

Appendix C:
10. YMCA Planned Unit Development (formerly 241.10)

AMENDMENT CHAPTER 240 ZONING
ORDINANCE OF THE CITY OF
SARATOGA SPRINGS

AMENDMENT TO THE ZONING ORDINANCE OF
THE CITY OF SARATOGA SPRINGS TO ESTABLISH
THE PLANNED UNIT DEVELOPMENT DISTRICT
KNOWN AS "YMCA OF SARATOGA
COMMUNITY CAMPUS"

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

Section I: NAME: The ordinance shall be known as the "YMCA of Saratoga Community Campus Planned Unit Development" and amends Chapter 240 of the Zoning Ordinance of the City of Saratoga Springs, New York. This project is also referred to herein as "PUD".

Section II: AMENDMENTS: The Zoning Ordinance of the City of Saratoga Springs, New York, (the "Code") and the Zoning Map of the City of Saratoga Springs as set forth therein shall be and the same hereby are amended by changing the permitted uses for the land owned by Young Men's Christian Association of Saratoga Springs, Inc. ("Applicant" or "YMCA") designated as tax parcels 178-4-17; 178-4-18.1; 178-4-18.2; 178-4-19; 178-4-20.112; 178-4-21; 178.41-1-2; 178.41-1-3; 178.41-1-4; 178.41-1-5; 178.41-1-8; and 178.41-1-9 on the Inside Tax District Tax Map for the City of Saratoga Springs and real property designated as Tax Parcels 178-2-1; 178.48-1-35; 178.48-1-37 on the Outside Tax District Tax Map for the City of Saratoga Springs, which property is presently located in two zones for purpose of zoning classification under the Code, that being Transect Zone 4 – Urban Neighborhood for those parcels immediately adjacent to West Avenue and Transect Zone 5 General Urban Zone for those parcels located to the east of West Avenue, but not adjacent thereto, as specified herein.

Section III: BOUNDARY: The area of the YMCA of Saratoga Community Campus Planned Unit Development consists of 25+ acres made up of the following Tax Parcels: 178-4-17; 178-4-18.1; 178-4-18.2; 178-4-19; 178-4-20.112; 178-4-21; 178.41-1-2; 178.41-1-3; 178.41-1-4; 178.41-1-5; 178.41-1-8; and 178.41-1-9 on the Inside Tax District Tax Map for the City of Saratoga Springs and real property designated as Tax Parcels 178-2-1; 178.48-1-35; and 178.48-1-37 on the Outside Tax District Tax Map for the City of Saratoga Springs. Said property is described in Exhibit "A" attached hereto.

The boundary may be expanded without further municipal or legislative action to include any of the following properties immediately adjacent to the PUD site: Tax Parcel 178.41-1-1, 178.41-1-6, 178.41-1-7, 178.33-1-17, 178.33-1-18, 178.33-1-19, 178.33-1-20 and 178.33-1-24 on the Inside Tax District Map for the City of Saratoga Springs and Tax Parcel 178.48-1-16 and 178.41-1-14 on the Outside Tax District Map for the City of Saratoga Springs, if and only when, they come under the ownership or control of the applicant. When such properties are proposed to be added to the PUD, the applicant must provide written notice to the Clerk of the Saratoga Springs City Council. The Council shall have 30 days from the date of the notice to object to such action. If an objection is recorded by the Council, the boundary revision shall not be valid until further action of the City Council of the City of Saratoga Springs. If no objection is recorded with the required 30-day period, the amendment shall be valid and the City Clerk shall revise the City zoning maps accordingly.

The boundaries may also be expanded upon petition for a zoning change or a PUD amendment made to the City Council of the City of Saratoga Springs.

Section IV: OBJECTIVE:

It is the objective of the Ordinance to bring about a creative land use allowing the buildout of the site to be achieved in an integrated fashion. The mixed-use concept that is proposed will allow the development of a significant interactive indoor/outdoor recreational facility on the interior of the site with the construction and development of office, retail, commercial and/or residential uses along the West Avenue corridor. The PUD will be constructed in a way that takes into consideration the "West Avenue – Southern Area" Special Development Area recommendations as set out in the Saratoga Springs Comprehensive Plan to include the construction of multi-story buildings, diminished setbacks for structures along West Avenue, shared driveways and parking lots and pedestrian access to the PUD Site.

Section V: SKETCH PLAN:

A "Sketch Plan" of a build out scenario of this site showing the development of the entire site is attached hereto as Exhibit "B". It is anticipated that beyond the construction of the YMCA the site may evolve and over the decades re-evolve. As a result, the attached Sketch Plan may change, be altered, or amended pursuant to Section 240-3.6 of the Zoning Ordinance.

Section VI: USES AND CHARACTERISTICS:

The PUD shall be divided into two zones with Zone A being the first to be developed as a YMCA facility, to include the public bike and pedestrian path. A second area designated as Zone B shall be primarily located along the West Avenue corridor and shall offer the opportunity for structures to be constructed along the West Avenue frontage of a more commercial/office/retail related nature. These structures may be

constructed on property through a long term lease from the PUD real property owner, constructed by the PUD real property owner or may be located on a subdivided parcel.

In the long te __ in construction, leasing and possible subdivision of this site, flexibility in use is desired. As a result uses peimitted in Zone A may shift to Zone B and uses in Zone B may shift into Zone A upon the granting of a special use permit by the Planning Board of the City of Saratoga Springs. A plan showing the areas of Zone A and Zone B is attached as "Exhibit C".

The structures to be constructed in Zone A may have a gross usable square footage of up to 130,000 square feet. Attached as Exhibit D and made a part hereof are the uses that are permitted within Zone A of the PUD site.

The structures to be constructed in Zone B may have a gross leasable square footage of up to 100,000 square feet. Attached as Exhibit E and made a part hereof is the uses that are permitted in Zone B.

Area and Bulk Standards for Buildings within Zone A shall be as follows:

1. Principal Structures:

- a) Gross leasable square footage - maximum 130,000 square feet.
- b) Building height excluding appurtenances – 60 ft. maximum.
- c) Building height - 18 feet minimum.
- d) Street frontage - no requirement for street frontage other than for driveway access to West Avenue and New Street/or Congress Avenue.
- e) Front/side/rear yard setbacks - minimum of 24 feet to property boundary or Zone boundary.
- f) Permeable area to include permeable area within the deeded pedestrian/bike path – minimum 40%.
- g) Parking - there will be no setback for parking spaces for principal uses where Zone A and Zone B abut, along the pedestrian/bike path or along a public road extended through the PUD site. Parking shall be setback a minimum 24 feet from all other PUD site boundaries.

2. Accessory Structures:

- a) Building height - 30 feet maximum.
- b) Front/side/rear yard setbacks - 10 feet minimum to property boundary or Zone A boundary.

Area and Bulk Standards for Buildings within Zone B shall be as follows:

1. Principal Structures:

- a) Gross leasable square footage – maximum 100,000 square feet.
- b) Building height - two story minimum, 40 feet maximum excluding appurtenances
- c) Build-to-line – minimum 5 feet and maximum 10 feet from West Avenue property line.
- d) Build-out - 50% minimum of the leased or subdivided real property that has frontage on West Avenue
- e) Side yard setback - 0 minimum for each side or for the side on an interior public roadway, or driveway; except where building lot abuts residential property where the setback shall be a minimum of 12 feet.
- f) Rear yard setback - minimum 12 feet from leasehold or subdivision line.
- g) Permeable Area within leasehold or subdivided property – minimum 10%.
- h) Parking - parking spaces must be located to the side opposite West Avenue or to the sides of the structure, even when the structures located on an interior public roadway or driveway.

2. Accessory Structures:

- a) Side yard setbacks – 0 feet.
- b) Rear yard setbacks – minimum 5 feet.
- c) Front yard setback – minimum 10 feet.

Section VII: ISSUANCE OF BUILDING PERMIT:

Prior to the issuance of a building permit to develop any or all structures within the PUD, except as exempted in Article 240.5 of the Zoning Ordinance of the City of Saratoga Springs, the applicant shall receive final PUD site plan approval for the structure(s) to be constructed from the City of Saratoga Springs Planning Board. All building permits or sign permits within this PUD shall require architectural review approval from the Design Review Commission of the City of Saratoga Springs pursuant to the provisions as set forth in Article 240.8 of the Zoning Ordinance.

It is anticipated that there will be multiple applications for PUD site plan approval and each application shall show the relationship between the building(s) to be developed, the vacant areas within the PUD and any improvements from a prior PUD site plan approval. Each final PUD site plan shall respond to the requirements set forth in Section 240-5.4 of the Zoning Code of the City of Saratoga Springs.

Section VIII: PARKING/LOADING DOCKS:

The interactive nature of the uses proposed in the PUD allows for a parking plan which incorporates the "shared parking concept" so as to best utilize the parking to be constructed within the zones of this site. As a result, upon reasonable proof being supplied at PUD site plan review the Planning Board may reduce the amount of required on-site parking up to thirty percent (30%) of the total parking demand.

Because of the intermittent demand for parking within the structures to be constructed in Zone A, thirty percent (30%) of the parking required or requested may be constructed on permeable grass surfaces.

The required on-site parking for any use in Zone A or Zone B does not have to be located on the same owned or leased parcel. The required on-site parking must, unless waived by the Planning Board during PUD site plan approval, be located on a parcel within the PUD with appropriate easements.

Parking requirements shall be the same as those set forth in Article 240-11 of the Zoning Ordinance except as noted below:

Parking Zone A:	Health Club Establishment – 1 parking space for every 250 gross square feet of indoor facility and 1 parking space for every 5 participants that the outdoor facilities are designed to accommodate when used to the maximum capacity.
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The parking area within Zone A shall have a minimum of ten percent (10%) green space within the parking area or adjacent to the parking fields, unless waived by the Planning Board during PUD site plan approval. The Zone B parking fields shall have a green space requirement of five percent (5%) green space within the parking area or adjacent to the parking field, unless waived by the Planning Board during PUD site plan approval.

The delivery area for all Zone B structures shall be situated to the side or rear of the structure fronting on West Avenue. The delivery parking/loading area for structures in Zone A shall be determined at the time of PUD site plan approval.

The PUD at build out shall at a minimum have two (2) entrance/exit locations on West Avenue and one (1) on either New Street or Congress Street. The vehicular ingress and egress for the structures constructed in Zone B will be at a minimum by the three (3) common entrance/exit locations specified above. The tenants and/or owners of the structures in Zone B shall be given cross lot easements through Zone A for the purpose of ingress and egress to their individual site from the public roadways. Zone B building, unless subdivided with proof of on-site parking in compliance with this legislation shall be given an easement for non-exclusive excess parking in Zone A. The development of

the Zone A uses shall at a minimum require two entrance/exit locations: one (1) on West Avenue and one (1) on either New Street or Congress Street.

Section IX: AMENDMENTS TO THIS ORDINANCE:

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

Section X: INFRASTRUCTURE IMPROVEMENTS:

The entire project, as set forth herein, will be serviced by municipal water and sanitary sewer lines. All services and improvements that are to be dedicated to the City of Saratoga Springs will be constructed to City standards as they exist at the time of construction. All other services and improvements shall be constructed in compliance with applicable codes, rules and regulations, with the exception that the public mains may be located within cross-lot easements.

Potable water will be supplied to the structures constructed in Zones A by means of an eight (8) inch main entering the PUD site from West Avenue. As a portion of PUD site plan approval for the first building in Zone A, the applicant shall replace approximately two hundred (200) linear feet of existing six (6) inch potable water main in West Avenue with a new twelve (12) inch main. This extension of the main in West Avenue will go from the intersection of the northwest corner of the PUD site in a generally southerly direction along West Avenue. At the time of PUD site plan review for the any structure within Zone B of the PUD site, the Planning Board may require the replacement of the existing six (6) inch water main in West Avenue along the remaining frontage of the Zone B properties with a new twelve (12) inch water main.

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

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

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

Prior to the time of the first PUD site plan approval for the PUD, the Applicant shall grant to the public by means of offering and if accepted, conveying to the City of Saratoga Springs, New York a strip of land being approximately fifty (50') feet in width west of the PUD site's easterly boundary. The Applicant shall retain the right to cross

said strip of land, at a location or locations to be determined at any PUD site plan approval for the purpose of extending driveways/roadways, sidewalks, utility and storm water drainage easements through said pedestrian/bike path. These crossings shall be created so as to allow vehicle, pedestrian, utility and storm water easements to extend into and out of the PUD site to and from the real property and public roadway which exists to the east of the PUD site. If the strip of land, which is conveyed, primary use as a path open to the general public is discontinued, or if the land is transferred without restrictions that it be primarily used as a path and trail open to the general public, then title to the real property shall revert to the Applicant or its successors or assigns. The Applicant shall not be responsible for the construction, care, maintenance, improvements, reconstruction, security, or landscaping of the pedestrian/bike path and shall seek to be held harmless for all injuries, damages, judgments, fees and provided a legal defense from all claims and actions, arising from incidents on the pedestrian/bike path not caused by the direct action of the applicant or its successors. The Applicant and its successors shall be responsible for the reasonable restoration of the pedestrian/bike path arising from the introduction, construction, maintenance and reconstruction of driveways/roadways, sidewalks and utilities across said pedestrian/bike path.

During PUD site plan approval for the first building within the PUD provision will be made for the accommodation of a future public road extending from the easterly boundary of the PUD site south of the main parking area, to the easterly boundary of West Avenue. This portion of the roadway/driveways shall be built to City of Saratoga Springs specifications for a public street and shall be dedicated to the City of Saratoga Springs upon written demand from the City of Saratoga Springs upon the construction of a public road from New York State Route 50, through the lands presently owned by the Espey Manufacturing Co. to the easterly boundary of the PUD site. The City of Saratoga Springs will be responsible for the construction of the connection of the road from the easterly edge of the PUD site to the roadway/driveway constructed on the PUD site.

Section XI: OFF-SITE IMPROVEMENTS:

The Planning Board of the City of Saratoga Springs may require a traffic analysis and traffic mitigation improvements related to the structure to be constructed during PUD site plan approval for structures in Zone A or Zone B.

As a portion of the PUD approval for the first structure in Zone A a public sidewalk and curb if not already in existence or a requirement of an approved plan will be extended south on the east side of West Avenue to the northwest corner of the site. Also a sidewalk and curb shall be constructed along the New Street frontage. A pedestrian walking system shall be constructed within the PUD so as to gain access to the buildings therein constructed. As a portion of the PIJD site plan approval for structures in Zone B a public sidewalk shall be constructed along the east side of West Avenue, along the leased/purchased frontage of the structure that is to be constructed.

CITY OF SARATOGA SPRINGS ZONING
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Section XII: TIME EXTENSIONS:

On good cause shown the PUD owner may apply for an extension of an approved PUD site plan which request shall not be unreasonably denied. An application for such request shall be made to the Planning Board of the City of Saratoga Springs.

Section XIII: SIGNAGE:

Signs within the PUD shall conform to all provision of Article 240-10 with the exceptions set forth below:

ZONE A:

1. Freestanding signs:
 - (a) A freestanding externally illuminated sign with a maximum signage size of 24 square feet per side constructed to a maximum height of 12 feet may be placed at the New Street or Congress Street entrance/exit and at one of the West Avenue entrances/exits to the site.
 - (b) A freestanding sign with a maximum signage size of 12 square feet per side with a maximum height of 6 feet may be placed at the second West Avenue entrance/exit.
 - (c) If more than one user is incorporated into Zone A, then two (2) directional/information signs may be constructed within Zone A on the entrance thereto. This sign shall be no greater than six square feet per side and no taller than five (5) feet and may contain the name of the user/business, but is subject to architectural review by the Design Review Commission.
2. In addition to the wall signs permitted pursuant to Article 240-10(c)(2), the YMCA may place a logo sign which may be internally illuminated on the general southerly and westerly walls of the YMCA structure. The logo (d) shall be no greater than 24 square feet and is subject to architectural review by the Design Review Commission.
3. Non-illuminated directional signage may be placed within Zone A for the purpose of internal circulation and direction to user parking for Zone B. These signs shall be no larger than four square feet per side and five feet in height and may contain the name of the user/business, but shall be subject to architectural review by the Design Review Commission.

ZONE B:

1. For each leased or subdivided parcel a freestanding sign may be erected in the "Build-to" area along West Avenue. If the structure is to be occupied

by one tenant or user, then the sign shall be 12 square feet per side. If the structure is to be occupied by more than one tenant or user then the freestanding sign may be 24 square feet per side. The sign may be externally illuminated.

2. Each structure in Zone B may have a wall sign on its West Avenue facade and the façade opposite the West Avenue facade. The total area of the wall signage per façade shall not exceed two (2) square feet for each linear foot of building frontage attributable to the particular business or businesses which the sign will identify or fifteen percent (15%) of the total area of the building facade upon which the signage is to be placed or one hundred (100) square feet, whichever is less.

Section XIV: CONSTRUCTION STANDARDS:

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

All construction standards for buildings and public improvements and for utilities shall be prepared and approved by licensed architects, landscape architects or engineers. All costs associated with this shall be borne by the real property owner whether the plans are provided by the City of Saratoga Springs or by the real property owner. Further, all completed construction shall be certified to the City of Saratoga Springs by licensed architects, landscape architects or engineers as being completed in the manner called for in the plans and shall be certified in accordance therewith.

Section XV: EXPIRATIONS:

Planned unit development zoning approval for this site shall expire if final PUD site plan approval for the first building in Zone A is not granted by the Saratoga Springs Planning Board on or before December 31, 2008. Planned unit development zoning approval for this site shall expire if final PUD site plan approval for the first building in Zone B is not granted by the Saratoga Springs Planning Board on or before December 31, 2015. If the PUD legislation expires the zoning for this site shall revert to the zoning districts in existence for this site at the time of the enactment of this legislation.

Section XVI: VALIDITY:

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

Section XVII: MODIFICATIONS:

The Applicant may, upon approval of the Planning Board of the City of Saratoga Springs, alter, modify or change the number, placement and type of structures to be constructed within the site so long as the alterations, modifications and changes does not result in an increase in density for which on-site parking cannot be provided, constructed or obtained.

Section XVIII: EFFECTIVE DATE:

This Ordinance shall take effect the day after publication as provided by the provisions of the City Charter of the City of Saratoga Springs, New York.

Adopted: June 21, 2005

EXHIBIT A

PUD BOUNDARIES

All that piece or parcel of land situate, lying and being in the City of Saratoga Springs, County of Saratoga and State of New York being bounded and described as follows:

Beginning at a point on the southwest bounds of Congress Avenue approximately 1300 feet from the intersection of said southwest bounds of Congress Avenue with the east bounds of West Avenue, said point being the most easterly corner of lands mapped as the "Congressville" subdivision as shown on a map prepared by 3. S. Mott and filed in the Saratoga County Clerk's Office on August 18, 1902 as Map number AA-121, said point also being the most easterly corner of lands of Saratoga County Economic Opportunity Council, Inc.; running thence along said south bounds of Congress Avenue the following three courses:

S 49° 15' 00" E 49.50'; S 52° 55' 55" E 50.12'; S 82° 40' 00" E 41.14' to a point at the northwest corner of lands of Espey Mfg. and Electronics Corp.; running thence along the northwest bounds of said lands of Espey Mfg & Electronics Corp., being generally along a chain-link fence, the following four courses:

Along a curve which bears to the left having a central angle of 09° 55' 23", a radius of 789.52', a length of 136.74' and a chord of S 45° 56' 14" W 136.57';

S 40° 59' 00" W 602.00'; N 49° 01' 00" W 10.00'; S 40° 59' 00" W 1200.54' to a corner of said chain-link fence at the approximate north corner of lands of Sol & Ruth Pinsley; running thence along the northwest bounds of said lands of Pinsley, being generally along a stockade fence.

S 40° 59' 00" W 190.36' to an iron pipe capped "N.Y.S." in the center of the founer right-of-way of West Avenue and at the north corner of lands of the People of the State of New York and the Saratoga Springs State Park; running thence along said lands of the People of the State of New York the following two courses:

S 40° 59' 00" W 284.22"; N 83° 01' 00" W 156.81' to a point at the southeast corner of lands of Ralph A. & Brenda L. Henderer; running thence along the southeast bounds of said lands of Henderer and lands of First Auriesville Corp., trustee

N 40° 59' 00" E 509.99' to a point on the west bounds of the foliner right-of-way of West Avenue and lands of the City of Saratoga Springs; running thence along said right-of-way and lands of the City of Saratoga Springs the following three courses:

S 06° 12' 00" W 26.29'; N 40° 59' 00" E 92.91';

N 06° 12' 00" E 232.60' to a point at the southwest corner of lands of Oscar W. & Angela M. Ovitt; running thence along said lands of Ovitt the following three courses:
S 83° 48' 00" E 123.50'; N 06° 12' 00" E 120.00';

N 83° 48' 00" W 123.50' to a point on the east bounds of West Avenue; running thence along said east bounds of West Avenue

N 06° 12' 00" E 13.10' to a point at the southwest corner of lands of Niagara Mohawk Power Corp.; running thence along said lands of Niagara Mohawk Power Corp. the following three courses:

S 83° 26' 25" E 123.50'; N 06° 12' 00" E 50.00"

N 83° 26' 25" W 123.50' to a point on the east bounds of West Avenue; running thence along said east bounds of West Avenue

N 06° 12' 00" E 568.90' to a point at the southwest bounds of lands of Steven A. & Sandra J. Swart; running thence along said lands of Swart the following three courses: S 83° 48' 00" E 123.50'; N 06° 12' 00" E 173.00';

N 83° 48' 00" W 123.50' to a point on the east bounds of West Avenue; running thence along said east bounds of West Avenue

N 06° 12' 00" E 498.72' to a point at the southwest corner of the aforementioned "Congressville" subdivision and lands of D.H. & M. J. Farenell; running thence along the south bounds of lands of Steven A. & Sandra J. Swart; running thence along said lands of Swart the following three courses:

S 83° 48' 00" E 123.50'; N 06° 12' 00" E 173.00';

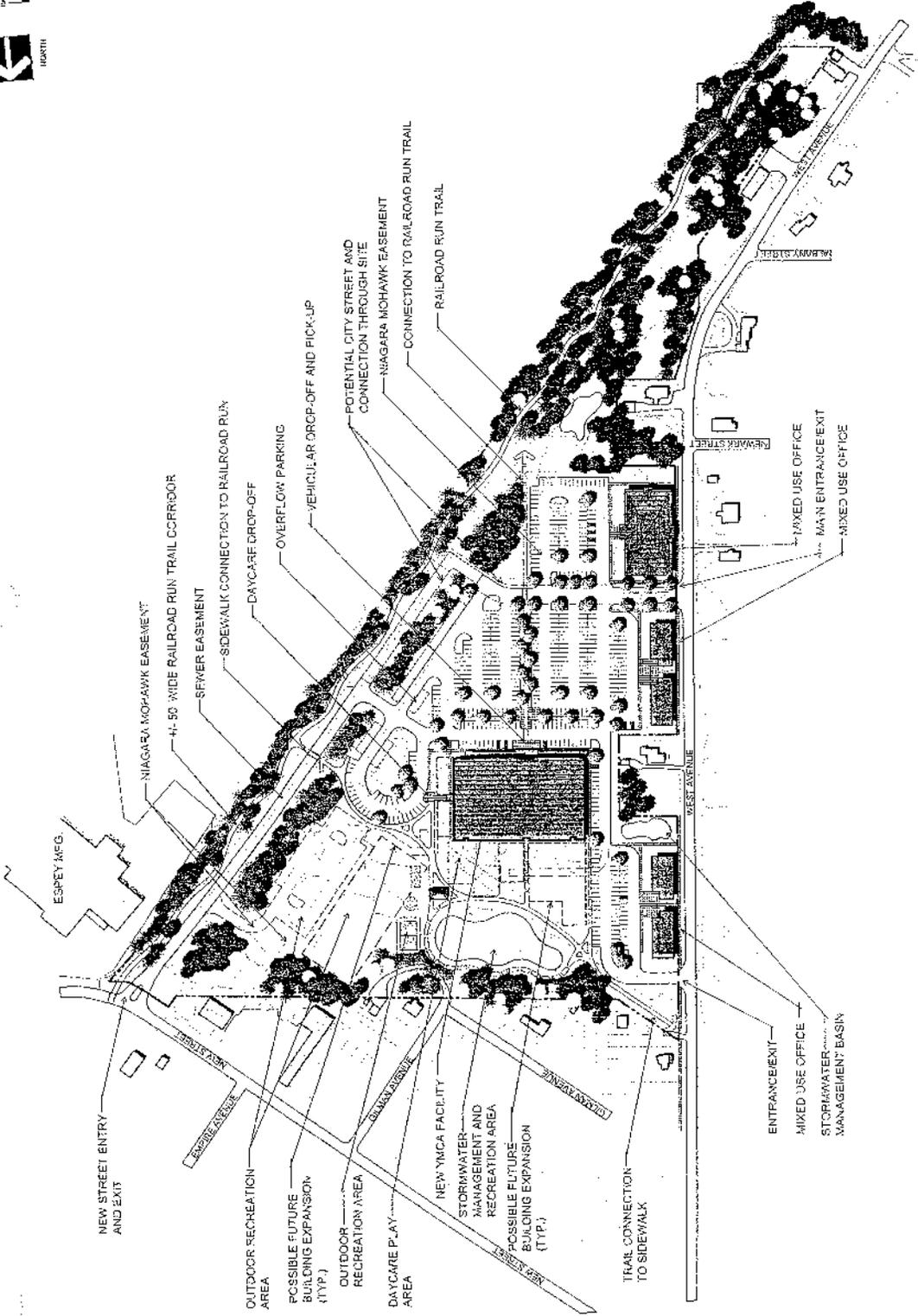
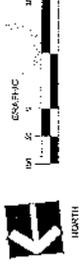
N 83° 48' 00" W 123.50' to a point on the east bounds of West Avenue; running thence along said east bounds of West Avenue

N 06° 12' 00" E 498.72' to a point at the southwest corner of the aforementioned "Congressville" subdivision and lands of D.H. & M.J. Farenell; running thence along the south bounds of the "Congressville" subdivision and said lands of Farenell the following two courses:

S 49° 25' 00" E 156.43'; S 06° 16' 26" W 24.21'; running thence along said south bounds of the "Congressville" subdivision, being along said lands of Farenell, lands of David E. Frantz and Carol A. Frantz, lands of David F. Madden, Jr. and Debra L. Madden, lands of Harold A. Post and Shirley A. Post, lands of Shirley Post and Robert McDonough, and the aforementioned lands of Saratoga Economic Opportunity Council, Inc.

S 82° 58' 00" E 937.55' to a point; running thence along the east bounds of the "Congressville" subdivision and said lands of Saratoga County Economic Opportunity Council, Inc.

N 40° 59' 00" E 28.00' to the point and place of beginning. Containing 24.839 acres of land.



NEW STREET ENTRY AND EXIT

ESPEY MFG.

NEWARK STREET

WILSON AVENUE

DAYCARE DROP-OFF

OVERFLOW PARKING

VEHICLE CAR DROP-OFF AND PICK-UP

POTENTIAL CITY STREET AND CONNECTION THROUGH SITE

NIAGARA MOHAWK EASEMENT

CONNECTION TO RAILROAD RUN TRAIL

RAILROAD RUN TRAIL

NEWARK STREET

MIXED USE OFFICE

MAN ENTRANCE/EXIT

MIXED USE OFFICE

WEST AVENUE

TRAIL CONNECTION TO SIDEWALK

ENTRANCE/EXIT

MIXED USE OFFICE

STORMWATER MANAGEMENT BASIN

NEWARK STREET

RAILROAD RUN TRAIL

OUTDOOR RECREATION AREA

POSSIBLE FUTURE BUILDING EXPANSION (TYP.)

OUTDOOR RECREATION AREA

DAYCARE PLAY AREA

NEW YMCA FACILITY

STORMWATER MANAGEMENT AND RECREATION AREA

POSSIBLE FUTURE BUILDING EXPANSION (TYP.)

TRAIL CONNECTION TO SIDEWALK

NEWARK STREET

WILSON AVENUE

ESPEY MFG.

NEWARK STREET

WILSON AVENUE

RAILROAD RUN TRAIL

NEWARK STREET

WILSON AVENUE

RAILROAD RUN TRAIL

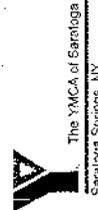
NEWARK STREET

WILSON AVENUE

RAILROAD RUN TRAIL

NEWARK STREET

WILSON AVENUE



The YMCA of Saratoga - Community Campus P.U.D

Exhibit B - Sketch Plan

March 4, 2005
Rev. May 23, 2005

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

EXHIBIT E
PERMITTED USES WITHIN PUD

PERMITTED PRINCIPAL USES UPON SITE PLAN REVIEW AND APPROVAL	ACCESSORY PERMITTED USES UPON SITE PLAN REVIEW AND APPROVAL	USES PERMISSIBLE UPON ISSUANCE OF SPECIAL USE PERMIT & UPON SITE PLAN REVIEW & APPROVAL
<ul style="list-style-type: none"> a) Health Club Establishment b) Day Care Center c) Bath House/Health Center/Spa d) Training & Educational Services e) Eating & Drinking Establishment f) Retail 	<ul style="list-style-type: none"> a) Storage Facilities b) Maintenance Facilities c) Solar/heating/ventilation equipment d) Private garages and e) Parking Structures f) Antenna and satellite dishes g) Outdoor Pool(s) 	

Definition: For the purposes of this PUD the use "Health Club Establishment" shall be defined as follow: "A membership based recreation establishment that is available to members and their guests that may provide indoor and outdoor recreational facilities. Such facilities may include swimming pools, spas, bath houses, gymnasiums, fitness centers, court games, recreation rooms, lockers rooms, changing rooms, classrooms, athletic field, etc. Such establishments may also include ancillary support facilities such as administrative office, eating and drinking establishment, retail, etc. for its members and guests."

CITY OF SARATOGA SPRINGS ZONING ORDINANCE

EXHIBIT E
PERMITTED USES WITHIN PUD

ZONE B

PERMITTED PRINCIPAL USES UPON SITE PLAN REVIEW AND APPROVAL	ACCESSORY PERMITTED USES UPON SITE PLAN REVIEW AND APPROVAL	USES PERMISSIBLE UPON ISSUANCE OF SPECIAL USE PERMIT & UPON SITE PLAN REVIEW & APPROVAL
<ul style="list-style-type: none"> a) Animal Clinic b) Animal Hospital/Kennel c) Art Gallery d) Artist Studio e) Barber/Beauty Shop f) Bath House/Health Center/Spa g) Eating and Drinking h) Business Office i) Convenience Sales and Service j) Business Office k) Convenience Sales and Service l) Drugstore m) Financial Institution/Bank n) Retail o) Medical Office/Clinic p) Neighborhood Convenience Store q) Professional Office r) Multi-family Residence s) Two Family Residence 	<ul style="list-style-type: none"> a) Storage Facilities b) Maintenance Facilities c) Solar/heating ventilation equipment d) Private Garages e) Parking Structures f) Antenna and satellite dishes g) Canopies for Drive-In facilities h) Home Occupation i) Swimming Pools 	<ul style="list-style-type: none"> a) Drive-In Facility