

#130



# 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

Office use only	
Date Rec'd:	_____
Application #:	_____
Check #:	_____
Amount: \$	_____

APPLICATION FOR:  
**ARCHITECTURAL / HISTORIC REVIEW**

(Rev: 1/4/11)

<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>AGENT(S)</u>
Name <u>Stewart's Shops Corp.</u>	<u>applicant</u>	<u>applicant</u>
Address <u>PO Box 435</u>		
<u>Saratoga Springs NY 12866</u>		
Tel./Fax <u>[REDACTED]</u>		<u>1</u>
Email <u>[REDACTED]</u>		
Identify primary contact person: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Agent		

\* An applicant must be the property owner, lessee, or one with an option to lease or purchase the subject property.  
Identify the applicant's interest in premises:     Owner     Lessee     Under option to lease or purchase

Property Address (# & St.): 8 Circular St    Tax Parcel #: 1165.83 - 2 - 602  
(for example: 165.52 - 4 - 37)

Current Zoning District: T5    Property use:     Residential     Non-residential/mixed-use  
Type of Review:     Architectural     Historic     Extension/modification (of current approval)

Summary description of proposed action: Upgrade existing exterior lighting to LED, install stone veneer and hardie plank siding on exterior of building (3 sides), install New free standing sign

Has a previous application been filed with the DRC for this property?     No     Yes - date(s)? 4/2008  
5/2015

Application fee (payable to "Commissioner of Finance"): **Combined Application for Historic and Architectural Review:**

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 and 9 collated sets of application & 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 & NCUD-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: \_\_\_\_\_
- 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 (attached)

- Applicants proposing the following must complete "Part I" of the attached SEQR Short Environmental Assessment Form:
- 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

Applicant / Owner Disclosure and Signature

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.

I, the undersigned, the owner, purchaser under contract, or lessee of the property, hereby request approval by the Design Review Commission for review approval relating to the above-identified property. I 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.

Signature: Jennifer B Howard Date: 8/9/16

If applicant is lessee, owner must also sign.

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Stewart's Shop #130			
Project Location (describe, and attach a location map): 8 Circular St., Saratoga Springs			
Brief Description of Proposed Action: upgrade exterior lighting to LED install hardie plank siding and sstone veneer to 3 sides of the building install a new free standing sign			
Name of Applicant or Sponsor: Stewart's Shops Corp.		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: PO Box 435			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Design Review Commission			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ .687 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .687 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



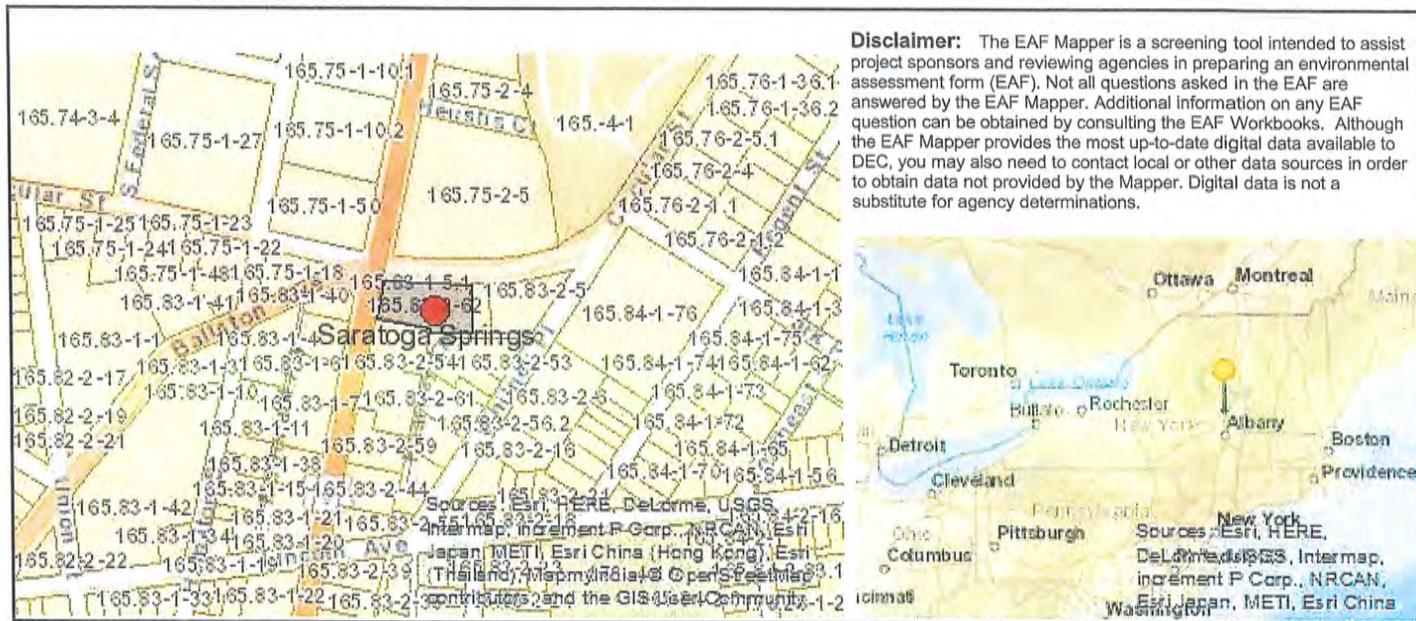
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>Superfund Registry Site #546052</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Stewart's Shops Corp.

Date: 8/9/16

Signature: Jennifer Howard



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

8

CIRCULAR ST.

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& Sterling*  
INSURANCE



Time  
Warner  
Cable®







# PROPOSED MODIFICATIONS TO STEWART'S SHOP

8 CIRCULAR ST.  
SARATOGA SPRINGS, NY 12866



**PROPOSED NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

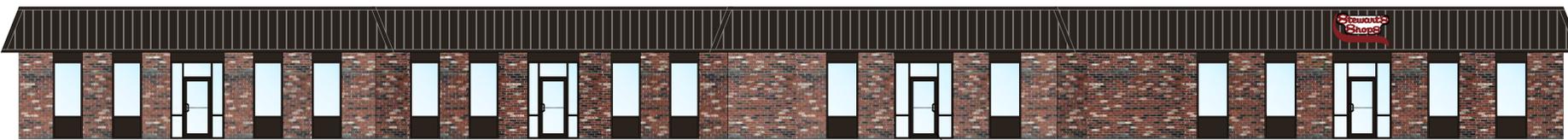


**PROPOSED EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**PROPOSED FREESTANDING SIGN**  
SCALE: 1/2" = 1'-0"

SIZE: 6'x4'-2" = 25 SQ. FT.  
LETTERS: WOOD CARVED  
ILLUMINATION: - EXTERNALLY ILLUMINATED WITH LED  
- GROUND LIGHTING SIMILAR TO EXISTING  
- BURGUNDY LETTERS  
- WHITE COLOR BACKGROUND



**EXISTING NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



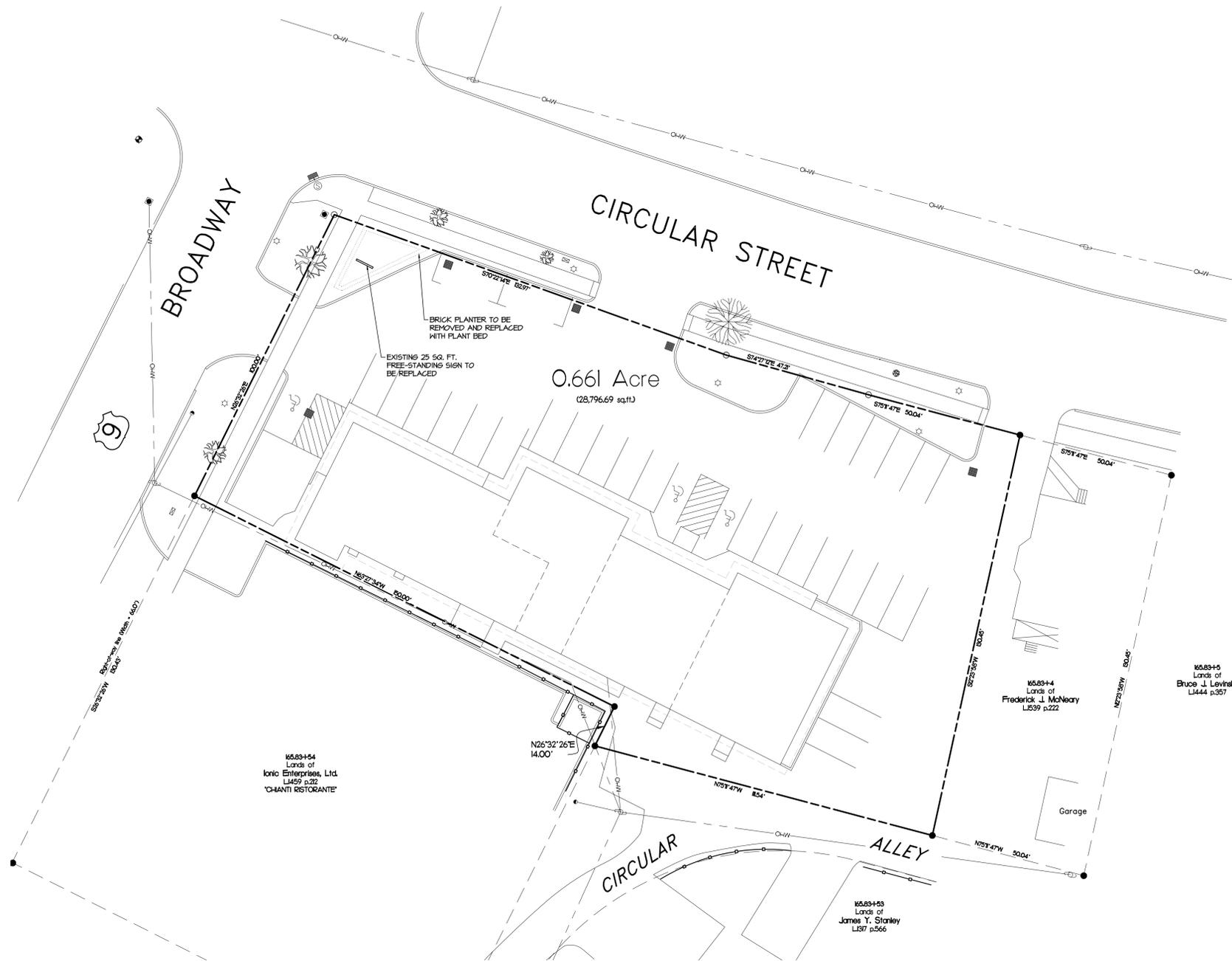
**EXISTING EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SITE LOCATION MAP**  
SCALE: N.T.S.

SHEET NO.	SHEET TITLE
T-1	ELEVATIONS
S-1	SITE PLAN
S-2	LANDSCAPING PLAN

STORE NAME, ABBREVIATION & NO.		CIRCULAR ST. - CIRQ - 130	
SITE LOCATION		8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866	
DATE	NO.	REVISIONS	
 SARATOGA SPRINGS, NY 12866 TEL. (518) 581-1200 FAX (518) 581-1203		DRAWN BY: RR SCALE: AS SHOWN DATE: 8/5/16 DRAWING NO. T-1	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: ELEVATIONS	



**Legend:**

- Capped iron pin / spike
- Unmonumented property corner
- Stockade fence
- ☆ Lightpole
- Signposts
- Catch basin
- Curb inlet
- Traffic signal box
- Overhead utilities
- Guy wire
- ⊙ Sewer manhole

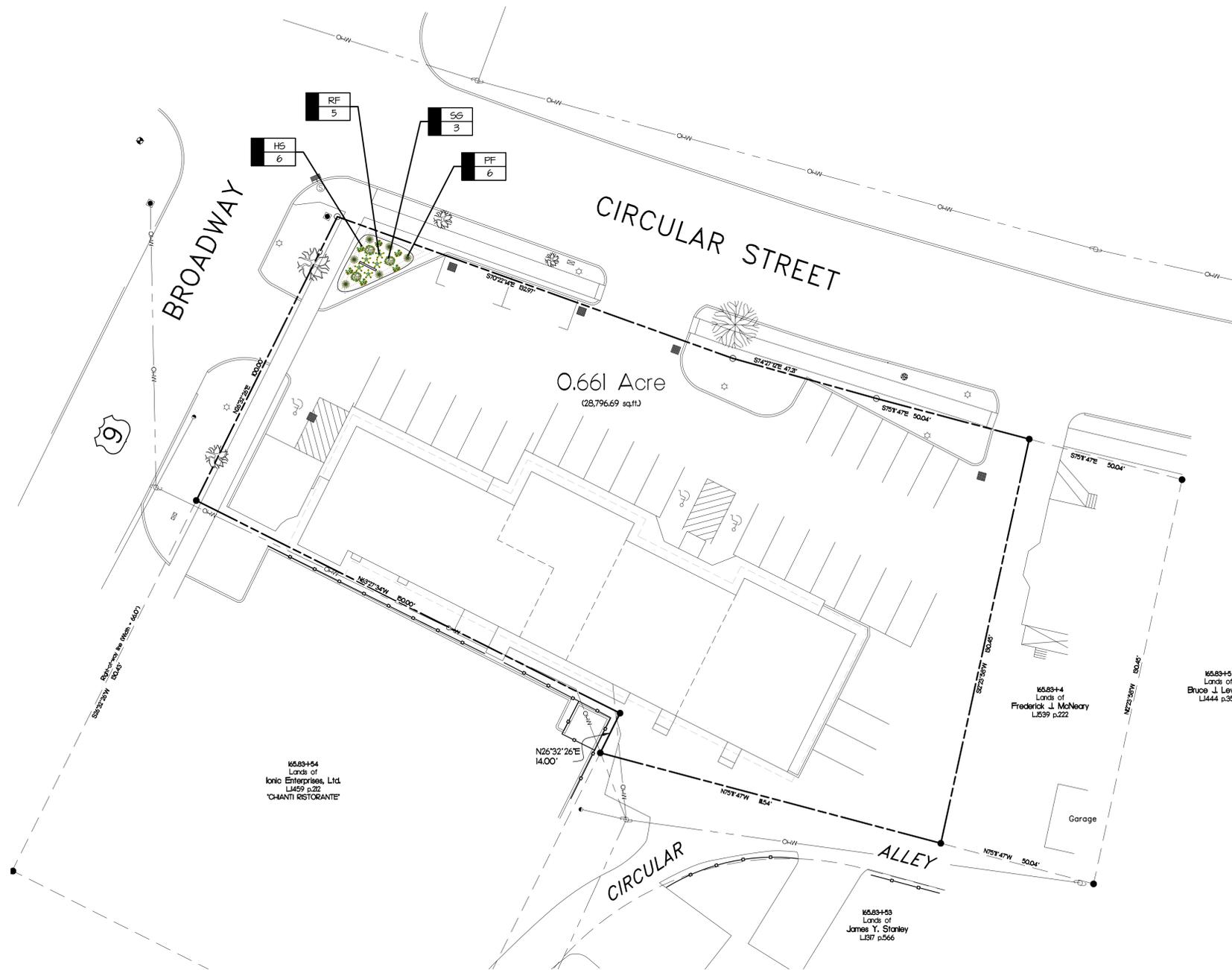
**Notes:**

1. Deed Reference: Charles S. Dake and William P. Dake to Dake Brothers, Inc., dated January 12, 1968 and filed in the Saratoga County Clerk's Office in Liber 823 of Deeds at page 75.
2. Deed Reference: Nathan Mainekoff and Adeline Mainekoff to Dake Brothers, Inc., dated February 19, 1971 and filed in the Saratoga County Clerk's Office in Liber 888 of Deeds at page 330.
3. Map Reference: "Map of Lands Lately Owned by J. Clarke, deceased", prepared by H. Schofield in 1851 and filed in the Saratoga County Clerk's Office on Card 1, Pocket 8, Folder 2.
4. Subject to any rights-of-way and/or easements of record.
5. Elevations shown hereon have been generated with reference to NGVD, 1929.

		STORE NAME, ABBREVIATION & NO. <b>CIRCULAR ST. - CIRQ - 130</b>			
		SITE LOCATION <b>8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866</b>			
DATE	NO.	REVISIONS			
		 SARATOGA SPRINGS, NY 12866 TEL. (518)501-1200 FAX (518)501-1201		DRAWN BY: RR	SCALE: 1" = 20'
				DATE: 8/5/16	DRAWING NO. S-1
		ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: <b>SITE PLAN</b>	

**PLANT LIST**

	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	H5	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	6	2 GAL.	AS SHOWN
	RF	RUDEBECKIA FULGIDA	BLACK-EYED SUSAN	5	2 GAL.	AS SHOWN
	PF	PENNISETUM PIGLET	GRASS - PIGLET FOUNTAIN	6	2 GAL.	AS SHOWN
SHRUBS	SG	SPIRAEA GOLDMOUND	GOLDMOUND SPIREA	7	14"-18"	AS SHOWN



		STORE NAME, ABBREVIATION & NO. <b>CIRCULAR ST. - CIRQ - 130</b>	
		SITE LOCATION <b>8 CIRCULAR ST. - SARATOGA SPRINGS, NY 12866</b>	
DATE	NO.	REVISIONS	
<p style="font-size: 8px; margin-top: 5px;">SARATOGA SPRINGS, NY 12866 TEL. (518)581-1200 FAX (518)581-1201</p>		DRAWN BY: RR	SCALE: 1" = 20'
		DATE: 8/5/16	DRAWING NO. S-2
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: <b>LANDSCAPING PLAN</b>	