

Application
for
The Saratoga Hospital
Medical/Professional
Planned Unit Development
Amendment

City of Saratoga Springs
City Council

Submitted August 7, 2015

Prepared By:
Matthew J. Jones, Esq.
The Jones Firm
68 West Avenue
Saratoga Springs, New York 12866
(518) 587-0080

Table of Contents

Application

Application Narrative

1. PUD Zone Map
2. Aerial PUD Rendering
3. Appendix C – Sketch Plan
4. Long Form Environmental Assessment Review
5. Redline PUD Legislation



CITY OF SARATOGA SPRINGS

OFFICE OF THE MAYOR

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866-2296
TEL: 518-587-3550 FAX: 518-587-1688
HTTP://WWW.SARATOGA-SPRINGS.ORG

[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: 1 & 17 Morgan Street; 55 Myrtle Street

Tax Parcel Number(s): 165.-1-37.1; 165.-1-12.1; 165.-1-37.2

Current Zoning: UR-1

Reason for amendment: The Saratoga Hospital acquired title to the above three parcels and desires to incorporate them into the existing PUD.

Location map: Submit 20 copies of location map.

Text Amendment:

Section to be amended: See attached.

Proposed wording of text amendment (attach additional sheets if necessary): _____

See attached.

Reason for amendment: See attached.

3. Professional Representing Applicant:

Name: Matthew J. Jones, Esq.

Phone: (518) 587-0080

Address: 68 West Avenue

Fax: (518) 580-0857

Saratoga Springs, NY 12866

4. Environmental Assessment Form - All applications must include a completed SEQR Short or Long Form.
5. Application Fee: \$700 plus \$100/acre Total \$ 2,637.70 [700 + (100 x 19.377)]
 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: *Kevin A. Mayne* Date: 8/7/15
 Name: KEVIN A. MAYNE Phone: _____
 Address: 362 NW 45th Ave Fax: _____
211 Church St. Saratoga Springs NY 12866

Application Narrative

The Saratoga Hospital Medical/Professional PUD Amendment

The Saratoga Hospital (the Hospital) is seeking to amend the Saratoga Hospital Medical/Professional PUD legislation in order to (i) add recently acquired property located at 55 Myrtle Street to the PUD, (ii) add two parcels fronting on Morgan Street, with addresses of 1 and 17 Morgan Street, respectively, and (iii) provide the underlying zoning to permit the construction of a medical/professional office building to further support existing Hospital operations (**Exhibit 1**). The Hospital desires to incorporate the three parcels above into the PUD to provide additional medical office space along with an area for potential residential development that complements the surrounding neighborhood.

The Saratoga Hospital Medical/Professional PUD was established in 1987 and has been amended six times. The most recent amendment, in 2013, removed a portion of real property located at 238 Church Street and increased the permitted total building square footage to accommodate a new surgical suite that replaced the Cramer House.

With this amendment, the Hospital proposes the construction of a three story medical and professional office building and attendant parking lot on a portion of lands fronting on Morgan Street (**Exhibit 2**). Currently the land sits undeveloped. Its close proximity to existing infrastructure makes it an ideal location for this proposed use. The new medical office building will be constructed in two phases. Phase I will be the construction of the approximately 60,000 square foot main building and Phase II will be a smaller addition thereto. The completed medical office building will be approximately 88,500 square feet with a maximum height of 60 feet. It is intended to house physician and administrative offices. The remainder of the undeveloped land would accommodate residential housing with density akin to the requirements of the UR-1. The majority of the site is currently vacant land adjacent to the Birch Run development and the Saratoga Golf and Polo Club.

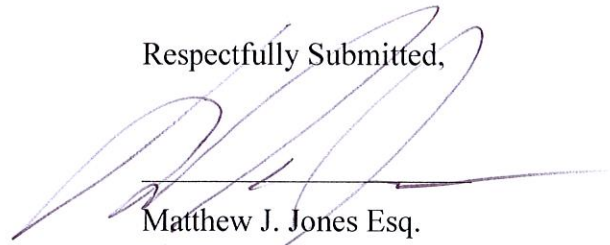
As a result of the addition of the three parcels of land, the Hospital submits proposed legislation to reflect the change in overall PUD density. Should the zoning amendment be approved, the resulting PUD metrics would be as follows:

1. The total area of The Saratoga Hospital Medical/Professional PUD will increase from 28.69 to 48.07 acres;
2. The total building coverage of the PUD will decrease from 15% to 13.8%.
3. Impervious area will decrease from 46% to 41%.
4. Total green space will increase from 39% to 59%.

Additionally, minor ministerial modifications have been proposed to streamline the legislation, including the removal or updating of some portions that are no longer applicable. Projects that have been completed have been updated to indicate completion and a new project description for the medical professional office building has been added.

Dated: August 7, 2015

Respectfully Submitted,



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