Planned Unit Development, it grants only the actual development of Projects within the PUD area. The remaining undeveloped land will remain as green space until such time as the Hospital and Planning Board of the City of Saratoga Springs agree upon the impact, if any, upon the infrastructure of the City, the meeting of those needs, and the specific development uses.

XIX. OWNERSHIP

Saratoga Hospital intends to own and/or control, as well as maintain and operate, the roadways and land within its PUD. In the event that ownership of the area wholly encompassed by the Saratoga Hospital Medical/Professional PUD is transferred or conveyed to any third person, firm, corporation, partnership or other entity by the applicant herein, the City of Saratoga Springs reserves the right to require proof of financial responsibility of the transferee in accordance with the same procedures set forth in Section 240-3.7 of the Zoning Ordinance of the City of Saratoga Springs.

XX. MAP

A mylar of the final approved sketch plan shall be filed with the City Planning Board and the City Clerk. A copy shall be filed with the City Building Inspector.

XXI. AMENDMENTS

Saratoga Hospital Medical/Professional PUD shall be developed in compliance with the final approved sketch plan. Any amendments thereto will be made pursuant to the City of Saratoga Springs Zoning Ordinance.

XXII. VALIDITY

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

XXIII. EFFECTIVE DATE

This Ordinance shall take effect one day after approval by the Saratoga Springs City Council and posting and publishing in the official newspaper of the City as required by law.

ADOPTED: September 8, 1987

AMENDED: April 19, 1993

AMENDED: January 21, 1997

AMENDED: October 21, 2003

AMENDED: April 7, 2009

AMENDED: March 1, 2011

AMENDED: October 1, 2013

APPENDIX "A"

Amendments to Zone A, Saratoga Hospital Medical/Professional PUD

**LEGAL DESCRIPTION AND MAP OF PARCELS TO BE ADDED TO
THE SARATOGA HOSPITAL
PLANNED UNIT DEVELOPMENT DISTRICT**

PARCEL 1:

All that certain tract, piece or parcel of land situate in the City of Saratoga Springs, County of Saratoga, State of New York, lying Northerly of Church Street (New York State Route 9N) and Easterly of Myrtle Street, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northeasterly street boundary of Church Street (New York State Route 9N) as described in Document No. 2009019933 with the Easterly street boundary of Myrtle Street; thence from said point of beginning along said Easterly street boundary of said Myrtle Street the following two (2) courses: 1) North 03 deg. 50 min. 09 sec. West 538.98 feet to a point; and 2) North 03 deg. 58 min. 54 sec. West 147.84 feet to its point of intersection with the common division line between the lands now or formerly of The Saratoga Hospital as described in Book 1525 of Deeds at Page 675, Book 991 of Deeds at Page 152, Book 990 of Deeds at Page 792 and Book 1651 of Deeds at Page 293 on the South and the lands now or formerly of Mary Grygiel as described in Book 1099 of Deeds at Page 3, lands now or formerly of Larry D. Fox and Linda C. Fox as described in Book 1336 of Deeds at Page 220, lands now or formerly of Ronald G. Conlee and Diane M. Conlee as described in Book 1054 of Deeds at Page 537, lands now or formerly of Alice A. Smith as described in Book 1373 of Deeds at Page 745, lands now or formerly of Margaret A. MacFarland as described in Book 1097 of Deeds at Page 471, lands now or formerly of Raymond C. Yager and Terry A. Yager as described in Book 866 of Deeds at Page 364, lands now or formerly of Laurence Aryeh Alpern and Anna Alpern as described in Book 1241 of Deeds at Page 750 and lands now or formerly of Irving L. Metzger and Marcia P. Metzger d.b.a. Metzger and Sons as described in Book 1052 of Deeds at Page 872 Deed Parcel No. 6 on the North; thence along said common division line North 86 deg. 15 min. 24 sec. East 550.31 feet to its point of intersection with the division line between the said lands of The Saratoga Hospital on the West and the said lands of Irving L. Metzger and Marcia P. Metzger d.b.a. Metzger and Sons as described in Book 1052 of Deeds at Page 872, Deed Parcel No. 6 and No. 10 on the East; thence along said division line South 04 deg. 02 min. 45 sec. East 203.47 feet

to its point of intersection with the division line between the said lands of The Saratoga Hospital as described in Book 1651 of Deeds at Page 293 on the South and the said lands of Irving L. Metzger and Marcia P. Metzger d.b.a. Metzger and Sons Deed Parcel No. 10 on the North; thence along said division line North 85 deg. 26 min. 15 sec. East 166.00 feet to its point of intersection with the Westerly boundary of a 20-foot-wide alley (a.k.a. Medical Arts Lane), said point also being the Northwesterly terminus of said alley; thence along said Westerly boundary South 04 deg. 02 min. 45 sec. East 350.00 feet to its point of intersection with the Northerly boundary of a 15-foot-wide alley (a.k.a. Corey Lane), said point also being the Southwesterly terminus of said 20-foot-wide alley (a.k.a. Medical Arts Lane); thence along the Northerly boundary of said 15-foot-wide alley (a.k.a. Corey Lane) South 85 deg. 26 min. 15 sec. West 166.00 feet to the Northwesterly terminus of said 15-foot-wide alley (a.k.a. Corey Lane) and marking the former Easterly boundary of North Van Rensselaer Street as conveyed to The Saratoga Hospital in Book 1668 of Deeds at Page 317; thence along the Westerly terminus of said 15-foot-wide alley (a.k.a. Corey Lane) and said former Easterly boundary of North Van Rensselaer Street, South 04 deg. 02 min. 45 sec. East 15.00 feet to its point of intersection with the division line between the lands now or formerly of The Saratoga Hospital as described in Book 1668 of Deeds at Page 317 former Van Rensselaer Street on the West and the lands now or formerly of J. J. Byrne as described in Book 887 of Deeds at Page 11 on the East; thence along said division line South 04 deg. 02 min. 45 sec. East 164.28 feet to its point intersection with the Northerly street boundary of Church Street (New York State Route 9N); thence along said Northerly street boundary the following two (2) courses: 1) South 84 deg. 27 min. 34 sec. West 53.49 feet to a point; and 2) South 89 deg. 29 min. 56 sec. West 319.29 feet to its point of intersection of the Northerly street boundary of Church Street (New York State Route 9N) as described in Document No. 2009019933; thence along said Northerly and Northeasterly street boundary the following two (2) courses: 1) North 89 deg. 14 min. 23 sec. West 156.10 feet to a point; and 2) North 58 deg. 55 min. 08 sec. West 30.26 feet to the point or place of beginning, containing 10.453± acres of land.

Subject to an area granted by easement for parking as described in Book 1682 of Deeds at Page 570 and being more particularly bounded and described as follows:

BEGINNING at a point on the division line between the said lands of The Saratoga Hospital as described in Book 1668 of Deeds at Page 317 former bed of North Van Rensselaer Street on the West and lands now or formerly of J.J. Byrne as described in Book 887 of Deeds at Page 11 on the East, said point being situate North 04 deg. 02 min. 45 sec. West along said division line 39.32 feet from its intersection with the Northerly street boundary of Church Street (New York State Route 9N); thence from said point of beginning through the said lands of The Saratoga Hospital the following twelve (12) courses: 1) South 85 deg. 57 min. 12 sec. West 9.47 feet to a point; 2) South 03 deg. 38 in. 27 sec. East 13.63 feet to a point; 3) South 85 deg. 57 min. 15 sec. West 27.91 feet to a point; 4) North 04 deg. 02 min. 45 sec. West 52.94 feet to a point; 5) South 84 deg. 18min. 53 sec. West 15.60 feet to a point; 6) North 03 deg. 45 min. 12 sec. West 32.52 feet to a point; 7) North 86 deg. 01 min. 11 sec. East 15.43 feet to a point; 8) North 04 deg. 02 min. 45 sec. West 46.29 feet to a point of curvature; 9) Northeasterly along a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet and a chord bearing of North 40 deg. 57 min. 15 sec. East 19.80 feet to a point of tangency; 10) North 85 deg. 57 min. 15 sec. East 17.36 feet to a point; 11) South 04 deg. 02 min. 45 sec. East 9.11 feet to a point; and 12) North 85 deg. 57 min. 15 sec. East 6.12 feet to a point on the above first mentioned division line; thence along said above first mentioned division line South 04 deg. 02 min. 45 sec. East 122.54 feet to the point or place of beginning.

Intending to describe an irregular shaped parcel to be granted by easement for parking.

Subject to any easements, covenants or restrictions of record.

APPENDIX "B"
LEGAL DESCRIPTION OF ENTIRE AMENDED PUD AREA

ZONE A

All that certain tract, piece or parcel of land situate in the City of Saratoga Springs, County of Saratoga, State of New York, lying Northerly of Church Street (New York State Route 9N) and Easterly of Myrtle Street, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northeasterly street boundary of Church Street (New York State Route 9N) as described in Document No. 2009019933 with the Easterly street boundary of Myrtle Street; thence from said point of beginning along said Easterly street boundary of said Myrtle Street the following two (2) courses: 1) North 03 deg. 50 min. 09 sec. West 538.98 feet to a point; and 2) North 03 deg. 58 min. 54 sec. West 147.84 feet to its point of intersection with the common division line between the lands now or formerly of The Saratoga Hospital as described in Book 1525 of Deeds at Page 675, Book 991 of Deeds at Page 152, Book 990 of Deeds at Page 792 and Book 1651 of Deeds at Page 293 on the South and the lands now or formerly of Mary Grygiel as described in Book 1099 of Deeds at Page 3, lands now or formerly of Larry D. Fox and Linda C. Fox as described in Book 1336 of Deeds at Page 220, lands now or formerly of Ronald G. Conlee and Diane M. Conlee as described in Book 1054 of Deeds at Page 537, lands now or formerly of Alice A. Smith as described in Book 1373 of Deeds at Page 745, lands now or formerly of Margaret A. MacFarland as described in Book 1097 of Deeds at Page 471, lands now or formerly of Raymond C. Yager and Terry A. Yager as described in Book 866 of Deeds at Page 364, lands now or formerly of Laurence Aryeh Alpern and Anna Alpern as described in Book 1241 of Deeds at Page 750 and lands now or formerly of Irving L. Metzger and Marcia P. Metzger d.b.a. Metzger and Sons as described in Book 1052 of Deeds at Page 872 Deed Parcel No. 6 on the North; thence along said common division line North 86 deg. 15 min. 24 sec. East 550.31 feet to its point of intersection with the division line between the said lands of The Saratoga Hospital on the West and the said lands of Irving L. Metzger and Marcia P. Metzger d.b.a. Metzger and Sons as described in Book 1052 of Deeds at Page 872, Deed Parcel No. 6 and No. 10 on the East; thence along said division line South 04 deg. 02 min. 45 sec. East 203.47 feet to its point of intersection with the division line between the said lands of The Saratoga Hospital as described in Book 1651 of Deeds at Page 293 on the South and the said lands of Irving L. Metzger and Marcia P. Metzger d.b.a. Metzger and Sons Deed Parcel No. 10 on the North; thence along said division line North 85 deg. 26 min. 15 sec. East 166.00 feet to its point of intersection with the Westerly boundary of a 20-foot-wide alley (a.k.a. Medical Arts Lane), said point also being the Northwesterly terminus of said alley; thence along said Westerly boundary South 04 deg. 02 min. 45 sec. East 350.00 feet to its point of intersection with the Northerly boundary of a 15-foot-wide alley (a.k.a. Corey Lane), said point also being the Southwesterly terminus of said 20-foot-wide alley (a.k.a. Medical Arts Lane); thence along the Northerly boundary of said 15-foot-wide alley (a.k.a. Corey Lane) South 85 deg. 26 min. 15 sec. West 166.00 feet to the Northwesterly terminus of said 15-foot-wide alley (a.k.a. Corey Lane) and marking the former Easterly boundary of North Van Rensselaer Street as conveyed to The Saratoga Hospital in Book 1668 of Deeds at Page 317; thence along the Westerly terminus of said 15-foot-wide alley (a.k.a. Corey Lane) and said former Easterly boundary of North Van Rensselaer Street, South 04 deg. 02 min. 45 sec. East 15.00 feet to its point of intersection with the division line between the lands now or formerly of The Saratoga Hospital as described in Book 1668 of Deeds at Page 317 former Van Rensselaer Street on the West and the lands now or formerly of J. J. Byrne as described in Book 887 of Deeds at Page 11 on the East; thence along said division line South 04

deg. 02 min. 45 sec. East 164.28 feet to its point intersection with the Northerly street boundary of Church Street (New York State Route 9N); thence along said Northerly street boundary the following two (2) courses: 1) South 84 deg. 27 min. 34 sec. West 53.49 feet to a point; and 2) South 89 deg. 29 min. 56 sec. West 319.29 feet to its point of intersection of the Northerly street boundary of Church Street (New York State Route 9N) as described in Document No. 2009019933; thence along said Northerly and Northeasterly street boundary the following two (2) courses: 1) North 89 deg. 14 min. 23 sec. West 156.10 feet to a point; and 2) North 58 deg. 55 min. 08 sec. West 30.26 feet to the point or place of beginning, containing 10.453± acres of land.

Subject to an area granted by easement for parking as described in Book 1682 of Deeds at Page 570 and being more particularly bounded and described as follows:

BEGINNING at a point on the division line between the said lands of The Saratoga Hospital as described in Book 1668 of Deeds at Page 317 former bed of North Van Rensselaer Street on the West and lands now or formerly of J.J. Byrne as described in Book 887 of Deeds at Page 11 on the East, said point being situate North 04 deg. 02 min. 45 sec. West along said division line 39.32 feet from its intersection with the Northerly street boundary of Church Street (New York State Route 9N); thence from said point of beginning through the said lands of The Saratoga Hospital the following twelve (12) courses: 1) South 85 deg. 57 min. 12 sec. West 9.47 feet to a point; 2) South 03 deg. 38 in. 27 sec. East 13.63 feet to a point; 3) South 85 deg. 57 min. 15 sec. West 27.91 feet to a point; 4) North 04 deg. 02 min. 45 sec. West 52.94 feet to a point; 5) South 84 deg. 18min. 53 sec. West 15.60 feet to a point; 6) North 03 deg. 45 min. 12 sec. West 32.52 feet to a point; 7) North 86 deg. 01 min. 11 sec. East 15.43 feet to a point; 8) North 04 deg. 02 min. 45 sec. West 46.29 feet to a point of curvature; 9) Northeasterly along a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet and a chord bearing of North 40 deg. 57 min. 15 sec. East 19.80 feet to a point of tangency; 10) North 85 deg. 57 min. 15 sec. East 17.36 feet to a point; 11) South 04 deg. 02 min. 45 sec. East 9.11 feet to a point; and 12) North 85 deg. 57 min. 15 sec. East 6.12 feet to a point on the above first mentioned division line; thence along said above first mentioned division line South 04 deg. 02 min. 45 sec. East 122.54 feet to the point or place of beginning.

Intending to describe an irregular shaped parcel to be granted by easement for parking.

Subject to any easements, covenants or restrictions of record.

ZONES B, C, D & E

All that certain tract, piece or parcel of land situate in the City of Saratoga Springs, County of Saratoga, State of New York, lying West of Myrtle Street and North of Church Street, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the division line between the lands now or formerly of The Saratoga Hospital, Inc. as described in Book 1454 of Deeds at Page 41 on the South and the lands now or formerly of Gary P. Dicresce and Nancy L. Dicresce as described in Book 1235 of Deeds at Page 68 on the North with the Westerly street boundary of Myrtle Street and runs thence from said point of beginning along said Westerly street boundary the following six (6) courses: 1) South 04 deg. 12 min. 45 sec. East 223.95 feet to a point; 2) South 04 deg. 08 min. 15 sec. East 490.70 feet to a point; 3) South 03 deg. 25 min. 45 sec. East 50.01 feet to a point; 4) South 04 deg. 30 min. 11 sec. East 19.99 feet to a point; 5) South 04 deg. 42 min. 38 sec. East 29.69 feet to a point; and 6) South 03 deg. 50 min. 09 sec. East 213.10 feet to its point of

intersection with the division line between the lands now or formerly of The Saratoga Hospital as described in Instrument No. 2009023919 on the North and the lands now or formerly of Ronald A. Loffredo as described in Book 1083 of Deeds at Page 520 on the South; thence along said division line South 85 deg. 34 min. 34 sec. West 99.32 feet to its point of intersection with the common division line between the lands now or formerly of Saratoga Golf & Polo Club, Inc. as described in Book 831 of Deeds at Page 10 to be conveyed to The Saratoga Hospital on the West and the said lands now or formerly of Ronald A. Loffredo as described in Book 1083 of Deeds at Page 520 and other lands now or formerly of Ronald A. Loffredo as described in Book 1174 of Deeds at Page 80 on the East; thence along said common division line South 04 deg. 25 min. 26 sec. East 230.03 feet to its point of intersection with the Northerly street boundary of Church Street; thence along said Northerly street boundary the following two (2) courses: 1) North 86 deg. 18 min. 19 sec. West 7.26 feet to a point; and 2) North 84 deg. 37 min. 10 sec. West 43.83 feet to its point of intersection with the division line between the said lands to be conveyed to The Saratoga Hospital on the East and remaining lands now or formerly of Saratoga Golf & Polo Club, Inc. as described in Book 831 of Deeds at Page 10 on the West; thence along said division line North 04 deg. 25 min. 26 sec. West 464.33 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. as described in Book 1454 of Deeds at Page 41 on the East and the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the West; thence along the said division line North 04 deg. 56 min. 05 sec. West 70.00 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the North and the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the South; thence along said division line South 85 deg. 34 min. 45 sec. West 529.19 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the East and the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the West; thence along said division line North 03 deg. 50 min. 15 sec. West 10.00 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the North and the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the South; thence along said division line South 85 deg. 34 min. 45 sec. West 215.95 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the Northeast and the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the Southwest; thence along said division line North 49 deg. 39 min. 29 sec. West 42.60 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the East and the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the West; thence along said division line North 04 deg. 53 min. 43 sec. West 230.65 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the South and the lands to be conveyed by The Saratoga Hospital, Inc. to Saratoga Golf & Polo Club, Inc. on the North; thence along said division line North 71 deg. 36 min. 56 sec. East 26.67 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the Southeast and the said lands to be conveyed to Saratoga Golf & Polo Club, Inc. on the Northwest; thence along said division line North 33 deg. 09 min. 50 sec. East 112.67 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the East and the said lands to be conveyed to Saratoga Golf & Polo Club, Inc. on the West; thence along said division line North 15 deg. 57 min. 55 sec. East 249.24 feet to its point of intersection with the division line between the said lands now or formerly of The Saratoga Hospital, Inc. on the Northeast and the said lands to be conveyed to Saratoga Golf & Polo Club, Inc. on the Southwest; thence along said division line North 48 deg. 47 min. 47 sec. West 167.86 feet to its point of intersection with the division line

between the said lands now or formerly of The Saratoga Hospital, Inc. on the Southeast and other lands now or formerly of Saratoga Golf & Polo Club, Inc. on the Northwest; thence along said division line North 32 deg. 06 min. 27 sec. East 350.00 feet to its point of intersection with the above first mentioned division line; thence along said above first mentioned division line South 70 deg. 59 min. 24 sec. East 720.70 feet to the point or place of beginning and containing 18.24 acres of land, more or less.

APPENDIX “C”

SKETCHPLAN

(On File in the City Planning Board Office)

ADOPTED: September 8, 1987

AMENDED: April 19, 1993

AMENDED: January 21, 1997

AMENDED: October 21, 2003

AMENDED: April 7, 2009

AMENDED: March 1, 2011

AMENDED: March 25, 2013