APPENDIX 240-11.0 (c) (ii) of the City Of Saratoga Springs Zoning
Ordinance
Pitney Meadows Community Farm

AMENDMENT CHAPTER 240 ZONING
ORDINANCE OF THE CITY OF
SARATOGA SPRINGS

AMENDMENT TO THE ZONING ORDINANCE OF
THE CITY OF SARATOGA SPRINGS TO ESTABLISH
THE PLANNED UNIT DEVELOPMENT DISTRICT
KNOWN AS “PITNEY MEADOWS
COMMUNITY FARM”

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

Section I: NAME:

The ordinance shall be known as the “Pitney Meadows Community Farm” and
amends Chapter 240 of the Zoning Ordinance of the City of Saratoga Springs, New York.
The Pitney Meadows Community Farm Planned Unit Development (PUD) project is also
referred to herein as “PUD”.

Section II: AMENDMENTS:

The Zoning Ordinance of the City of Saratoga Springs, New York, (the “Code”)
and the Zoning Map of the City of Saratoga Springs as set forth therein shall be and the
same hereby are amended by changing the permitted uses for a delineated segment of the
land owned by Pitney Meadows Community Farm, Inc. (“Applicant”) designated as tax
parcels 178.-1-49.1 on the Outside Tax District Tax Map for the City of Saratoga Springs,
which property is presently located in the Urban Residential (UR-2) Zoning District for
purpose of zoning classification under the Code, that being immediately adjacent to West
Avenue and the Delaware and Hudson Railroad right-of-way (ROW) as specified herein
and St. Peter’s Cemetery to the north.

Section III: BOUNDARY:

The area of the Pitney Meadows Community Farm Planned Unit Development
consists of 11.69± acres and is comprised of a portion of the Tax Parcel No. 178.-1-49.1
on the Outside Tax District Tax Map for the City of Saratoga Springs. Said 11.69± acre
portion of the site is described in Exhibit “A” attached hereto and is here and after
referred to as the “property”.

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Section IV: OBJECTIVE:

It is the objective of the Ordinance to bring about a creative land use allowing the buildout of the site to be achieved in an integrated fashion. The mixed-use concept that is proposed will allow the development of an Agricultural Resources Center comprised of integrated and complementary agriculturally-themed uses with associated and incidental accessory uses on West Avenue corridor. As such the PUD will assist with the implementation of three key initiatives for improving the quality of life for City residents:

A) The PUD will aid in achieving key actions of the recommended actions from the City’s Comprehensive Plan as they relate to the preservation and enhancement of agriculture for the betterment of the City;

B) The PUD aids in achieving the stated purpose of Chapter 110 Environmental, Parks and Open Space Areas Protection Program. In recognition of the importance of the land on which the PUD project elements will be constructed. The City is a funding partner in acquisition of the said lands. The PUD is the next logical step in the provision of facilities that will be utilized to further educate residents of all ages as to the importance of agriculture to the City as a community.

C) The PUD will be in compliance with and directed by the Deed of Conservation Easement (“Easement”) executed by the City, Pitney Meadows Community Farm and Agriculture Stewardship Association, Inc. on December 15, 2016 and filed with the Office of the County Clerk, Saratoga County, New York.

Fulfillment of the City’s Comprehensive Plan: The PUD will be constructed in a way that implements the recommended actions of the City’s 2015 Comprehensive Plan as they relate to the promotion of agriculture as a primary means to expand the local economy. The PUD will include development of an Agricultural Resource Center that will provide advancement of agriculture and agri-tourism through hands-on education and practice of agriculture; agriculturally-related activities, events and classes; and an outlet for the retail sale of agricultural products to the benefit of the Pitney Meadows Community Farm and local farmers around the City of Saratoga Springs.

The City of Saratoga Springs adopted the Comprehensive Plan in June of 2015 which recommends, “the preservation, protection, and enhancement of open space…allowing all residents, regardless of income level, to live and recreate in an area that is beautiful, healthy vital and safe” Specifically, the Comprehensive Plan lists recommended actions which include:

- “Develop a strategic plan to promote a diverse local economy including agriculture”;
- “Maintain a diverse tax base and accommodate a broad range of land uses while minimizing conflicts”;
- “Encourage development that diversifies the City’s economic base, promotes year-round economic benefits and activity, and brings new resources and people to Saratoga Springs”
“Consider allowing commercial agriculture uses within the City to further support agriculture as an economic driver in the community”
“Encourage active and passive agricultural activities and agri-tourism”
“Encourage the establishment of community gardens throughout the City”
“Promote opportunities to expand Community Supported Agriculture (CSA) with local farmers”

The PUD encompasses a series of the elements that will directly implement each of these action steps.

Fulfillment of the Objectives as Listed in Chapter 110 of the City Code: The PUD fulfills the stated purpose and legislative intent of the Environmental, Parks and Open Areas Protection Program Chapter of the City Code through provision of facilities that will allow for direct resident education and interaction with agriculture methods that will further the knowledge base relating to best practices to produce healthy and nutritional foods in a sustainable manner while reinforcing the importance of locally grown agricultural products to the local economy.

Fulfillment of the Land Uses as defined and required by the Deed of Conservation Easement: The PUD enables Pitney Meadows Community Farm, Inc. to own and operate the Pitney Farm in compliance with the Easement and to fulfill the objectives and stated purpose of the Easement and is in compliance with said Easement. The Easement is a contract between the City and Pitney Meadows Community Farm that assures that the prescribed uses, agricultural and rural character will be honored and preserved in perpetuity.

Section V: SKETCH PLAN:

A The “Sketch Plan” of a build out scenario and graphic illustrations of this site which comprise the Agricultural Resource Center as defined in the Conservation Easement for this parcel (tax map no. 178.-1-49.1) and showing the development of the entire site is attached hereto as Exhibit “B”. It is anticipated that the completion of each element of the Pitney Meadows Community Farm PUD may evolve and over the decades re-evolve. As a result, the attached Sketch Plan and associated graphic illustrations may change, be altered, or amended pursuant to Section 240-10.2.10 of the Zoning Ordinance.

Section VI: USES; AREA AND BULK STANDARDS AND CHARACTERISTICS:

The basis for the uses allowed in the PUD is the allowed uses as outlined in the Conservation Easement. The Conservation Easement envisions the establishment of an Agricultural Resource Center on the property and sets forth basic parameters for use of the property. This PUD ordinance sets forth a regulatory framework with specific standards for uses, location of uses, dimensions, and review procedures through the Zoning Chapter of the City Code.
Therefore, the PUD shall be divided into three (3) zones with Zone A being the first to be developed as the primary community farm component of the overall PUD and located along West Avenue. Zone B will adjoin Zone A to west and Zone C will adjoin Zone B at the western edge of the project Area (see the Development Zones Map in Exhibit C).

Zone A and Zone B will be inclusive of integrated agricultural and “ag-related” uses as the principal uses within these zones and further supplemented by complementary and accessory uses in support of the principal uses of the zone. The principal use in Zone C will consist of residential-style housing facility with accessory parking, community and children’s gardens and the raising of crops. The purpose of the residential facility will be to provide housing for project-affiliated students and staff and/or short-term lodging for visitors to farm (see the tables in Exhibit D, Exhibit E, and Exhibit F for a listing of permitted uses in each of the development zones).

The area and bulk standards for the PUD are listed by principal and accessory buildings and structures for each of the three development zones (see the table in Exhibit G).

Section VII: EXEMPTIONS:

An action otherwise requiring site plan review may be exempt if the following two (2) conditions are met:

A) The action does not result in an increase in the required number of parking spaces as set forth in Section IX; and

B) The action does not alter, either individually or in combination, the impermeable or building coverage by more than 2% or 1200 s.f., whichever is less, from the most recent, approved site plan.

Neither of these exemptions shall permit the alteration of any specific conditions of prior site plan approvals without Planning Board approval.

Section VIII: ISSUANCE OF BUILDING PERMIT:

Prior to the issuance of a Building Permit to develop any or all buildings/structures within the PUD, the Applicant shall receive all required approvals for the building(s)/structure(s) to be constructed from the City of Saratoga Springs Planning Board and the Design Review Commission of the City of Saratoga Springs.

It is anticipated that there will be multiple applications for PUD Site Plan approval and each application shall show the relationship between the building/structure to be developed and the vacant areas within the PUD.

Section IX: PARKING/ACCESS/DELIVERY:

As a general consideration the integrated nature of the mix of land uses proposed in the PUD requires an approach to parking which incorporates the “shared parking
concept” among the land use zones of the PUD so available space is used in an efficient manner with the least amount of impervious area as possible. On this basis the following regulations shall be used to determine the number of parking spaces required:

A) General parking and access for all zones:
   Parking:
   1) All parking for the PUD shall be off street, on-street parking is prohibited;
   2) For uses proposed and not listed on the existing parking schedule of the City Zoning Ordinance the Planning Board shall determine the required amount of parking during Site Plan Review;
   3) Option for waiver: Upon reasonable proof being supplied at PUD Site Plan review, the Planning Board may reduce the amount of required on-site parking up to thirty percent (30%) of the total parking demand.

   Access:
   1) The PUD at build out shall have a maximum of two (2) curb cuts on West Avenue for all zones as shown on the Sketch Plan in Exhibit B. These two access points will be utilized for all zones within the PUD;
   2) To ensure adequate access is maintained among the buildings and uses within each zone, an easement for non-exclusive access shall be considered and recorded as part of the site plan review process with the Planning Board;

B) Parking and delivery requirements for Zone A and Zone B:
   Parking:
   1) Parking requirements shall be based on net accessible and usable square footage of the buildings shown. Common areas and utility areas (e.g. hallways, foyers, and dedicated maintenance, heating, ventilation, air conditioning rooms) shall not be included in this net area. On this basis the parking requirement for Zone A and Zone B of the PUD is as follows:
      - 5 spaces per 1,000 sq. ft. of net accessible and usable building square footage.
      In consideration of the integrated nature of the uses proposed and the related need to accommodate outdoor agricultural activities (gardening, outdoor classrooms, etc.) and events, requirements are also provided for parking needs relating to the demand associated with these uses. Parking for outdoor agricultural activities and events for Zone A and Zone B shall be as follows:
      - 3 spaces per 1,000 sq. ft. of outdoor activity area.
   2) Because of the intermittent demand for parking for any use within Zone A and Zone B, required parking may be constructed or allowed on permeable surfaces or other non-traditional surfaces;
3) The parking area within Zone A and Zone B shall have a minimum of ten percent (10%) green space within the parking area, unless waived by the Planning Board during site plan review;

Delivery: The primary loading and delivery area for all buildings in Zone A and Zone B shall be situated to the side or rear of the building facing West Avenue;

C) Parking requirements for Zone C: Parking requirements for Zone C shall be the same as those set forth in Article 240-11 of the City Code.

Section X: AMENDMENTS TO THIS ORDINANCE:

This PUD shall be developed in general compliance with the final approved “Sketch Plan” as specified in this Ordinance. Any amendments thereto shall be pursuant to the applicable provisions of the Zoning Ordinance of the City of Saratoga Springs, New York unless otherwise specified herein.

Section XI: INFRASTRUCTURE IMPROVEMENTS:

The entire project, as set forth herein, will be serviced by municipal water and sanitary sewer lines and connections will be made for all new construction. All services and improvements that are to be dedicated to the controlling governmental entity (City of Saratoga Springs or Saratoga County) will be constructed to required standards as they exist at the time of construction. All other services and improvements shall be constructed in compliance with applicable codes, rules and regulations, with the exception that the public mains may be located within the cross-lot easements extending within the boundaries of the PUD as well as parcels adjoining the PUD as defined.

Potable water will be supplied to the buildings/structures constructed in the PUD (all zones) by means of a six (6) inch line or appropriate dimension entering the PUD site from West Avenue.

All private water lines connecting into any structure in the PUD shall be metered.

Storm water disposal shall be by means of a retention/detention and/or infiltration system located on the site with outfall into the municipally controlled storm water system.

The City is hereby granted the right to enter upon the PUD site for purposes of making emergency repairs to any privately owned main, pipe or line. The City shall have the right to charge the real property owners whose pipe line or main is repaired for said service.
Section XII: INTEGRATION OF COMPLETE STREETS INITIATIVES:

The PUD is located in the interior of City and as such the PUD is proximate to destinations such as the Saratoga Springs High School, Spa State Park, the Saratoga YMCA, and residential neighborhoods. The PUD shall reflect intent to provide for connectivity within the site, and to external destinations for all users and modes. Pedestrian, bicyclist, and future transit accommodation shall be considered in all future site plan applications. While not subject of the PUD property, the Greenbelt Trail future connection shall be considered and incorporated within future plans.

Section XIII: OFF-SITE IMPROVEMENTS:

The Planning Board of the City of Saratoga Springs may require an additional traffic report and traffic improvements related to the building/structure to be constructed during PUD Site Plan Approval for any zone. The Planning Board of the City of Saratoga Springs shall consider the recommendations of the traffic report and have the discretion to invoke recommended actions as incorporated elements of the site plan. As such the Planning Board shall have the further discretion to set the timeframes for these elements to be constructed as part of any approval granted.

Section XIV: TIME EXTENSIONS:

On good cause shown the PUD owner may apply for an extension of an approved PUD Site Plan as stated in Section 240-7.2.14 of the City Zoning Ordinance. As such, the PUD Owner may apply for two (2) extensions of site plan approval.

Section XV: SIGNAGE:

The following types of signs may be erected with permits and maintained, providing such signs comply with the general requirement of this section.

A) Zone A and Zone B: All signs erected and/or installed in Zone A and Zone B will comply with Section 6.1 – Signage of the City of Saratoga Springs Zoning Ordinance.

B) Zone C: Non-illuminated directional signage may be placed within Zone C for the purpose of internal circulation and direction to user parking in Zone B and Zone A. These signs shall be no larger than four (4) sq. ft. per side and five (5) feet in height

Section XVI: CONSTRUCTION STANDARDS:

Unless otherwise noted in this Ordinance, or not required by law, all City construction standards current at the time of PUD Site Plan Approval for any project, shall be met with regard to improvements which are to be made in a public right-of-way or with regard to improvements which are to be made in a public right-of-way or with
regard to improvements that are intended to be dedicated to the City of Saratoga Springs, N.Y.

All construction standards for buildings 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 real property owner whether the plans are provided by the City of Saratoga Springs or by the real property owner. 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 as approved by the City Design Review Commission and shall be certified in accordance therewith.

Section XVII: WAIVER OF CERTAIN APPLICATION FEES:

In lieu of the jointly signed Conservation Easement and exceptional degree of public benefit associated with the establishment of the PUD, projects proposed in fulfillment of the PUD as described in this local law shall be exempt from the payment of application fees associated with site plan review, special use permits, and sign installation/erection as listed in the City’s fee schedule for these types of applications.

Section XVIII: VALIDITY:

If any provisions of this Ordinance shall be held invalid the remainder of the Ordinance shall not be affected.

Section XIX: MODIFICATIONS:

The PUD Owner may, upon approval of the Planning Board of the City of Saratoga Springs, alter, modify or change the number, placement and type of buildings and/or structures to be constructed within the site so long as the alterations, modifications and changes do not exceed the thresholds of this PUD.

Section XX: 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.

Adopted: ________________, 2017
EXHIBIT A
Boundaries of the Pitney Meadows Community Farm
Planned Unit Development (PUD)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town (now City) of Saratoga Springs and being parts of Lot Nos. 11 and 12 in the Sixteenth Allotment of the Patent of Kayaderosseras, commencing at a stake in the northwest corner of Lot or part of Lot No. 11 and where said lot corners upon land now owned by Samuel Hoyt and running North 89 degrees East on the dividing line and fence between said lot and lands owned by said Hoyt and Nicholas Moshier on the north to the center of the highway running north and south 50 chains and 60 links, thence south along the said highway 30 minutes West 20 chains and 30 links, thence North 89 degrees West 46 chains and 82 links to the west bank of the creek, thence North 9 degrees East 3 chains and 4 links, thence North 14 degrees West 2 chains and 31 links, thence North 89 degrees West 2 chains; thence North 25 degrees west 1 chain and 35 links, thence North 69 degrees West 2 chains and 95 links; thence North 1 degree 15 minutes East 13 chains and 50 links to the place of beginning. EXCEPTING AND RESERVING from the above described parcel the following premises as described in a deed from Jerome Pitney and Helen F. Pitney and John Pitney to Margaret C. Pitney dated May 31, 1967, and recorded in the Saratoga County Clerk's Office on March 31, 1967, in Book 808 of Deeds at page 355.

BEGINNING at a point in a rail fence on the westerly side of West Avenue on a course South 6 degrees 18 minutes West 145.90 feet from the southeast corner of Saint Peters Cemetery and running thence along the westerly side of West Avenue South 6 degrees 18 minutes West 113.90 feet, thence North 81 degrees 15 minutes West 113.32 feet to the center of a rail fence; thence along the center of said rail fence North 7 degrees 38 minutes East 113.57 feet to the center of a rail fence, thence along the center of said rail fence south 83 degrees 14 minutes East 114.10 feet more or less to the place of beginning, together with all right, title and interest of the parties of the first part, if any, In and to all lands lying between the easterly line of the parcel above described and the center line of West Avenue for a distance of frontage as described.
EXHIBIT B

SKETCH PLAN AND ILLUSTRATIONS OF THE PITNEY MEADOWS
COMMUNITY FARM
Planned Unit Development (PUD)
Pitney Meadows Community Farm – **Aerial View Of Community Gardens**
Pitney Meadows Community Farm – Aerial View of Agri-Resource Center
Pitney Meadows Community Farm – Aerial View of Farm Complex
Looking NW of West Ave.
EXHIBIT C

DEVELOPMENT ZONES (A, B, & C) MAP
for the
Pitney Meadows Community Farm Planned Unit Development (PUD)
Pitney Meadows Community Farm – Development Zones Map

PUD ZONES
A. PROPOSED AGRI-BUSINESS: 5 ACRES
B. PROPOSED AGRI-RESOURCES CENTER AND PARKING: 5.5 ACRES
C. PROPOSED SUPPORT RESIDENTIAL UNITS: 1.19 ACRES
**EXHIBIT D**

**DRAFT**

PERMITTED USES WITHIN PUD

Pitney Meadows Community Farm PUD  
**Zone A**

<table>
<thead>
<tr>
<th>PRINCIPAL USES PERMITTED UPON SITE PLAN REVIEW AND APPROVAL</th>
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<td>k) One (1) Residence – Single Family</td>
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<td>l) Retail Sales – Agricultural and Agri-Related Products</td>
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<td>m) Sugar Shack</td>
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**Definition of Terms for Zone A:**  
Unless previously defined in the City of Saratoga Springs Zoning Ordinance (Chapter 240 of the City Code), the following definitions of words and phrases shall be used in the determinations and interpretations relating to uses in Zone A of this amendment:

**ACCESSORY STRUCTURES/OUTBUILDINGS (AGRICULTURAL):** An unfinished and uninhabitable space related to agricultural uses and the storage of agricultural-related equipment. This term includes barns, sheds, greenhouses, silos, and garages.

**AGRI-TOURISM:** Activities conducted on a farm or on land in sustainable manner and used for agricultural production for the enjoyment or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public's understanding and awareness of farming and farm life.

**ANNUAL SPECIAL EVENTS/FESTIVALS:** A noteworthy happening or social occasion scheduled from year-to-year that may be open to the public or by invitation.

**BARNS/STABLES:** A structure used for the keeping of domestic livestock, such as, horses, cattle, goats, sheep, pigs and associated storage. Stabling of horses is permitted for use in supporting agricultural activities, but shall not exceed twenty horses.
BISTRO/CAFÉ: An eating and drinking establishment with a dining area up to 2,000 sq. ft. in size where a limited variety of food and drinks are served. Outdoor seating for bistro/cafes shall not exceed 50% of the approved number of indoor seats.

DISTILLERY: A facility which engages in the distilling of raw products into beverages (alcoholic or non-alcoholic) for consumption.

FARM MUSEUM: An institution dedicated to the procurement, care, study, and display of agricultural related objects and information.

GARDENS: A dimensional plot used for the cultivation of vegetables, produce, flowers, and/or fruit.

INN: A residential building with a resident manager in which eleven to twenty-five rooms are made available to not more than fifty lodgers. An inn may offer food service for compensation to lodgers or to both lodgers and the public. An inn may have regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, and the like.

KEEPING OF LIVESTOCK: The housing and care of farm-related animals such as cows, horses, goats, sheep, rabbits, chickens, ducks, geese, etc.

LOCALLY GROWN FOOD PROCESSING: A series of operations or activities, potentially mechanically enhanced, that results in the transformation of raw agricultural products that are grown within 300 miles of the processing site into finished goods suitable for consumption or use. Such processing may also include packaging for sale and or preservation.

OPEN AIR MARKETS: An area utilized on a temporary or seasonal basis for the sale of crops or other merchandise, which is not enclosed. Open air markets include, but are not limited to, farmers' markets, bazaars, flea markets, craft shows, and the like.

ORCHARDS: An area used for the planting of fruit trees.

OUTDOOR ENTERTAINMENT: A space outside of a building where activities involving performing and/or cultural arts are conducted. Such space may include a stage or pavilion or other open air structure.

PARKING FACILITY: A facility, either open or enclosed, used for the parking or storage of motor vehicles.

RETAIL SALES OF AGRICULTURAL AND AGRI-RELATED PRODUCTS: Selling agricultural products in either a raw or processed state to the public for personal and household consumption and rendering services incidental to the sale of such goods.

RESIDENCE – SINGLE-FAMILY: A residential structure containing one dwelling unit.

SIGNS: Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties. The term “sign” shall not include any flag, badge, or insignia of any governmental unit, nor shall it include any official traffic signs or signals. See Signage, Section 6.1. of the City of Saratoga Springs Zoning Ordinance.

1. Awning Sign: A sign incorporated into an awning attached to a building.
2. Directional Sign: A sign limited to directional messages such as “entrance”, “exit” and “one way”.
3. Directory Sign: A sign listing the names, uses, or locations of the various businesses or activities conducted within a building or group of buildings.
5. **ILLUMINATED SIGN**: A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

6. **SANDWICH BOARD SIGN**: A temporary ground sign advertising an adjacent business.

7. **WALL SIGN**: A sign which is painted on or attached to the outside wall of a building with the sign face parallel to and not extending more than 6 inches from such wall.

**SUGAR SHACK**: A facility used for processing tree sap into maple syrup.
**EXHIBIT E**
**DRAFT**
**PERMITTED USES WITHIN PUD**  
Pitney Meadows Community Farm PUD

**Zone B**

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<td>e) Culture Facility/Center</td>
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<td>f) Distillery</td>
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<td>g) Eating and Drinking Establishments</td>
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**Definition of Terms for Zone B:**

Unless previously defined in the City of Saratoga Springs Zoning Ordinance (Chapter 240 of the City Code), the following definitions of words and phrases shall be used in the determinations and interpretations relating to uses in Zone B of this amendment:

**ACCESSORY STRUCTURES/OUTBUILDINGS (AGRICULTURAL):** An unfinished and uninhabitable space related to agricultural uses and the storage of agricultural-related equipment. This term includes barns, sheds, greenhouses, silos, and garages.

**AGRICULTURAL RESOURCE CENTER** – Is an indoor and/or outdoor public space where crops produced on the property and on nearby farms in the region are sold, featured, sampled, stored, processed, marketed, or distributed. The Agricultural Resource Center may include, but is not limited to, space for a farmers’ market, farm store, farm to table restaurant, indoor and outdoor events, fundraising events, conferences and workshops, classrooms or facilities for educational programs, storage, processing kitchen,
administrative or operational functions, provided such uses are compatible with, subordinate to, and do not impair the purposes of the Conservation Easement for the property.

AGRI-TOURISM: Activities conducted on a farm or on land in sustainable manner and used for agricultural production for the enjoyment or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public's understanding and awareness of farming and farm life.

ANNUAL SPECIAL EVENTS/FESTIVALS: A noteworthy happening or social occasion that may be open to the public or by invitation.

BARNs/STABLES: A structure used for the keeping of domestic livestock, such as, horses, cattle, goats, sheep, pigs and associated storage. Stabling of horses is permitted for use in supporting agricultural activities, but shall not exceed twenty horses.

BED AND BREAKFAST: A facility providing overnight accommodations and a morning meal in a residential setting provided to transients for compensation.

CULTURAL FACILITY/CENTER: An establishment for display, performance, or enjoyment of heritage, history or the arts. This use includes but is not limited to museums, libraries and arts performance venues by a public or private entity.

DISTILLERY: A facility which engages in the distilling of raw products into beverages (alcoholic or non-alcoholic) for consumption.

EATING AND DRINKING ESTABLISHMENTS: An establishment where food and beverages are prepared, served and consumed primarily within the principal building or on the site.

FARM MUSEUM: An institution dedicated to the procurement, care, study, and display of agricultural related objects and information.

GARDENS: A dimensional plot used for the cultivation of vegetables, produce, flowers, and/or fruit.

GROUP ENTERTAINMENT: Includes performances, events, ceremonies, and the like.

INN: A residential building with a resident manager in which eleven to twenty-five rooms are made available to not more than fifty lodgers. An inn may offer food service for compensation to lodgers or to both lodgers and the public. An inn may have regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, and the like.

KEEPING OF LIVESTOCK: The housing and care of farm-related animals such as cows, horses, goats, sheep, rabbits, chickens, ducks, geese, etc.

LOCALLY GROWN FOOD PROCESSING: A series of operations or activities, potentially mechanically enhanced, that results in the transformation of raw agricultural products that are grown within 300 miles of the processing site into finished goods suitable for consumption. Such processing may also include packaging for sale and or preservation.

MARKETS – INDOOR: A delineated area within an existing building where the sale of goods and products is conducted.

OPEN AIR MARKETS: An area utilized on a temporary or seasonal basis for the sale of crops or other merchandise, which is not enclosed. Open air markets include, but are not limited to, farmers’ markets, bazaars, flea markets, craft shows, and the like.

ORCHARDS: An area used for the planting of fruit trees.
OUTDOOR EATING AND DRINKING FACILITY: A facility where food or beverages are served or consumed in an area that may, or may not, have a roof, canopy, awning or tent over it, but for at least half its perimeter, has 75% of its sides uncovered by any building material, including screening or netting.

OUTDOOR ENTERTAINMENT: A space outside of a building where activities involving performing and/or cultural arts are conducted. Such space may include a stage or pavilion or other temporary, open air structure.

PARKING FACILITY: A facility, either open or enclosed, used for the parking or storage of motor vehicles.

RETAIL SALES OF AGRICULTURAL AND AGRI-RELATED PRODUCTS: Selling agricultural products in either a raw or processed state to the public for personal and household consumption and rendering services incidental to the sale of such goods.

SIGNS: Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties. The term “sign” shall not include any flag, badge, or insignia of any governmental unit, nor shall it include any official traffic signs or signals. See Signage, Section 6.1. of the City of Saratoga Springs Zoning Ordinance.
   1. AWNING SIGN: A sign incorporated into an awning attached to a building.
   2. DIRECTIONAL SIGN: A sign limited to directional messages such as “entrance”, “exit” and “one way”.
   3. DIRECTORY SIGN: A sign listing the names, uses, or locations of the various businesses or activities conducted within a building or group of buildings.
   4. FREE STANDING SIGN: Any non-movable sign not attached to a building. Including post-mounted and pedestal signs.
   5. ILLUMINATED SIGN: A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.
   6. SANDWICH BOARD SIGN: A temporary ground sign advertising an adjacent business.
   7. WALL SIGN: A sign which is painted on or attached to the outside wall of a building with the sign face parallel to and not extending more than 6 inches from such wall.

SUGAR SHACK: A facility used for processing tree sap into maple syrup.
PRINCIPAL USES PERMITTED UPON SITE PLAN REVIEW AND APPROVAL

| a) Dormitory* | a) Inn |
| b) Gardens | b) Parking Facility |
| c) Residence – Two-Family* | c) Signs – directional, directory, free-standing, illuminated, wall-sign |
| d) Residence – Multi-Family* |
| e) Residence – Single Family* |

ACCESSORY PERMITTED USES UPON SITE PLAN REVIEW AND APPROVAL

| *NOTE: The number of dwelling units, as per the definition in the City Zoning Ordinance, in Zone C may not exceed two (2) units. |

**Definition of Terms for Zone C:**

Unless previously defined in the City of Saratoga Springs Zoning Ordinance (Chapter 240 of the City Code), the following definitions of words and phrases shall be used in the determinations and interpretations relating to uses in Zone C of this amendment:

**DORMITORY:** A building used as group living quarters with a centralized living space and kitchen.

**GARDENS:** A dimensional plot used for the cultivation of vegetables, produce, flowers, and/or fruit.

**INN:** A residential building with a resident manager in which eleven to twenty-five rooms are made available to not more than fifty lodgers. An inn may offer food service for compensation to lodgers or to both lodgers and the public. An inn may have regularly scheduled commercial indoor or outdoor activities such as weddings/receptions/showers, business meetings, catered events, and the like.

**PARKING FACILITY:** A facility, either open or enclosed, used for the parking or storage of motor vehicles.

**RESIDENCE - MULTIFAMILY:** A residential structure containing three or more dwelling units.

**RESIDENCE – SINGLE-FAMILY:** A residential structure containing one dwelling unit.

**RESIDENCE – TWO-FAMILY:** A residential structure containing two dwelling units.

**SIGNS:** Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties. The term “sign” shall not include any flag, badge, or insignia of any governmental unit, nor shall it include any official traffic signs or signals. See Signage, Section 6.1. of the City of Saratoga Springs Zoning Ordinance.

1. **DIRECTIONAL SIGN:** A sign limited to directional messages such as “entrance”, “exit” and “one way”.
2. **DIRECTORY:** A sign listing the names, uses, or locations of the various businesses or activities conducted within a building or group of buildings.
3. **FREE STANDING SIGN:** Any non-movable sign not attached to a building. Including post-mounted and pedestal signs.
4. **ILLUMINATED SIGN:** A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

5. **WALL SIGN:** A sign which is painted on or attached to the outside wall of a building with the sign face parallel to and not extending more than 6 inches from such wall.
### EXHIBIT G
**DRAFT**
**AREA AND BULK STANDARDS WITHIN PUD**
Pitney Meadows Community Farm PUD

<table>
<thead>
<tr>
<th>Gross Leasable/Usable Area</th>
<th>PRINCIPAL BUILDINGS/STRUCTURES DEVELOPMENT ZONE A</th>
<th>PRINCIPAL BUILDINGS/STRUCTURES DEVELOPMENT ZONE B</th>
<th>PRINCIPAL BUILDINGS/STRUCTURES DEVELOPMENT ZONE C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Up to 12,000 sq. ft.</td>
<td>35,000 sq. ft.</td>
<td>6,000 sq. ft.</td>
</tr>
<tr>
<td>Percent Allowance for Increase</td>
<td>15%</td>
<td>15%</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Height (excluding appurtenances)</td>
<td>35 ft.</td>
<td>45 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Lot width</td>
<td>No requirement for lot width other than for vehicle access to West Avenue</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Property Line Setback*</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Minimum Property Line Setback for Parking*</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Percent Permeable Area</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Buffer Area to the Existing Adjoining Residential Use on Tax Map Parcel #178.-1-19</th>
<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE A</th>
<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE B</th>
<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 ft.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Building/Structure Height</th>
<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE A</th>
<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE B</th>
<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE C</th>
</tr>
</thead>
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<tr>
<td>Minimum Property Line Setback *</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
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<th>ACCESSORY BUILDINGS/STRUCTURES DEVELOPMENT ZONE C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 ft.</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

*There shall be no setback requirement from boundary lines between development zones*
Pitney Meadows Community Farm – Development Zones Map

**PUD ZONES**
- A. PROPOSED AGRI-BUSINESS: 5 ACRES
- B. PROPOSED AGRI-RESOURCES CENTER AND PARKING: 5.5 ACRES
- C. PROPOSED SUPPORT RESIDENTIAL UNITS: 1.19 ACRES
Pitney Meadows Community Farm – Master Plan
Pitney Meadows Community Farm – Aerial View Of Community Gardens
Pitney Meadows Community Farm – Aerial View of Farm Complex Looking NW of West Ave.
Pitney Meadows Community Farm – Aerial View of Children’s Garden
Alfred Z Solomon, Charitable Trust