



# 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

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	TIM CAROTA	SAME	BALZER+TUCK ARCHITECTURE
Address	[REDACTED]		468 BROADWAY
			SARATOGA SPRINGS, NY
Phone	[REDACTED]	/	[REDACTED]
Email	[REDACTED]		[REDACTED]

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: 102 CONGRESS STREET Tax Parcel #: 165.66 . 2 - 108  
(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: \_\_\_\_\_

WORK CONSISTS REMOVING EXISTING OUTDOOR DINING DECK AND EXISTING KITCHEN ACCESS STAIR. SIDING WILL BE REMOVED TO ALLOW FOR NEW WORK THEN REPLACED TO MATCH EXISTING COLOR AND STYLE. NEW WORK CONSISTS OF A NEW KITCHEN ACCESS STAIR AND A NEW, ENLARGED DINING DECK WITH STAIRS AND EXTERIOR CHAIR LIFT TO MEET ADA ACCESSIBILITY REQUIREMENTS.

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](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.

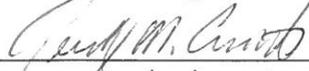
Certification

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.

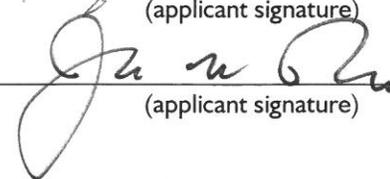
By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate 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: 10/19/16

  
\_\_\_\_\_  
(applicant signature)

Date: 10/19/16

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: \_\_\_\_\_

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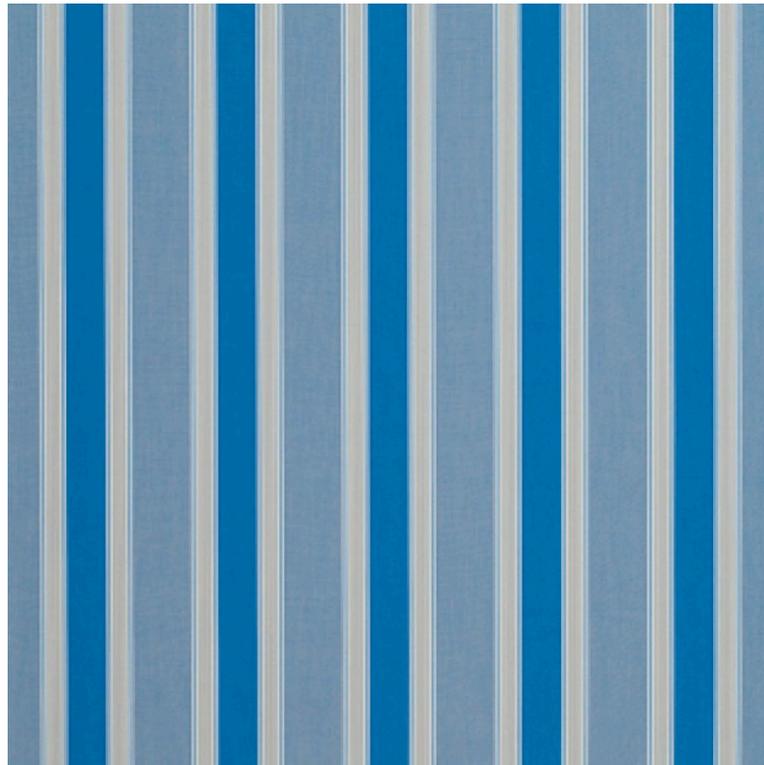
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# Legends Cafe

102 Congress Street  
Saratoga Springs, New York

Architectural Review Application

Sun Shade Fabric  
"Baycrest Pacific" by  
Sunbrella



# Legends Cafe

102 Congress Street  
Saratoga Springs, New York

Architectural Review Application

Precast Service Stair  
by  
J.B. Concrete Products

With painted steel pipe railing in black.

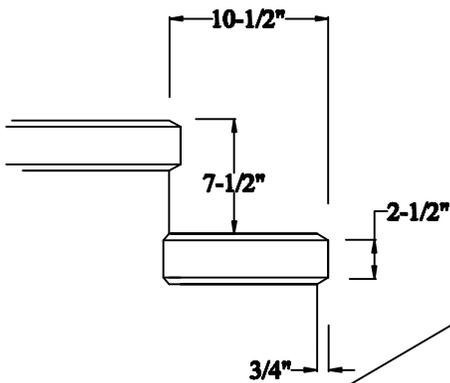


# J.B. CONCRETE PRODUCTS, INC.

## PRECAST FRONT ENTRANCE STEPS

DATE:  
Jan. 3, 2007

Drawing I.D.  
Steps

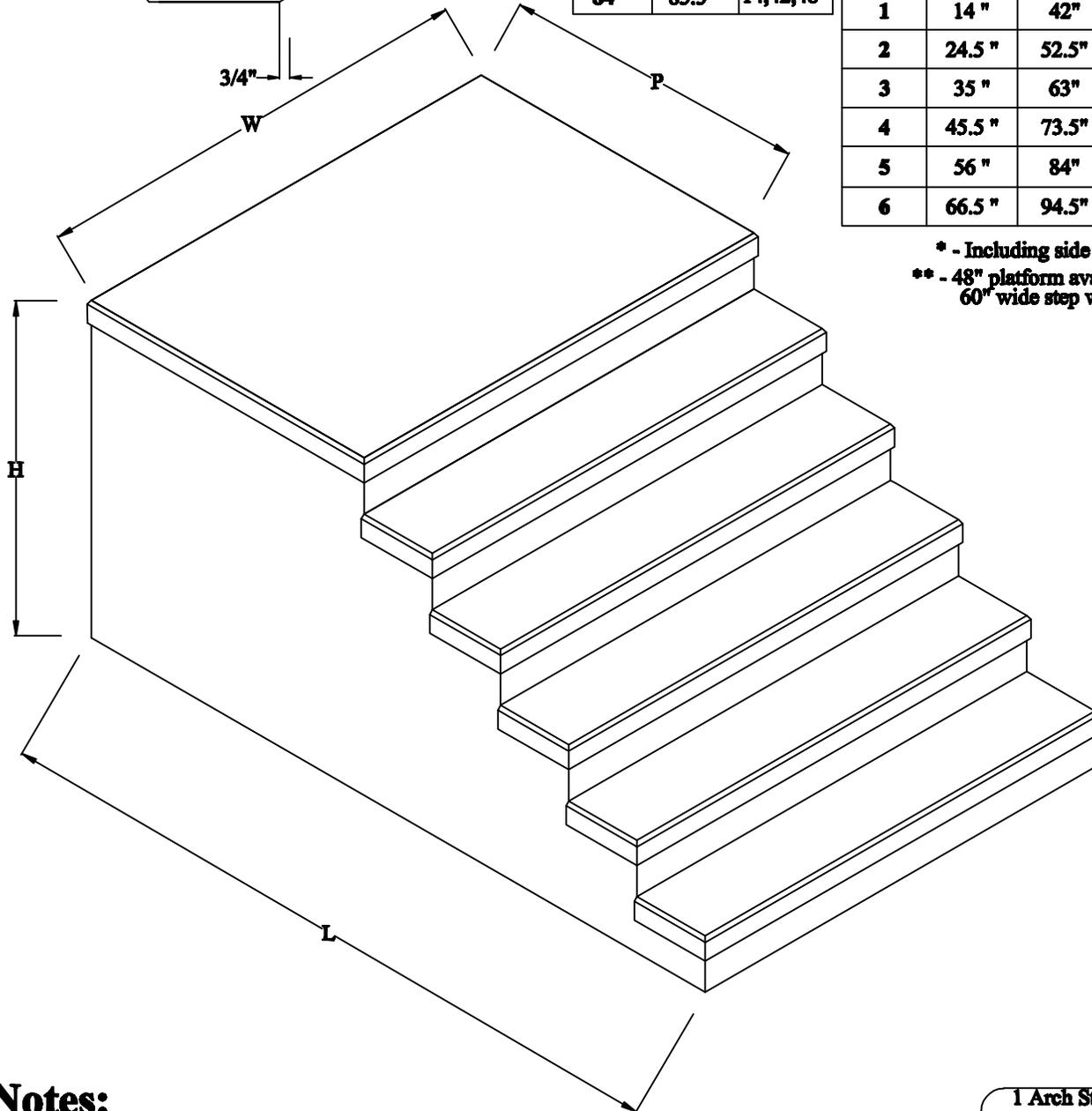


Step Measurements		
W	Total Width*	P
60"	61.5"	12,42,48" **
72"	73.5"	12,42"
84"	85.5"	14,42,48"

Step Measurements				
# Risers	L	L	L	H
	14" Platform	42" Platform	48" Platform	
1	14"	42"	48"	7.5"
2	24.5"	52.5"	58.5"	15"
3	35"	63"	69"	22.5"
4	45.5"	73.5"	79.5"	30"
5	56"	84"	90"	37.5"
6	66.5"	94.5"	100.5"	45"

\* - Including side nosing

\*\* - 48" platform available on 60" wide step with closed back



### Notes:

1. WROUGHT IRON RAILINGS OPTIONAL.
3. MINIMUM CONCRETE COMPRESSION STRENGTH 5,000 PSI AFTER 28 DAYS.
4. TREADS AND PLATFORM BROOM FINISHED.
5. SOLID BACK OPTIONAL TO ALLOW FOR SIDE ENTRY (60" WIDE ONLY).

1 Arch St  
PO Box 387  
Putnam, CT 06260

[www.jbconcreteproducts.com](http://www.jbconcreteproducts.com)

# Legends Cafe

102 Congress Street  
Saratoga Springs, New York

Architectural Review Application

Access Chair Lift  
"Multilift" by  
Savaria



# MULTILIFT

# PROVISIONS BY OTHERS

ELEVATION VIEW TYPE-4

TOP VIEW TYPE-4

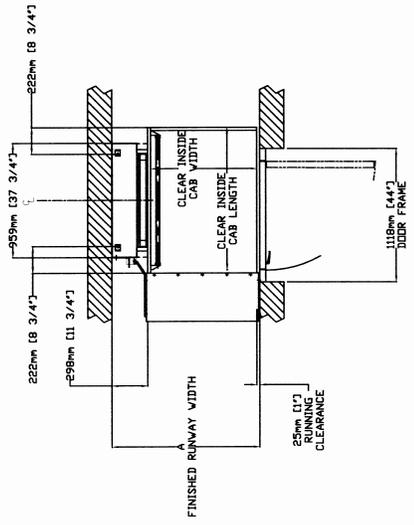
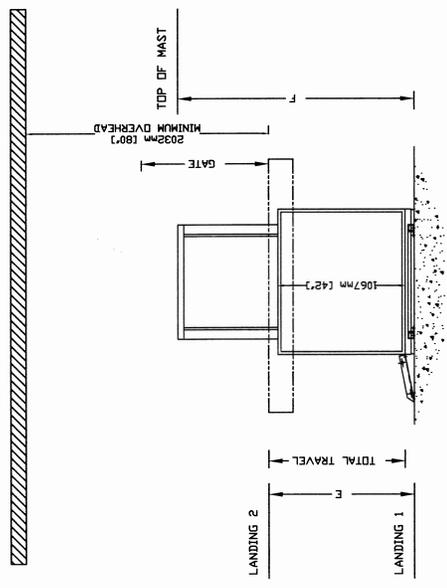


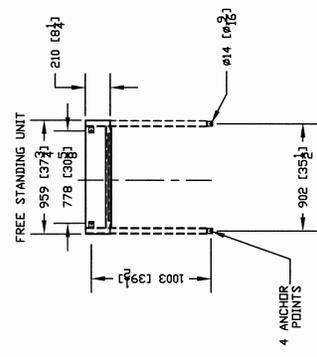
TABLE 1 - MAST HEIGHT

E	Max. Travel	Mast Height with 2" CAP	F
mm (Inches)	1219 (48)	2032	mm (Inches)
	1829 (72)	2642	104

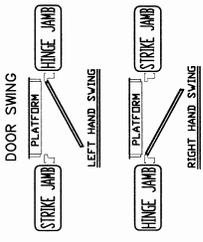
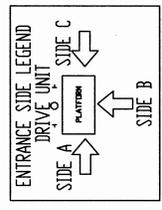
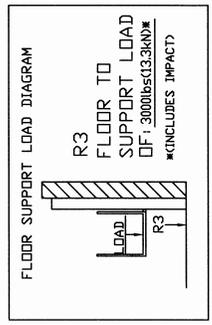
TABLE 2 - HOISTWAY DIMENSION

CLEAR INSIDE CAB WIDTH	CLEAR INSIDE CAB LENGTH	A		B		C		D	
		mm	Inches	mm	Inches	mm	Inches	mm	Inches
889	1134	27	48 3/4	N/A	N/A	N/A	N/A	N/A	N/A
889	1498	35	63	N/A	N/A	N/A	N/A	N/A	N/A

## ANCHOR POINTS



## FORCES



HOISTWAY - THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH "SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS" OR "SAFETY CODE FOR ELEVATORS AND ESCALATORS" AND ALL STATE/LOCAL CODES.

CONSTRUCTION SITE- OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED. ALL SHALL PATCH AND MAKE GOOD INCLUDING FINISH PAINTING ALL SURFACES. ALL ELECTRICAL WORK SHALL BE PERFORMED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.

DIMENSIONS- CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

STRUCTURAL FLOOR/SUPPORT WALL LOADS-STRUCTURAL ENGINEER TO ASSURE THAT BUILDING AND SHFT WILL SAFELY SUPPORT ALL LOADS IMPROSED BY THE LIFT EQUIPMENT. REFER TO THE LOAD DIAGRAM ON THIS DRAWING.

MAST TO BE SECURELY FASTENED- WHERE REQUIRED THE MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT WALL. REFER TO WALL LOAD SUPPORT LOAD DIAGRAM FOR MAST FASTENING DETAILS. SUITABLE LIFTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

ELECTRICAL GENERAL- ELECTRICAL EQUIPMENT AND WIRING TO COMPLY WITH SECTION 38 OF CSA C221 (CANADA) OR SECTION 680 OF NEC.

POWER SUPPLY- 120VAC, 20A, 60HZ, 1PH CIRCUIT THROUGH A FUSE DISCONNECT WITH AUXILIARY CONTACT ON MAIN POWER SUPPLY. PROVIDE TWO 18 AWG CONDUCTORS BETWEEN CONTACT LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT.

ADDITIONAL BRANCH CIRCUIT- BRANCH CIRCUIT WITH DISCONNECT SWITCH TO BE PROVIDED FOR THE LIGHTING BY THE CONTRACTOR. BRANCH CIRCUIT WITH DISCONNECT FOR VENTILATION SYSTEM OF EQUIPPED (GVVAC, 15A, 60HZ, 1PH).

ENTRANCES UPPER LANDING GATES- WHERE REQUIRED, SMOOTH SOLID BARRIERS ARE TO BE SUPPLIED AND INSTALLED ON BOTH SIDES OF EACH GATE. GATE ENTRANCE ASSEMBLY MUST BE IN PLACE PRIOR TO THIS PROVISION.

FASCIA PANEL BELOW UPPER LEVEL ENTRANCE- WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY VOID OF ENTRANCES. ACCURATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.

ENTRANCE ASSEMBLIES- ENTRANCE ASSEMBLIES MUST BE PROVIDED BY OTHERS. ALL WORK EQUIPMENT, RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS.

THE INFORMATION DISCLOSED HEREIN IS THE EXCLUSIVE PROPERTY OF **savaria™** AND MAY NOT BE USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT.

TITLE: MULTILIFT TYPE - 4

CUSTOMER: \_\_\_\_\_

PROJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

DATE: 09/23/2009

SCALE: 1:1

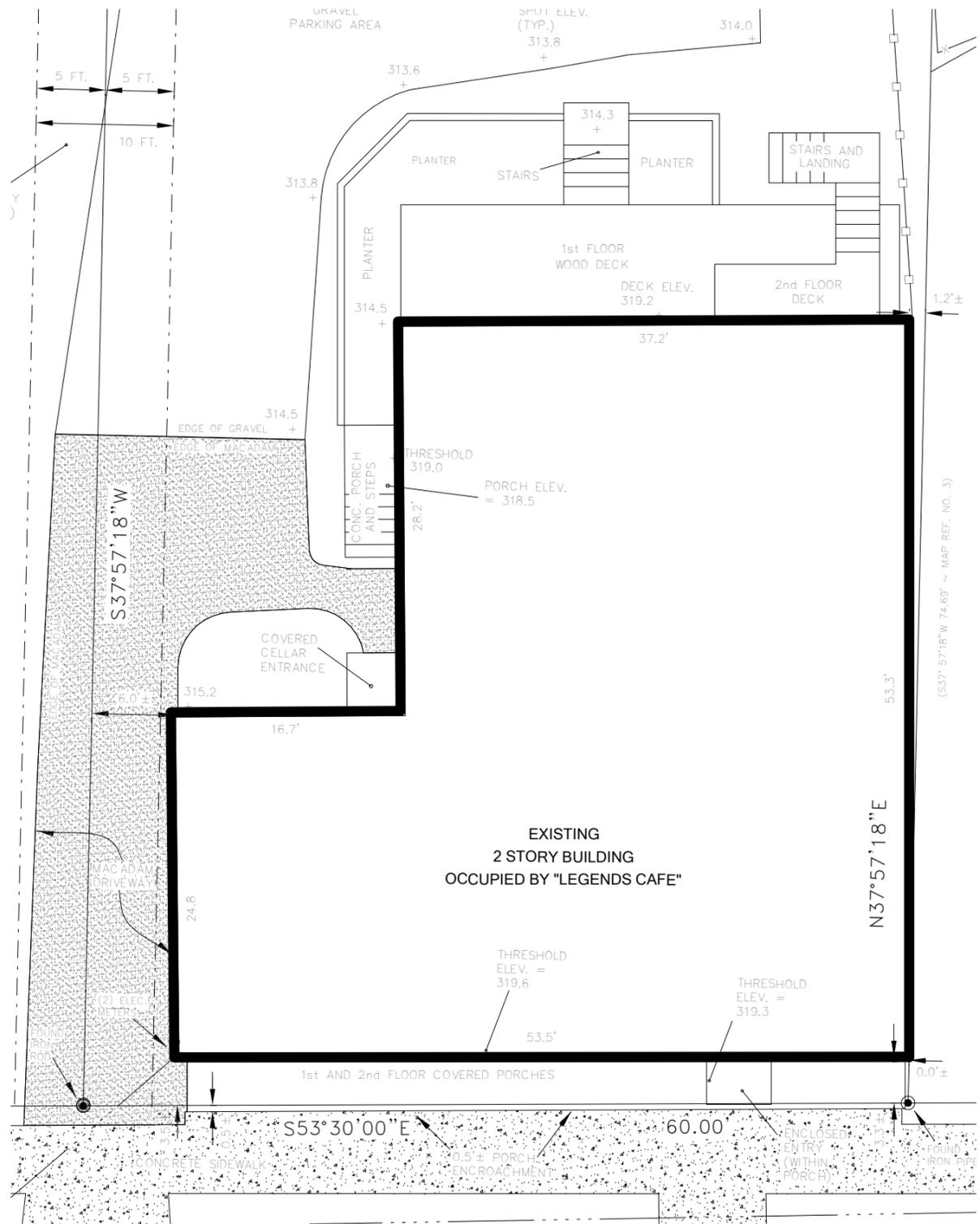
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DRAWING NO: MULTILIFT UNENCLOSED HOISTWAY

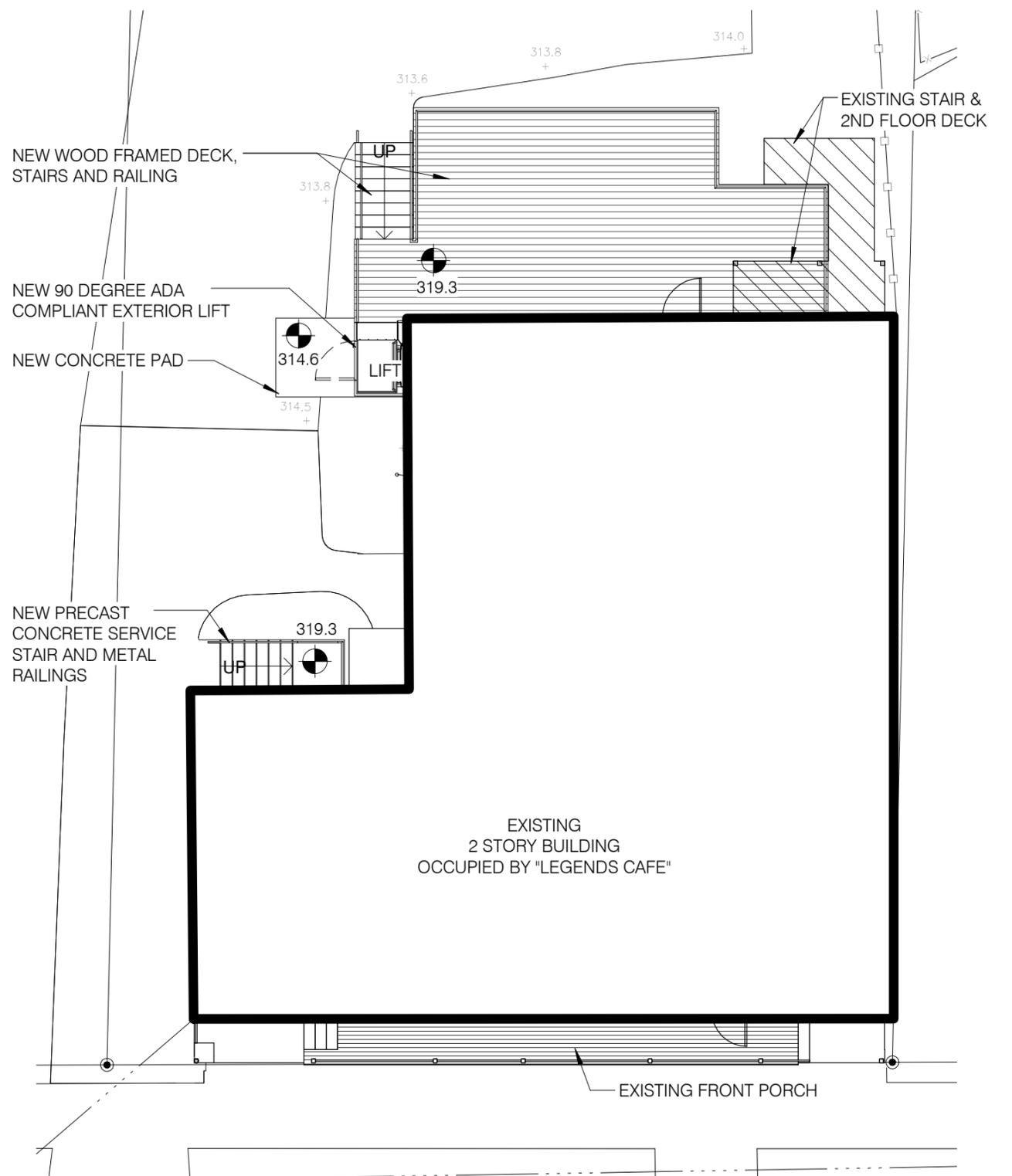
REVISION: 000

09/23/2009

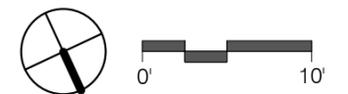
SHEET 1 OF 1

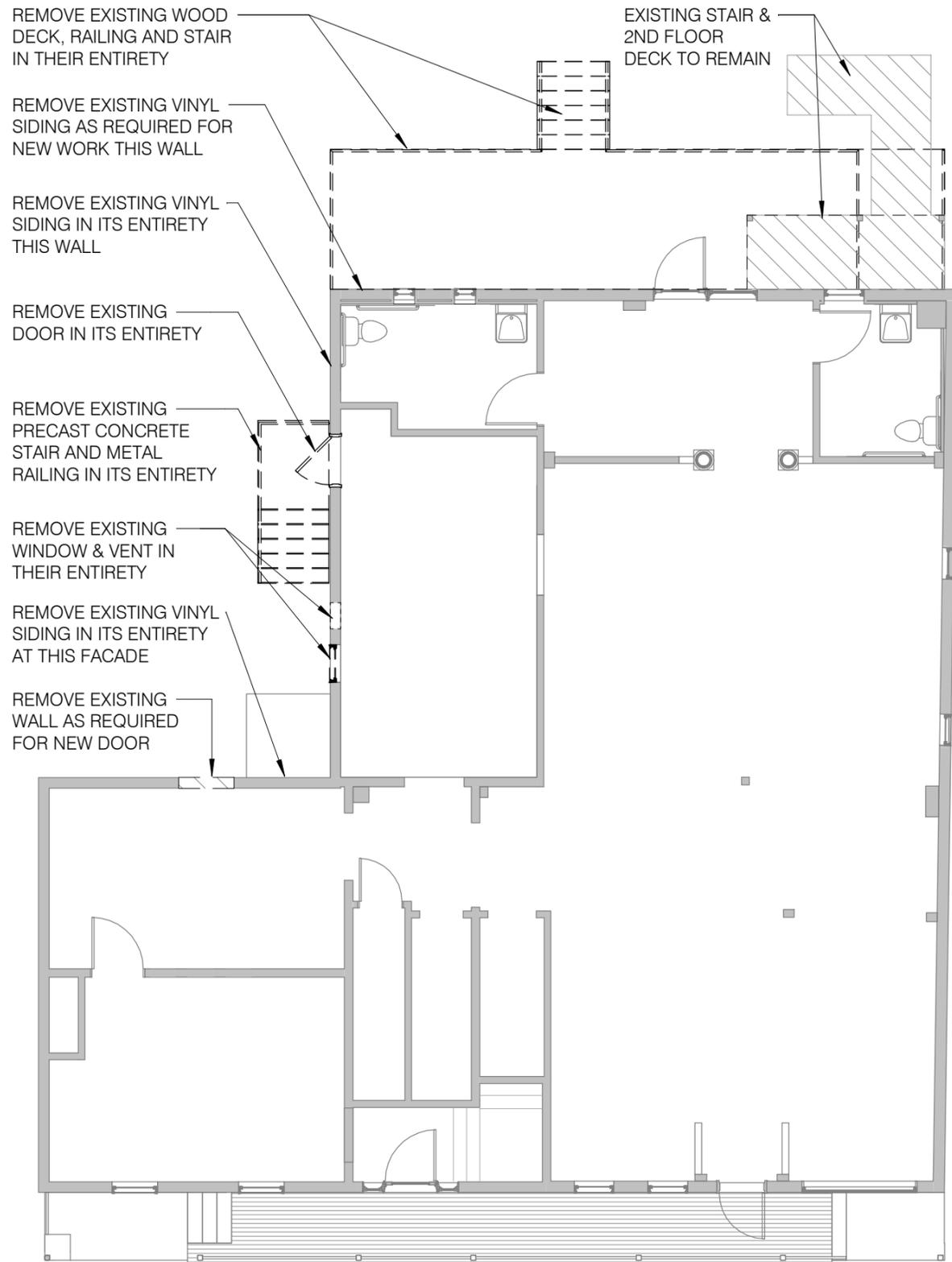


EXISTING SITE PLAN

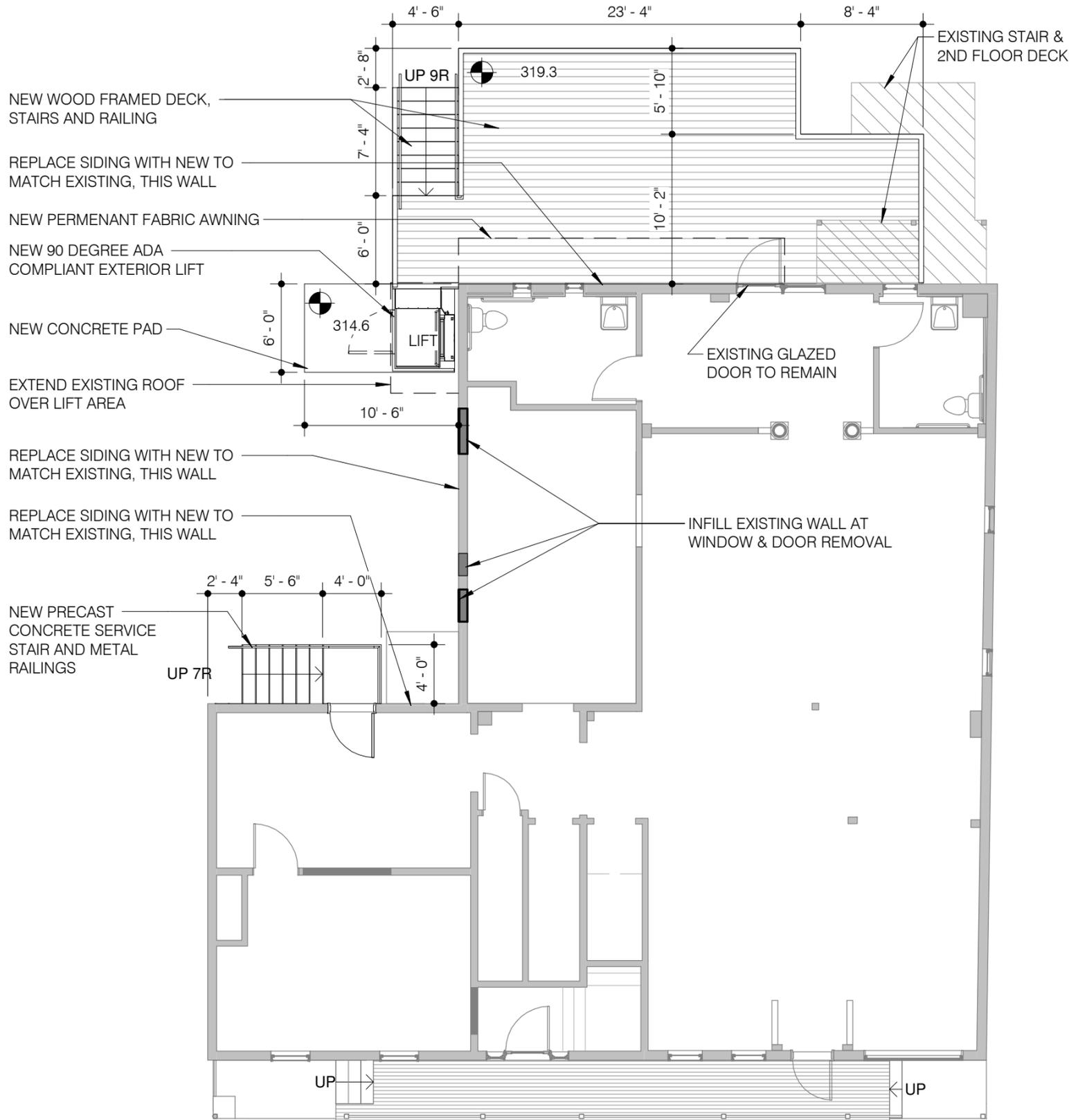


PROPOSED SITE PLAN

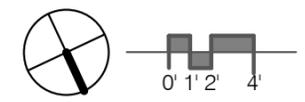




REMOVALS PLAN

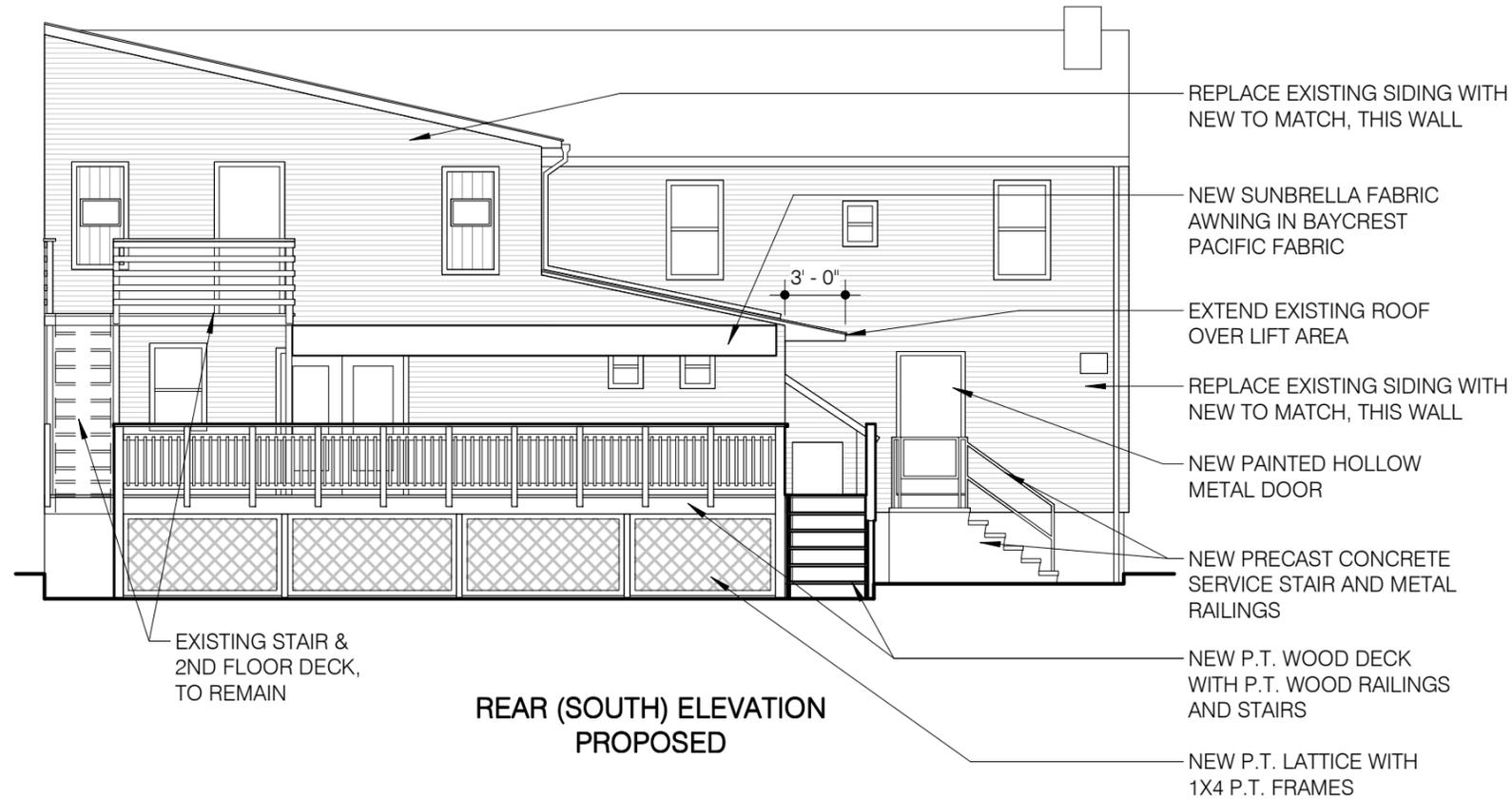


PROPOSED PLAN





REAR (SOUTH) ELEVATION  
EXISTING



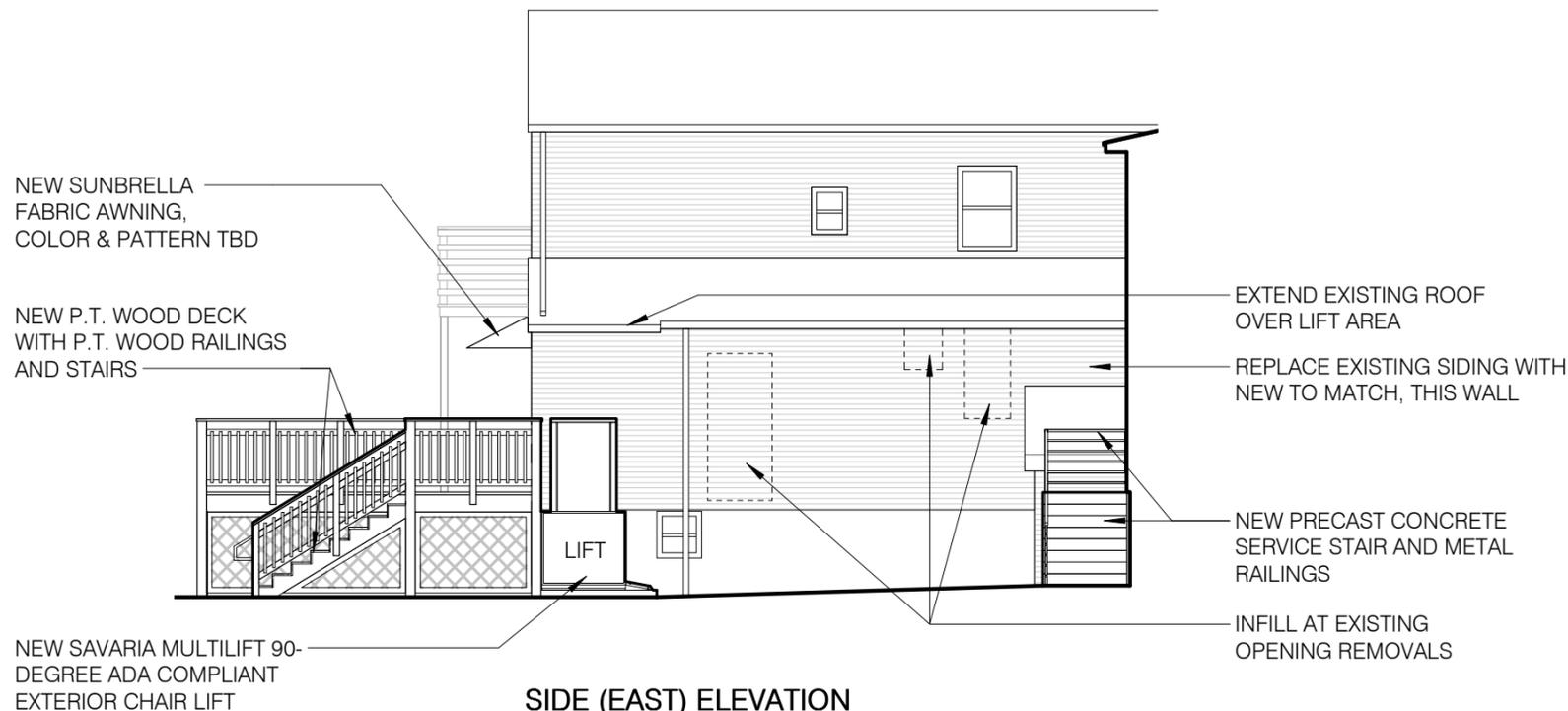
REAR (SOUTH) ELEVATION  
PROPOSED

REPLACE EXISTING VINYL SIDING THESE WALLS



EXISTING PRECAST CONCRETE STAIR  
AND METAL RAILINGS TO BE REMOVED  
EXISTING WINDOW, DOORS, AND FAN TO BE REMOVED AND INFILLED

SIDE (EAST) ELEVATION  
EXISTING



SIDE (EAST) ELEVATION  
PROPOSED