

Application
of
The Saratoga Hospital
for
Saratoga Hospital Medical/Professional
PUD Amendment

City of Saratoga Springs
City Council

June 3, 2013

Submitted By:
Matthew J. Jones, Esq.
The Jones Firm
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Exhibit 1



CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866-2296
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[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: PUD ZONING AMENDMENT

(Rev: 1/04/11)

1. Name of PUD: SARATOGA HOSPITAL MEDICAL/PROFESSIONAL PUD

2. Type of Amendment (map or text):

☒ Map Amendment:

Site Location: 211 Church Street

Tax Parcel Number(s): 165.-1-44; 165.-3-35; 165.49-2-10; 165.41-1-28

Current Zoning: Saratoga Hospital Medical/Professional PUD

Reason for amendment: Demolition of outdated building and replacement with new surgical suite. Removal of property located at 238 Church from Planned Unit Development.

Location map: Submit 20 copies of location map.

☒ Text Amendment:

Section to be amended: See attached narrative and draft PUD legislation

Proposed wording of text amendment (attach additional sheets if necessary): See attached PUD legislation

Reason for amendment: Demolition of outdated building and replacement with new surgical suite. Removal of property located at 238 Church from Planned Unit Development.

3. Professional Representing Applicant:

Name: Matthew J. Jones

Phone: (518) 587-0080

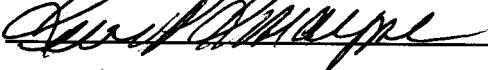
Address: 68 West Avenue

Fax: (518) 580-0857

Saratoga Springs, New York 12866

4. Environmental Assessment Form - All applications must include a completed SEQR Short or Long Form.
5. Application Fee: \$700 plus \$100/acre Total \$ _____
A check for the total amount payable to: "Commissioner of Finance" must accompany this application.
6. Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO x _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.
7. Submit 20 copies of complete application and all attachments.
8. Submission Deadline - All completed applications are to be submitted to the Office of the Mayor 5 days before the next City Council meeting.

I, the undersigned owner or purchaser under contract for the property, hereby request subdivision approval by the City Council for the above application. I agree to meet all requirements under Section 240-3 of the Zoning Code for the City of Saratoga Springs.

Applicant Signature: 

Date: 4/12/13

Name: Kevin Ronayne, Vice President Operations/Facilities

Phone: (518) 580-0080

Address: 211 Church Street

Fax: (518) 580-0857

Saratoga Springs, New York 12866

Exhibit 2

The Saratoga Hospital Narrative of PUD Amendment Application

The Saratoga Hospital (the Hospital) is seeking to amend the Saratoga Hospital Medical/Professional PUD legislation in order to (i) increase the permitted total building square footage to accommodate a new surgical suite that will replace and expand the existing Cramer House, and (ii) remove a portion of the real property currently located within the boundaries of the PUD. The Hospital's decision to seek relief from the City of Saratoga Springs is a result of the Hospital's need to meet industry standards related to the size of suites, updated air change requirements, and to reduce the number of doctors required to work extended hours to treat patients by providing additional surgical suites.

The Hospital proposes demolishing the Cramer House which currently exists on site but remains largely unusable for the Hospital's intended purpose as a surgical facility because of its age and construction. The improvements required by law to operate a surgical facility coupled with the current design of the Cramer House result in the modification of the building to be fiscally impracticable. Currently, the Cramer House has been used for mental health treatment, but the tenant will be relocated this fall. In its place, the Hospital will construct an expanded, three-story state-of-the-art surgical suite. The new surgical suite will essentially relocate all seven (7) current operating rooms into one area and increase the size and number of suites to ten (10) to provide for treatment of a greater number of patients. On the ground floor of the surgical suite, the addition of shell space and four (4) new elevators will provide for the expected future growth of the facility. The first floor will be composed of a new waiting area, pre-admission testing, elevators, and additional shell space. The second floor will house the ten (10) new operating rooms and provide for the full build-out of shell space that will be located over the ambulatory care facility. This expansion will provide for approximately 28 added staff positions.

The Hospital is also proposing to remove the property located at 238 Church Street (entitled Physician Respite Area) from the PUD legislation. The rest area was anticipated to be used by on-call physicians and staff when not caring for patients. However, the rest area is rarely used for its intended purpose and the Hospital may seek to sell the property. As a result,

the Hospital seeks to remove the parcel from the PUD and return the site to the zoning of an Office/Medical/Hospital/Business District. The removal of 238 Church Street will decrease the number of buildings in Zone A of the Hospital to one (1).

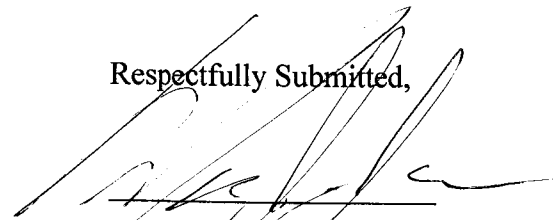
As a result of the subtraction of the 238 Church Street parcel and the addition of a larger building replacing the Cramer House, the applicant has submitted proposed legislation which reflects the change in overall density. Should the application be approved, the resulting PUD metrics would be as follows:

1. The proposed building coverage in Zone A will be 148,648± square feet as compared to 139,932± square feet.
2. The total building square footage for Zone A will be 579,935± square feet as compared to 555,657± square feet.
3. The total area of The Saratoga Hospital Medical/Professional PUD will decrease from 28.84 to 28.69 acres.
4. The total building coverage of the PUD will decrease from 200,700± to 192,826± square feet (decrease is a result of the proposed expansion of the C-2 building in the previous PUD amendment being less than expected).
5. Impervious area will increase from 572,954± to 575,125± square feet.
6. Total green space will decrease from 482,585± to 481,785± square feet.

Some additional modifications to the legislation have been proposed which will help to update and streamline the legislation. This includes the removal or updating of some portions of the legislation which are no longer applicable. Projects which have been completed have been updated to indicate completion and a new project description for the surgical suite addition has been added.

Dated: June 4, 2013

Respectfully Submitted,



Matthew J. Jones Esq.
The Jones Firm
Attorneys for Applicant

Exhibit 3

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, ~~and~~ on March 1, 2011, and on July , 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, ~~and~~ January 10, 2011, and August 20, 2012 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. 8469 ± 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 ~~and south~~ 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.

Initial PUD:

1. Existing PUD: Map 165.41, Block 1, Lots 12.2, 12.3 (Inside District) and 27 (Outside District); Map 165.49, Block 2, Lots 2 and 3 (Inside District); Map 165, Block 1, Lot 39 (Outside District).

Parcels added in 2003:

2. Former Metzger parcels: Map 165.41, Block 1, Lot 11 (Inside District); and Map 165.50, Block 1, Lots 1, 2, 71, 72, 73 (Inside District).

3. Patients’ Accounts parcel: Map 165.41, Block 1, Lot 12.1 (Inside District).

4. North Van Rensselaer Street: (from the intersection of Church Street to the southerly boundary of the former Metzger Parcel) Map 165.49, Block 2, Lot 42 (Inside District).

Parcels added in 2009:

5. Myrtle Street Parcel: Map 165.49, Block 2, Lot 41 (Inside District)

6. 238 Church Street Parcel: Map 165.49, Block 2, Lot 10 (Inside District)

Parcel added in 2011:

7. Golf and Polo Parcel: portion of Map 165, Block 1, Lot 20.1 (Inside District)

The Saratoga Hospital intends to consolidate many of the above lots in order 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 on January 1, 2011.

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 10.4~~57~~⁵⁷+/- acres. The existing Hospital building in Zone A (including its adjoining structures) -is commonly known as 211 Church Street, ~~and it generally consists of thirteen (13) tax parcels (inclusive of North Van Rensselaer Street as one tax parcel).~~ The existing Hospital building presently covers an area of ~~139,932~~^{148,648}± square feet. The principal building has five above grade levels, with a total square footage of ~~552,885~~^{579,935}±. ~~238 Church Street presently covers 1590± square feet on two levels.~~ Future Hospital building coverage within Zone A may increase the lot coverage by a net of 8,4781,352± 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. ~~Building setbacks in Zone A shall, at a minimum, comply with the setback requirements in Article XIV of this Ordinance.~~

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	13
(b) Maximum building coverage	150,000 sf
(c) Maximum building levels (above ground)	5
(d) Maximum building height	70
(e) Total building square footage	555,657 <u>579,935</u> ± 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, C and D.

Supplemental parking is to contain spaces for a total of 620 cars. Currently, there are ~~59770~~ 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 = ± 28.8469 acres	1,256,239 1,249,736-sf	100%
Total Building Coverage	200,700 192,826-sf	156%
Total Building Square Footage	831,200 -sf	66.2%
Impervious Area	572,954 575,125-sf	465.6%
Total greenspace	482,585 481,785-sf	398.4%
<u>Total Building Square Footage</u>	<u>831,200 sf</u>	<u>67%</u>

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: ~~Completed~~ 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 a maximum of five above grade levels, which may be constructed in phases, and 33,900 sf of additional building square footage, exclusive of connectors.

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: ~~This project includes 1 or 2 additional buildings with a total of 20,000 sf building coverage and a total of 40,000 sf of building square footage, some of which will consist of storage which will not be figured into parking demand requirements.~~ 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: ~~This project shall consist of the reconfiguration of the parking areas along Myrtle Street in order to create 131 spaces.~~ 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.

If the planned unit development zoning approval for this site expires or is abandoned, the zoning for the site shall revert to the zoning districts in existence for the site at the time of the enactment of this legislation.

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.~~

~~The Hospital shall complete a study relating to storm water management, parking management and traffic generation as part of the PUD site plan approval for Project A-7. Provisions shall be included for off-site or on-site mitigation of increased storm water run-off, required parking and traffic impacts, if required.~~

Project A-8 - Physician Respite Area: ~~Completed~~ ~~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: ~~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 C-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.~~ 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: ~~The Hospital shall complete a study relating to storm water management and parking management as part of the PUD site plan approval for project E-6. Provisions shall be included for off-site or on-site mitigation of increased storm water run-off and required parking.~~ 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 ~~fiveten~~ feet (105'); 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.

~~The setbacks for the principal structure at 238 Church Street is three feet (3') for the front yard setback, one foot (1') from the side yard setback, and sixty-three feet (63') from the rear yard setback.~~

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
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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 28.8469± 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 ~~sepia~~-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: July , 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 Northwestern 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 Northwestern 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.

PATIENTS' ACCOUNTS PARCEL

~~All that certain tract, piece or parcel of land situate in the City of Saratoga Springs, County of Saratoga, State of New York, lying East of Myrtle 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 Saratoga Medical Realty Group as described in Book 1281 of Deeds at Page 535 on the North and lands now or formerly of Saratoga Hospital as described in Book 266 of Deeds at Page 457 on the South with the Easterly street boundary of Myrtle Street; thence from said point of beginning along said Easterly street boundary North 03 deg. 58 min. 54 sec. West 147.84 feet to its point of intersection with the common division line between the lands of said Saratoga Medical Realty Group on the South and 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 and lands now or formerly of Ronald G. Conlee and Diane M. Conlee as described in Book 1054 of Deeds at Page 537 on the North; thence along said common division line North 86 deg. 15 min. 14 sec. East 176.50 feet to its point of intersection with the division line between the lands of said Saratoga Medical Realty Group on the West and other lands now or formerly of Saratoga Medical Realty Group as described in Book 991 of Deeds at Page 152 on the East; thence along said division line South 03 deg. 58 min. 54 sec. East 147.82 feet to its point of intersection with the above first mentioned division line; thence along said above first mentioned division line South 86 deg. 15 min. 06 sec. West 176.50 feet to the point or place of beginning, containing 0.599± acres of land.~~

~~Subject to any easements, covenants or restrictions of record.
CONTAINING 0.599± ACRES OF LAND~~

~~PARCEL 2: METZGER~~

~~NORTH LOT~~

~~All that certain tract, piece or parcel of land situate in the City of Saratoga Springs, County of Saratoga, State of New York, lying North of North Van Rensselaer 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 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. 4 on the East and lands now or formerly of Saratoga Hospital as described in Book 266 of Deeds at Page 457 on the West with the Northerly terminus of North Van Rensselaer Street; thence from said point of beginning along said division line North 03 deg. 45 min. 12 sec. West 56.40 feet to its point of intersection with the division line between the lands of said Metzger on the North and lands of said Saratoga Hospital on the South; thence along said division line South 86 deg. 15 min. 06 sec. West 125.00 feet to its point of intersection with the division line between the lands of said Metzger on the East and other lands now or formerly of Saratoga Hospital as described in Book 990 of Deeds at Page 792 on the West; thence along said division line North 03 deg. 58 min. 54 sec. West 147.81 feet to its point of intersection with the common division line between the lands of said Metzger on the South and 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 other 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 175.31 feet to its point of intersection with the division line between the lands of said Metzger on the West and other 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 Nos. 6 and 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 above mentioned Northerly terminus of North Van Rensselaer Street; thence along said above Northerly terminus South 85 deg. 26 min. 15 sec. West 50.77 feet to the point or place of beginning, containing 0.660± acres of land.~~

~~Subject to any easements, covenants or restrictions of record.~~

~~PARCEL 3: METZGER~~

~~SOUTH LOT~~

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

~~BEGINNING at a point on the Easterly street boundary of North Van Rensselaer Street at its point of intersection with the division line between the 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 Nos. 11 and 7 on the South and other 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. 10 on the North, said point also being the Northeasterly terminus of North Van Rensselaer Street; thence from said point of beginning 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); 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); thence along said Northerly boundary South 85 deg. 26 min. 15 sec. West 166.00 feet to its point of intersection with the above mentioned Easterly street boundary of North Van Rensselaer Street; thence along said above Easterly street boundary North 04 deg. 02 min. 45 sec. West 350.00 feet to the point or place of beginning, containing 1.334± acres of land.~~

~~Subject to any easements, covenants or restrictions of record.~~

~~CONTAINING 1.334± ACRES OF LAND~~

~~PARCEL 4:~~

~~NORTH VAN RENSSELAER STREET~~

~~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, and being more particularly bounded and described as follows:~~

~~BEGINNING at the point of intersection of the Northerly street boundary of Church Street with the Westerly street boundary of North Van Rensselaer Street; thence from said point of beginning along said Northerly street boundary of Church Street and along the Southerly terminus of North Van Rensselaer Street, North 84 deg. 27 min. 34 sec. East 53.49 feet to its point of intersection with the Easterly street boundary of North Van Rensselaer Street; thence along said Easterly street boundary North 04 deg. 02 min. 45 sec. West 164.28 feet to its point of intersection with the Westerly terminus of a 15 foot wide alley (a.k.a. Corey Lane); thence continuing along said Easterly street boundary of North Van Rensselaer Street and along the Westerly terminus of said alley North 04 deg. 02 min. 45 sec. West 15.00 feet to a point, said point being the Northwesterly terminus of said alley; thence continuing along said Easterly street boundary of North Van Rensselaer Street, North 04 deg. 02 min. 45 sec. West 350.00 feet to its point of intersection with the Northerly terminus of said North Van Rensselaer Street; thence along said Northerly terminus South 85 deg. 26 min. 15 sec. West 50.77 feet to its point of~~

~~intersection with the above mentioned Westerly street boundary of said North Van Rensselaer Street; thence along said Westerly street boundary South 03 deg. 45 min. 12 sec. East 530.22 feet to the point or place of beginning, containing 0.634± acre of land.~~

~~Subject to any easements, restrictions or covenants of record.~~

~~CONTAINING .634± ACRES OF LAND~~

PARCEL 5:

35 MYRTLE STREET

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

~~BEGINNING on the west line of Myrtle Street at the northeast corner of lands of Ronald Loffredo as described in Book 1083 of Deeds at Page 520 and running thence westerly along said Loffredo's north line North 83 degrees 22 minutes 34 seconds West, a distance of 99.32 feet; thence northerly along the east line of lands of Saratoga Golf and Polo Club and also along a page wire fence North 06 degrees 37 minutes 26 seconds East, a distance of 214.00 feet to a corner post of said page wire fence; thence easterly and continuing along the page wire fence South 82 degrees 51 minutes 44 seconds East, a distance of 101.51 feet to the aforementioned west line of Myrtle Street; thence southerly along the said west line of Myrtle Street South 07 degrees 12 minutes 43 seconds West, a distance of 213.10 feet to the point or place of beginning. Containing 0.492 acres.~~

~~All bearings are referred to magnetic north taken in June 1960.
The above premises were previously described as follows:~~

~~All that piece or parcel of land, together with the buildings and improvements thereon situate in the City of Saratoga Springs, County of Saratoga, and State of New York, located on the westerly side of Myrtle Street, and more particularly described as follows:~~

Parcel I

~~Commencing at a point on the westerly side of Myrtle Street, said point being the southeast corner of premises heretofore conveyed to William F. Lee, Jr., by a certain deed dated October 26, 1962, and duly recorded in the Saratoga County Clerk's Office on October 29, 1962, in Book 729 of Deeds at Page 128; running thence westerly along the southerly boundary of the premises heretofore conveyed to William F. Lee, Jr. and at right angles to Myrtle Street 100' more or less to a point; being the southwest corner of the aforementioned premises heretofore conveyed; thence southerly parallel to Myrtle Street and along a page wire fence 70' more or less to a pin; thence easterly and parallel to the first mentioned course a distance of 100' more or less to a pin located along the westerly side of Myrtle Street; thence northerly along the westerly bounds of Myrtle Street 70' more or less to the point or place of beginning.~~

Parcel II

~~Commencing at a post and page fence located on the westerly side of Myrtle Street, said post~~

~~fence being approximately 48 feet southerly from the northerly boundary of lands of William F. Lee, Jr., and being the southerly boundary line of the service entrance to the restaurant known as the Dorian; running thence westerly along said page wire fence and at right angles to Myrtle Street 100' more or less to a post being the westerly boundary of a page wire fence; thence southerly along said page wire fence and parallel to Myrtle Street a distance of 75 feet; thence easterly and parallel to the first mentioned course a distance of 100' more or less to a pin located on the westerly side of Myrtle Street; thence northerly along the westerly bounds of Myrtle Street 75 feet to the point or place of beginning.~~

~~Being the same premises as conveyed in deed by Warren C. Litts, Jr., to Litts, Izzo and Cetner Medical Office Building Partnership, dated March 27, 1987 and recorded in the Saratoga County Clerk's Office on April 1, 1987 in Book 1189 of Deeds at Page 302.~~

Parcel III

~~All that certain tract or parcel of land situate in the City of Saratoga Springs, County of Saratoga and State of New York, being bounded and described as follows;~~

~~Beginning at a point in the westerly line of Myrtle Street, said point being the southeast corner of premises conveyed by Peter A. Issaris to John A. Behrmann by deed dated November 22, 1967, and recorded December 17, 1967 in Book 822 at Page 8; running thence southerly along the westerly line of Myrtle Street 60 feet, more or less, to the northeast corner of premises conveyed by Peter A. Issaris to George D. Anderson and Nancy Lee Anderson, his wife, by deed dated February 4, 1966 and recorded April 6, 1966 in Book 787 at page 131; running thence westerly along the north boundary line of said Anderson parcel, 100 feet, more or less, to the lands now or formerly owned by the Saratoga Golf and Polo Club, Inc.,; running thence northerly 60 feet, more or less, along said lands to the southwest corner of the above mentioned Behrmann parcel; running thence easterly along the southerly line of said parcel 100 feet, more or less, to the point of beginning.~~

PARCEL 6:

238 CHURCH STREET

~~BEGINNING at a point on the south bounds of Church Street (a/k/a New York State Route 9N) at the northwest corner of a parcel of land conveyed by Ralph M. Flinton, et. ux. to Transitional Housing Realty, Inc. by deed dated February 1, 1979 and recorded in the Saratoga County Clerk's Office in Deed Book 1004 at Page 101, said point is about 100.00 feet westerly of the intersection of the south bounds of Church Street with the west bounds of Van Rensselaer Street and running thence South 07 degrees 05 minutes West along lands of Transitional Housing Realty, Inc. for 112.00 feet to the north bounds of North Alley; thence North 82 degrees 21 minutes West along said North Alley for 50.00 feet to the southeast corner of lands of Ronald W. Diel; thence North 07 degrees 05 minutes East along lands of said Diel for 115.50 feet to the south bounds of Church Street; thence South 78 degrees 21 minutes East along said Church Street for 50.16 feet to the place where this lot first began, and containing 5,687 square feet of land.~~

PARCEL 7:

Saratoga Golf and Polo Club, Inc

~~All that certain tract, piece or parcel of land situate in the City of Saratoga Springs, County of Saratoga, State of New York, lying North of Church Street and West of Myrtle 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 Saratoga Golf & Polo Club, Inc. as described in Book 831 of Deeds at Page 10 on the South and the lands now or formerly of The Saratoga Hospital, Inc. as described in Book 1454 of Deeds at Page 41 on the North with the Westerly street boundary of Myrtle Street and runs thence from said point of beginning along said Westerly street boundary South 04 deg. 42 min. 38 sec. East 29.69 feet to its point of intersection with the division line between the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the North and the lands now or formerly of The Saratoga Hospital as described in Deed Document No. 2009023919 on the South; thence along the last mentioned division line South 86 deg. 05 min. 24 sec. West 101.51 feet to its point of intersection with the common division line between the said lands now or formerly of Saratoga Golf & Polo Club, Inc. on the West and the lands now or formerly of The Saratoga Hospital as described in Deed Document No. 2009023919, lands now or formerly of Ronald A. Loffredo as described in Book 1083 of Deeds at Page 520 and Book 1174 of Deeds at Page 80 on the East; thence along said common division line South 04 deg. 25 min. 26 sec. East 444.03 feet to its point of intersection with the Northerly street boundary of Church Street (N.Y.S. Route 9N); 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 a point; thence through the said lands now or formerly of Saratoga Golf & Polo Club, Inc. North 04 deg. 25 min. 26 sec. West 464.33 feet to a point on the above first mentioned division line; thence along said above first mentioned division line North 85 deg. 34 min. 45 sec. East 151.73 feet to the point or place of beginning and containing 26,574± square feet or 0.610 acre of land, more or less.~~

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 Northwesternly 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 Northwesternly 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.

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 and Easterly of Myrtle Street, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northerly street boundary of Church Street with the Easterly street boundary of Myrtle Street and runs thence from said point of beginning along said Easterly street boundary of Myrtle Street the following two (2) courses: 1) North 03 deg. 50 min. 09 sec. West 558.30 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 Zone A, Saratoga Hospital Medical/Professional PUD 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 said Zone A, Saratoga Hospital Medical/Professional PUD on the West and said lands of Metzger 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 said Zone A, Saratoga Hospital Medical/Professional PUD on the South and said lands of Metzger 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 Northwesternly 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 Northwesternly terminus of said 15-foot-wide alley (a.k.a. Corey Lane); thence along the Westerly terminus of said 15-foot-wide alley (a.k.a. Corey Lane) South 04 deg. 02 min. 45 sec. East 15.00 feet to its point of intersection with the division line between said Zone A, Saratoga Hospital Medical/Professional PUD 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; thence along said division line South 04 deg. 02 min. 45 sec. East 164.28 feet to its intersection with the above mentioned Northerly street boundary of Church Street; 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 500.00 feet to the point or place of beginning, containing 10.47± acres of land.~~

~~Also including non-contiguous property at 238 Church Street which is bounded and described as follows:~~

~~BEGINNING at a point on the south bounds of Church Street (a/k/a New York State Route 9N) at the northwest corner of a parcel of land conveyed by Ralph M. Flinton, et. ux. to Transitional Housing Realty, Inc. by deed dated February 1, 1979 and recorded in the Saratoga County Clerk's Office in Deed Book 1004 at Page 101, said point is about 100.00 feet westerly of the intersection of the south bounds of Church Street with the west bounds of Van Rensselaer Street and running thence South 07 degrees 05 minutes West along lands of Transitional Housing Realty, Inc. for 112.00 feet to the north bounds of North Alley; thence North 82 degrees 21 minutes West along said North Alley for 50.00 feet to the southeast corner of lands of Ronald W. Diel; thence North 07degrees 05 minutes East along lands of said Diel for 115.50 feet to the south bounds of Church Street; thence South 78 degrees 21 minutes East along said Church Street for 50.16 feet to the place where this lot first began, and containing 5,687 square feet of land.~~

~~CONTAINING .13± ACRES OF LAND.~~

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”

SKETCH PLAN

(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: August 20, 2012

Exhibit 4

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

☐

Part 1

☐

Part 2

☐

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

SARATOGA HOSPITAL PUD AMENDMENT

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Saratoga Hospital PUD Amendment

Location of Action (include Street Address, Municipality and County)

211 Church Street - City of Saratoga Springs - Saratoga County, New York

Name of Applicant/Sponsor Matthew J. Jones

Address 68 West Avenue

City / PO Saratoga Springs State New York Zip Code 12866

Business Telephone (518) 587-0080

Name of Owner (if different) Saratoga Hospital

Address 211 Church Street

City / PO Saratoga Springs State New York Zip Code 12866

Business Telephone (518) 583-8457

Description of Action:

Amendment to existing PUD to remove parcel of land at 238 Church Street from PUD and construction of new surgical suite that will replace and expand existing building. As a result of the removal of the property from the PUD, the total acreage of the property will be reduced from to 28.841± to 28.69± acres.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☒ Other Hospital, Medical Office

2. Total acreage of project area: 28.841 acres. Presently After Completion
28.841 acres. 28.69 acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>17.5±</u> acres	<u>17.5±</u> acres
Other (Indicate type) <u>Lawn</u>	<u>11.34±</u> acres	<u>11.19±</u> acres

3. What is predominant soil type(s) on project site? Windsor loamy sand
- a. Soil drainage: ☐ Well drained _____% of site ☐ Moderately well drained 100 % of site.
☐ Poorly drained _____% of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
- a. What is depth to bedrock _____ > 6 (in feet)
5. Approximate percentage of proposed project site with slopes:
☒ 0-10% 100 % ☐ 10- 15% _____ % ☐ 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☒ Yes ☐ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? _____ > 6 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

Site is currently developed.

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area:

None

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

None

b. Size (in acres):

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If **YES**, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
- b. If **YES**, will improvements be necessary to allow connection? ☐ Yes ☒ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 28.84 acres.
- b. Project acreage to be developed: 28.84 acres initially; 28.69 acres ultimately. (result of 238 Church removal)
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. 11 %
- f. Number of off-street parking spaces existing 1161; proposed 1161
(includes 102 temporary spaces)
- g. Maximum vehicular trips generated per hour: 3 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: 38'-6" height; 182' width; 154' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? NA ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed ☐ Yes ☒ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed?
-
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☒ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: _____ months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 3 (number)

b. Anticipated date of commencement phase 1: 10 month 2013 year, (including demolition)

c. Approximate completion date of final phase: 12 month 2015 year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction 80 ; after project is complete 52.5 (40 to OR and 12.5 to ICU)

10. Number of jobs eliminated by this project 0 .

11. Will project require relocation of any projects or facilities? ☒ Yes ☐ No

If yes, explain:

Cramer House will be demolished and removed and Mental Health Treatment area will be relocated to South Broadway

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type Municipal Service Connections

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 6.6 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Kingsbury Transfer & Recycling Center ; location River St, Hudson Falls, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☒ Yes ☐ No

a. If yes, what is the anticipated rate of disposal? 6.6 tons/month.

b. If yes, what is the anticipated site life? 75 years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☒ Yes ☐ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☒ Yes ☐ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

Both construction and permanent expansion of the hospital will require additional levels of energy over the hospitals current usage

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 5,500 gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain:

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>PUD Zoning Amendment</u>	<u>5/13</u>
		_____	_____
		_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Saratoga Springs</u>	<u>5/13</u>
		<u>Planning Board</u>	_____
		_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Design Review Commission</u>	<u>5/13</u>
		<u>Advisory Opinion</u>	_____
		_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Saratoga County Planning</u>	<u>5/13</u>
		<u>Board Advisory Opinion</u>	_____
		_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYS Dept of Health</u>	<u>4/13</u>
		_____	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input checked="" type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input checked="" type="checkbox"/> Other (PUD)

2. What is the zoning classification(s) of the site?

Saratoga Hospital Medical/Professional PUD

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

As proposed.

4. What is the proposed zoning of the site?

NA

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

NA

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Residential, Office, Medical, Private Club

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? NA

- a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☐ Yes ☒ No

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

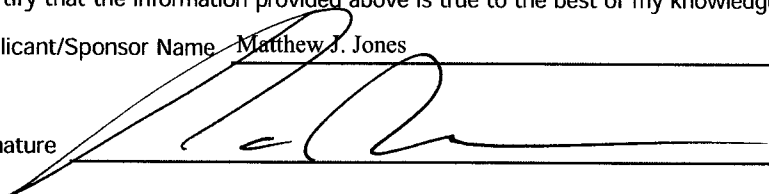
E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Matthew J. Jones

Date 6/3/13

Signature



Title The Jones Firm, Attorney for Applicant

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☐

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|--|
| • Construction or expansion of a sanitary landfill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☐ NO ☐ YES

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Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|------------------------|-------------------------------------|-----------------------------------|--|
| • Specific land forms: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • Developable area of site contains a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Dredging more than 100 cubic yards of material from channel of a protected stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Extension of utility distribution facilities through a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated freshwater or tidal wetland. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

4. Will Proposed Action affect any non-protected existing or new body of water?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction of a body of water that exceeds 10 acres of surface area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? <input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|---|--------------------------|--------------------------|--|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☐ NO ☐ YES

Examples that would apply to column 2

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Project Change |
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| • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☐ NO ☐ YES

Examples that would apply to column 2

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Project Change |
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| • The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Project components that will result in the elimination or significant screening of scenic views known to be important to the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Any impact to an archaeological site or fossil bed located within the project site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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Project Change |
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| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☐ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

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Can Impact Be
Mitigated by
Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☐ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts:

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts:

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☐ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts:

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

☐
☐

☐ Yes

☐ No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☐ NO ☐ YES

- | | | | |
|--|--------------------------|--------------------------|--|
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
☐ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

Exhibit 5

Exhibit 6

DRC-6

DATE	1/11/05
BY	WJH
CHECKED BY	WJH
APPROVED BY	WJH
PROJECT NO.	05-0000
PROJECT NAME	05-0000
PROJECT LOCATION	05-0000
PROJECT DESCRIPTION	05-0000
PROJECT STATUS	05-0000
PROJECT OWNER	05-0000
PROJECT ARCHITECT	05-0000
PROJECT ENGINEER	05-0000
PROJECT CONTRACTOR	05-0000
PROJECT SUBMITTER	05-0000
PROJECT REVIEWER	05-0000
PROJECT APPROVER	05-0000
PROJECT SIGNATURE	05-0000
PROJECT DATE	05-0000

EXTERIOR ELEVATIONS
OR AND/OR ADDITION/RENOVATION

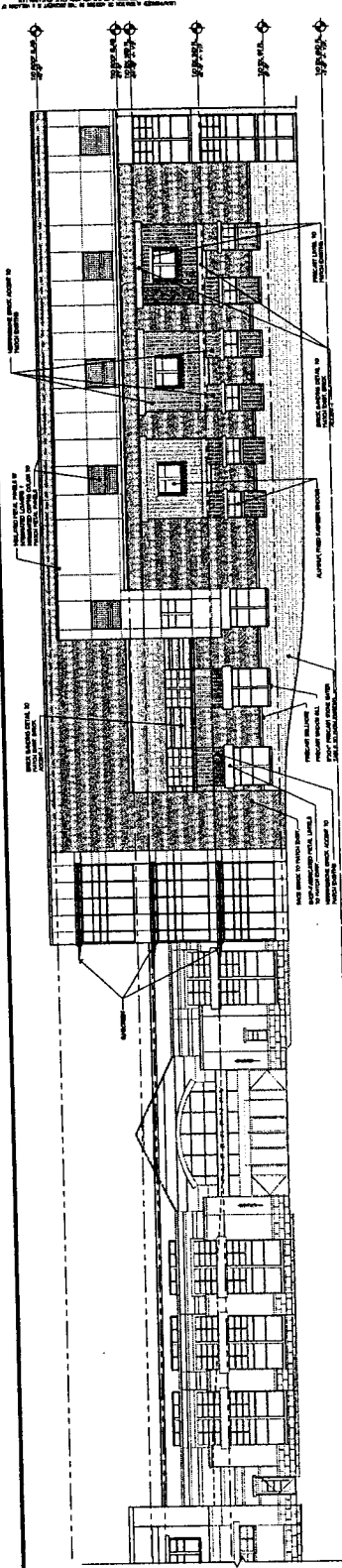
SARATOGA HOSPITAL
people you trust, care you deserve.

Hyman & Hayes
Over 20 years of quality architectural services
10000 N. COUNTY ROAD, SUITE 100
DALLAS, TEXAS 75243
(214) 343-1000
FAX (214) 343-1001
hymanhayes.com

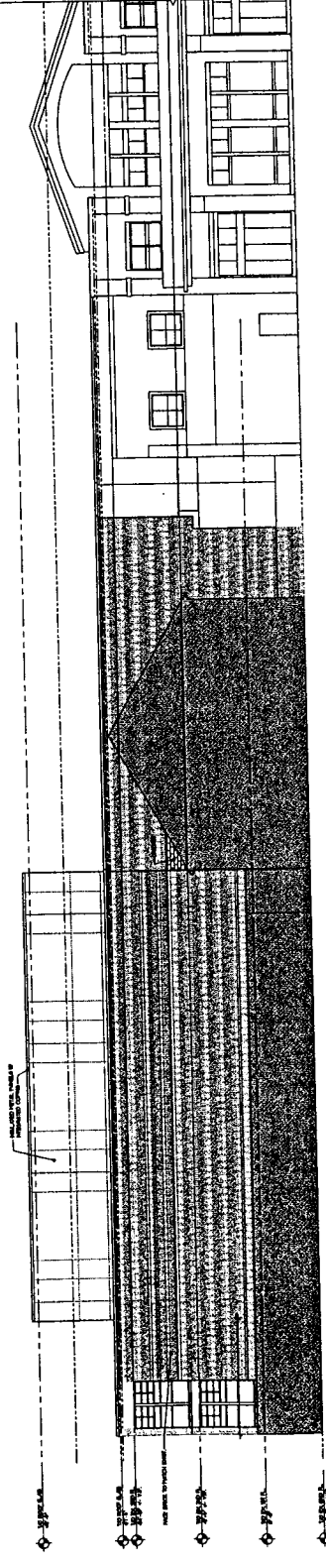
PROFESSIONAL SEAL
REGISTERED ARCHITECT
STATE OF TEXAS
NO. 12345
EXPIRATION DATE 12/31/05
JANUARY 11, 2005

PROGRESS PRINT
NOT FOR CONSTRUCTION
Mar 21, 2005

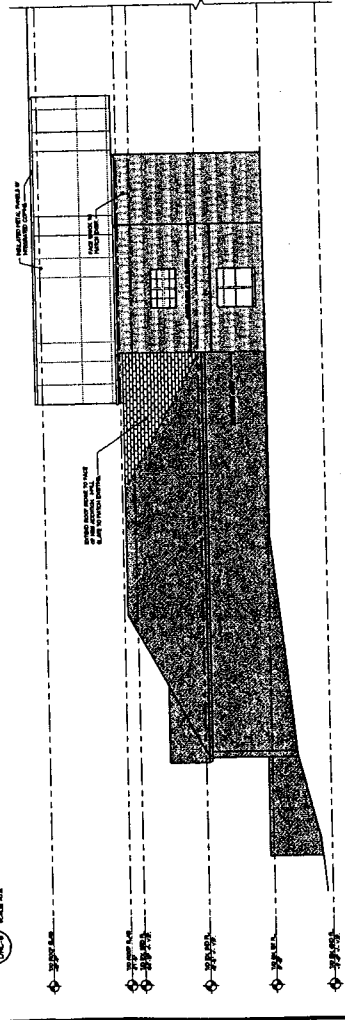
1 EXTERIOR ELEVATION FROM ED LOOP
DRC-6
SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION FROM MYRTLE STREET
DRC-6
SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION FROM MAIN ENTRY LOOP
DRC-6
SCALE 1/8" = 1'-0"





MYRTLE STREET-EXISTING

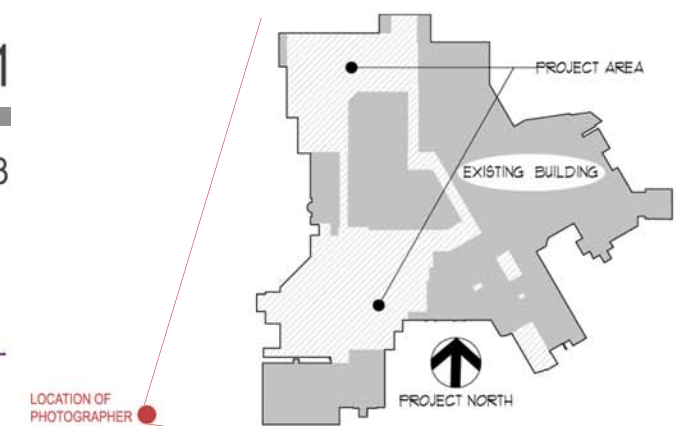


BUILDING PERSPECTIVES-MYRTLE STREET

DRC-10.1

DRC REVIEW

5/2013





ED ENTRANCE-EXISTING

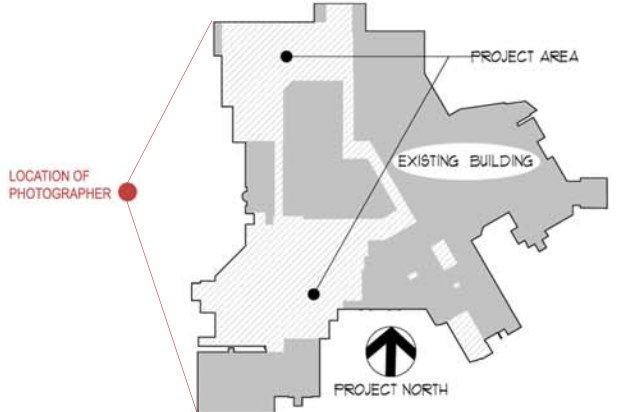


BUILDING PERSPECTIVES-ED ENTRANCE

DRC-9.1

DRC REVIEW

5/2013



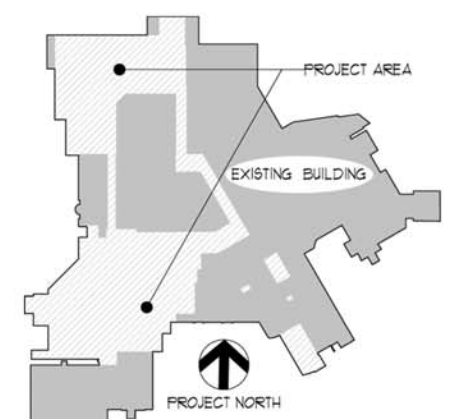


PROPOSED ELEVATION

DRC-8.1

DRC REVIEW

5/2013





PROPOSED ELEVATION

DRC-7.1

DRC REVIEW

5/2013

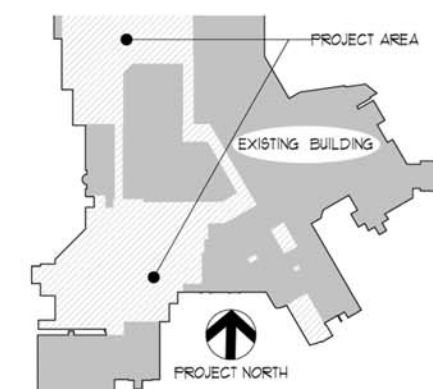


Exhibit 7

Location Map

