



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 #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name _____

Address _____

Phone _____

Email _____

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: _____ Tax Parcel #: _____
(for example: 165.52 - 4 - 37)

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

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

Summary description of proposed action: _____

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 2 hard copies (1 original) , 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.

_____ Date: _____
 (applicant signature)

_____ Date: _____
 (applicant signature)

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

Owner Signature: _____ Date: _____

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

ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
 SARATOGA SPRINGS, NEW YORK 12866
 PH) 518-587-3550 FX) 518-580-9480
 WWW.SARATOGA-SPRINGS.ORG

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 Adam McNeill
Secretary
 Gary Hasbrouck
 George "Skip" Carlson
 James Helicke
 Susan Steer

#2805.1

IN THE MATTER OF THE APPEAL OF
Prime Beechwood, LLC
56 Marion Avenue
Saratoga Springs, NY 12866

RECEIVED

OCT 03 2016

ACCOUNTS DEPARTMENT

From the determination of the Building Inspector involving the premises at 56 Marion Avenue in the City of Saratoga Springs, NY, being tax parcel number 166.30-2-13, Inside District on the Assessment Map of said City.

Whereas, the appellant has applied for an area variance for relief from the City Zoning Ordinance for the placement of wall signs on a façade without street frontage and maximum size for a freestanding sign for an existing structure in a T-5 zoning district; and public notice having been duly given of a hearing on said application on September 12 and 26, 2016.

Whereas, in consideration of the balance between the benefit to the Applicant with detriment to the health, safety and welfare of the community, the Board makes the following resolution that the requested area variances for the following relief or lesser dimensions, be approved:

Type of Requirement	Required	Proposed	Relief Requested
Placement of wall sign on façade without street frontage: Wall sign on north west interior	On façade facing street	On rear/parking lot side of building	Placement on rear of bldg. (100%)
Placement of wall sign on façade without street frontage: Wall sign on north east interior	On façade facing street	On rear/parking lot side of building	Placement on rear of bldg. (100%)
Placement of wall sign on façade without street frontage: Wall signs on north west interior corner (two signs)	On façade facing street	On side of building	Placement on side of bldg. (100%)
Placement of wall sign on façade without street frontage: Wall sign on north east interior corner	On façade facing street	On side of building	Placement on side of bldg. (100%)
Max. size freestanding sign	12 sq. ft.	24 sq. ft.	12 sq. ft. (100%)

1. The applicant has demonstrated this benefit cannot be achieved by other means feasible to the applicant. The businesses requesting the interior facing signage are only accessible from the interior parking lot of the project. Wall signs for those businesses would not be feasible on the street side. The placement of a sign on the street side combined with the lack of an entrance for

those businesses on the street side would confuse pedestrian and vehicular traffic. The larger freestanding sign would be installed instead of 2 freestanding signs on separate parcels.

2. The applicant has demonstrated that granting this variance will not produce an undesirable change in neighborhood character or detriment to the nearby properties. The application states, "Internal parking signs are only seen from within the complex". The application also states, "The freestanding sign...would only face city property".
3. The relief requested is substantial. Signing not facing a street is not allowed and therefore a substantial variance is requested. This however is mitigated by the fact that additional signage will not be visible from residential areas and contained only within view of the parking lot.
4. The applicant has demonstrated this variance will not have an adverse physical or environmental effect on the neighborhood. No additional impermeable surfaces are planned.
5. The Board finds the difficulty is self-created which is not fatal to the application.

Adopted by the following vote:

AYES: 6 (K. Kaplan, A. McNeill, G. Hasbrouck, S. Carlson, S. Steer and C. Grey)

NAYES: 0

Dated: September 26, 2016

This variance shall expire 18 months following the filing date of such decision unless the necessary building permit has been issued and actual construction begun as per 240-8.5.1.

10/3/16
Date


Chair

I hereby certify the above to be a full, true and correct copy of a resolution duly adopted by the Zoning Board of Appeals of the City of Saratoga Springs on the date above mentioned, six members of the Board being present.



Halo Lit Channel Letter Sign

- .125" Apple green aluminum faces with .063" aluminum returns
- Clear Poly backs with 1 row of white LED's
- Stud mounted to a 1" deep pan, painted to match facade
- Logo graphic is non aluminated

This proof is not submitted for color approval or print quality. Please proof read carefully upon receipt. Colors viewed on monitors may vary slightly from actual colors in final production. If color critical, please provide accurate color samples (ie: pantone, paint swatches, etc.) Signed proofs indicate review and acceptance of the proof. Once proof is signed and returned with approval, we are not responsible for any discrepancies regarding color, spelling or materials used in production.

PROOFS MUST BE SIGNED AND RETURNED VIA EMAIL OR FAX BEFORE PROCEEDING



72 Ballston Ave., Saratoga Springs, NY 12866

www.AdkSignCo.com

Customer: Spa Garment Care
 Project Name: Main Building Sign
 Designer: René Decker
 Date: 5/10/16
 Rev Date:

Approved As Is: _____
 Signature/Date

Approved with Corrections;
 no further proof needed: _____

Revisions Required; New proof needed: _____



- Halo Lit Channel Letter Sign
- .125" Apple green aluminum faces with .063" aluminum returns
 - Clear Poly backs with 1 row of white LED's
 - Stud mounted to a 1" deep pan, painted to match facade
 - Logo graphic is non aluminated

This proof is not submitted for color approval or print quality. Please proof read carefully upon receipt. Colors viewed on monitors may vary slightly from actual colors in final production. If color critical, please provide accurate color samples (ie: pantone, paint swatches, etc.) Signed proofs indicate review and acceptance of the proof. Once proof is signed and returned with approval, we are not responsible for any discrepancies regarding color, spelling or materials used in production.

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ADIRONDACK
SIGN COMPANY
72 Ballston Ave., Saratoga Springs, NY 12866
www.AdkSignCo.com

Customer: Spa Garment Care
Project Name: Main Building Sign
Designer: RD
Date: 5/10/16
Rev Date:

Approved As Is: _____
Signature/Date

Approved with Corrections;
no further proof needed: _____

Revisions Required; New proof needed: _____