



CITY OF SARATOGA SPRINGS

PLANNING & ECONOMIC DEVELOPMENT

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MEMORANDUM

To: Mayor Johnson
Commissioners Franck, Madigan, Mathiesen and Scirocco
From: Kate Maynard, AICP
Date: August 1, 2013
Re: **Proposed Map and Text Amendments to the Saratoga Hospital Medical Professional PUD,
Advisory Opinions received, Revisions to proposed legislation**

In anticipation of the August 6, 2013 scheduled public hearing on the proposed Saratoga Hospital PUD Map and Text amendments, please find attached the updated, redlined Saratoga Hospital legislation with the following revisions noted:

1. Within IX. Projects A. Projects, Zone A: Project A-9 has been modified to reflect the accurate nature of the proposed project- language regarding a maximum of "five above grade levels" has been revised to reflect the proposed addition: "The structure itself shall have three above grade levels, an unoccupied penthouse for mechanical equipment storage, and 33,900 sf of additional building square footage, exclusive of connectors. The project may be constructed in phases, the first of which will include the construction of operating rooms and shell space. Based on the financial status and growth of the hospital, future phases will respond to the needs of the hospital in developing the remaining space."
2. Within XIV. Setbacks Zone A: The proposed 5 foot setback along Myrtle Street has been restricted to "Project A-9 and south to Church Street". The current setback requirement along Myrtle Street is 10 feet.
3. Within III. Boundary (proposed) : Amended proposed language that addresses any future expiration or abandonment of parcels currently within the PUD boundary- proposed as "If the planned unit development zoning approval for this site expires or is abandoned, *or the PUD boundary is otherwise altered*, the City Council shall establish the zoning district that will be assigned to any such *impacted* parcel at that time."

In review, the City Council has now received the following correspondence in relation to the proposed action:

- July 11, 2013 Planning Board advisory opinion
- July 18, 2013 DRC advisory opinion
- July 19, 2013 Saratoga County Planning Board referral response (via MOU)

For your assistance, items that are still required to be completed for the proposed action include:

- Public hearing on this action by the City Council, including prior newspaper and adjacent property owner noticing (scheduled for August 6, 2013)
- a determination of potential significant environmental impacts per SEQRA 6 NYCRR Part 617

Please let me know if you have any additional questions or comments regarding these proposed amendments.

