



CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)
REC'D JUN 30 2016
(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name 353 Broadway, LLC _____

Address 5 Wells Street _____

Phone Saratoga Springs, NY 12866 _____ / _____

Email merlinbjl@aol.com _____

Identify primary contact person: Applicant Owner Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 353 Broadway Tax Parcel #: 165 . 67 - 1 - 70
(for example: 165.52 - 4 - 37)

Current Zoning District: T-6 Property use: Residential Non-residential/mixed-use

Type of Review: Architectural Historic Extension/modification (of current approval)

Summary description of proposed action: _____

We are seeking mass and scale approval, for a project previously approved by the DRC

Has a previous application been filed with the DRC for this property? No Yes - date(s)? _____

- App. No.(s)? _____

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	\$25	Non-residential / mixed-use structures (principal)	\$300
Residential approval – extension	\$25	Non-residential signs, awnings, accessory structures	\$100
Residential - administrative action	\$25	Non-residential approval – extension	\$100✓
		Non-residential - administrative action	\$100

**A "complete" application consists of 1 original, 9 hard copies, and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- Color photographs showing site/exterior details of existing structures and adjacent properties
- Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- Color photographs showing site/exterior details of existing structures and that illustrate affected features
- Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCU-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- Color photographs showing site/exterior details of existing structures, and of adjacent properties
- Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- Color photographs showing site/exterior details of existing structures, and adjacent properties
- Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- Product literature, specifications and samples of proposed materials and colors

Demolition

- Color photographs showing site/exterior details of existing structures, and of adjacent properties
- Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- Written description of reasons for demolition and, in addition:
 - For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
 - For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- Color photographs showing site/existing structures, and of adjacent properties
- Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

- Identify date of original DRC approval: _____ Current expiration date: _____ Org. App. No. _____
- Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

- No Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

(applicant signature)

Date: _____

(applicant signature)

Date: _____

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: 

Date: June 30, 2016

Owner Signature: _____

Date: _____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____



**CITY OF SARATOGA SPRINGS
PLANNING BOARD**

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

MARK TORPEY, Chair
ROBERT F. BRISTOL, Vice Chair
TOM L. LEWIS
CLIFFORD VAN WAGNER
DAN GABA
HOWARD PINSLEY
JANET CASEY

OCT 02 2015
ACCOUNTS DEPARTMENT

NOTICE OF DECISION

In the matter of the application #13.031.1 of

Rip Van Dam
353 Broadway
Saratoga Springs, NY 12866

Involving the premises at 353 Broadway, tax parcel #165.67-1-70 in the City of Saratoga Springs, in a Transect-6 District with a site plan modification with the Planning Board who met on September 9, 2015 and made the following decisions with a 6-1 vote: (In favor: Torpey, Bristol, Lewis, Gaba, Pinsley, Casey; Opposed: Van Wagner):

- In accordance with SEQRA regulations made a motion to reaffirm the SEQRA Negative Declaration of environmental significance issued on March 26, 2014 after finding no additional review required with reduction in hotel rooms proposed.
- Approved the site plan modification with the following conditions:
 - The number of hotel rooms shall be reduced from 176 to 142 rooms, existing floors within existing structures shall remain a mix of uses and no longer contain hotel units. No exterior changes are proposed.
 - All other conditions of original project approval issued on March 26, 2014 shall continue to be required.

The applicant is required to:

- Deliver a letter of credit or cash escrow in the amount approved by the City Engineer to the City per Article 7.2.15 of the City of Saratoga Springs Zoning Ordinance. This must occur prior to final signature by the Planning Board Chair.
- Submit one (1) mylar and two (2) paper copies of the final approved site plan for signature by the Planning Board Chair within eighteen (18) months of approval as per Article 7.2.12 of the Zoning Ordinance.

October 2, 2015

Date

Chair

cc: Tim Wales, City Engineer
Steve Shaw, Building Inspector
Public Safety
Accounts Dept.
Applicant
Matt Chauvin, Attorney
File



CITY OF SARATOGA SPRINGS
PLANNING BOARD

□
City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

MARK TORPEY, Chair
ROBERT F. BRISTOL, Vice Chair
TOM L. LEWIS
CLIFFORD VAN WAGNER
DAN GABA
HOWARD PINSLEY
JANET CASEY

RECEIVED
OCT 02 2015
ACCOUNTS DEPARTMENT

NOTICE OF DECISION
In the matter of the application #13.031.2 of

Rip Van Dam
353 Broadway
Saratoga Springs, NY 12866

Involving the premises at 353 Broadway, tax parcel #165.67-1-70 in the City of Saratoga Springs, in a Transect-6 District with extension of a site plan approval of a hotel and group entertainment facility with the Planning Board who met on September 9, 2015 and made the following decisions with a 6-1 vote: (In favor: Torpey, Bristol, Lewis, Gaba, Pinsley Casey; Opposed: Van Wagner):

- Approved as per the requirements set forth in Article 7.2 – Site Plan Approval of the City of Saratoga Springs Zoning Ordinance.
- This extension represents the first site plan approval extension and shall expire on March 26, 2017.
- All conditions of original approval on March 26, 2014 continue to be required.

October 2, 2015
Date

Chair

cc: Tim Wales, City Engineer
Steve Shaw, Building Inspector
Public Safety
Accounts Dept.
Applicant
Matt Chauvin, Attorney
File