



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, JANUARY 4, 2017

7:00 P.M.

CITY COUNCIL ROOM

PRESENT: Steven Rowland, Chairman; Tamie Ehinger, Vice Chairman; Richard Martin; Leslie DiCarlo; Chris Bennett; Cynthia Corbett

ABSENT: Leslie Mechem

STAFF: Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs

CALL TO ORDER: Steven Rowland, Chairman called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENT OF RECORDING OF PROCEEDING:

Steven Rowland, Chairman stated the proceedings of this meeting are being recorded for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript of the recording.

DRC APPLICATIONS UNDER CONSIDERATIONS:

1. **2017.004 PLAZA 15 SELF STORAGE EXPANSION**, Jones Road, Consideration of SEQRA Lead Agency (Architectural Review) of a 20 story, 70,000 square foot storage facility within the Transect-4 Urban Neighborhood District.

Steven Rowland, Chairman stated this application is before the Commission this evening for determination of SEQRA Lead Agency Status.

SEQRA:

Action appears to be an unlisted action.

NOTIFICATIONS/APPROVALS/CONDITIONS OF APPROVAL:

- Saratoga County Planning Board referral required.
- Planning Board Special Use Permit and Site Plan Review required.
- DRC Architectural Review is required.

Agent: Michael Toohey, Attorney; Brien Ragone, Landscape Architect, Environmental Design

Mr. Toohey provided the Board with a visual presentation of the proposed site located in the Transect 4 zone north of the arterial. It is a developed site. We are seeking Area Variances and a Special Use Permit to allow the construction of a climate controlled 70,000 square foot two story building on the site for self storage purposes. Significant storage currently exists on the site but it is not climate controlled.

Mr. Ragone stated the site is 3.2 acres along Plaza Road, east of the existing self storage. The application is a multi-step process appearing before the ZBA and the Planning Board and Design Review Commission. The property is located in a T-4 zone and all proposed development in this zone requires a Special Use Permit. A visual presentation of the site notes multiple easements that cross the property which necessitates these variances. National Grid easement bisects the property, and a water main easement owned by the City of Saratoga Springs which runs along the entire border of the property line and a Saratoga County sewer easement which also runs from the northern to the western edge of the property line and an additional water main easement which runs along the southern property lines for the adjacent properties and a sanitary sewer easement along the southwestern portion of the site for the adjacent properties. The proposed 1.65 acre site is the only place it can be placed on the site. We are proposing a 70,000 square foot two story storage facility that will include a small leasing office. There will be two points of access to the site, one along the northerly property line which will access the second floor and one along the easterly property line which will access the first floor. The building will be benched into the existing slope giving a view of a one story building for the existing residential neighbors. The new structure will match the existing buildings with a dark tan and darker brown color combination. Mr. Ragone provided photographs of the site noting the existing trees for buffering and siting of the current buildings.

Mr. Toohey stated we are here merely to determine Lead Agency for SEQRA review. We are trying to provide a picture of what is being proposed.

Steven Rowland, Chairman asked if there were any questions or comments from the Commission. None heard.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Steven Rowland, Chairman made a motion in the matter of the Plaza 15 Self-Storage Expansion, Jones Road, the Design Review Commission will defer SEQRA Lead Agency Status to the Planning Board should they seek it.

Tamie Ehinger, Vice Chairman seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Richard Martin, in favor; Cynthia Corbett, in favor

MOTION PASSES: 6-0

2. **2017.003 ENGLERT RESIDENCE MODIFICATIONS**, 52 Franklin Street, Historic Review of external modification, (rear porch enclosure) to an existing residential structure within the Urban Residential-4 District.

Applicants: Linda and Michael Englert

Mr. Englert stated the applicants are proposing two changes. The first is a change to the stairwells. One going up into the home and one going to the basement, by covering both from the elements. Our plan is to extend the roof out over the stairs an additional 6 ft. and across. The original roof was a little lower. A higher elevation of the roof is proposed with transom windows underneath it to provide light. The lower roof will extend out and French doors and skylights will be installed as well. A profile seam metal type roof is proposed. Mr. Englert reviewed the proposed project with the Commission.

Steven Rowland, Chairman questioned the posts and trim materials.

Mr. Englert stated they will be replaced with wood and painted. Transom windows will be divided light and made to match the vintage French doors. This will not be visible from the street.

Steven Rowland, Chairman asked if there was a cut sheet on the roofing.

Discussion ensued among the Commission concerning the roofing choice.

Steven Rowland, Chairman asked if there were any further questions or comments from the Commission. None heard.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Tamie Ehinger, Vice Chairman made a motion in the matter of the Englert Residence Modifications, 52 Franklin Street that the application be approved as submitted this evening. A recommendation was made to the applicants to use skip versus solid sheathing and/or a metal standing seam roof. Richard Martin seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Richard Martin, in favor; Cynthia Corbett, in favor

MOTION PASSES: 6-0

3. **2017.001 VESCIO RESIDENCE MODIFICATIONS**, 204 Regent Street, Historic Review of external modifications, (front porch, rear addition, etc.) to an existing residential structure within the Urban Residential-3 District.

Applicant: Christine Vescio

Agent: Michael Perry, Architect

Mr. Perry stated the applicant did not know this was a contributing structure in the Historic District. Mr. Perry reviewed the areas on the home which are not original. We proceeded to changing this structure to more of a craftsman type home than what existed. There have been numerous changes to the building such as the garage; a wraparound porch existed at one time. That was removed when the garage was added. The current front porch is from the 1960's. The rear of the building has a porch that is not original and is constructed of materials from the 80's and 90's. We are planning to tear the rear porch off and that is where the new addition is planned. We have been made aware that there is objection to the stone planned for the front of the building. We realize that this will be a working session and we will no doubt return with changes. The porch on the front is not fully across the front due to snow and ice issues. The piers will be a common style brick which is more typical of this type of structure. In regard to the 3 story addition in the rear, we have raised the roof to make the attic usable space. In doing so this will need to have a 13D sprinkler system. We want to get that space for the owners use. Basement area is not appropriate. This would be a home office type use and storage. This building was originally a rectory for the church which was next door and converted to a home. Additionally some comments we have heard were concerning the windows. We can return to the double hung in the front but we would like to retain the casement windows in the rear addition. The casements work to let light in and ventilation as well as meet the building code. A number of rooms which are being reconfigured with the old windows would not meet those requirements. This is a primary concern of the applicant. The siding is in poor condition. We would like to use cement board siding on the entire house with a new standing seam roof is proposed. The floor plan is being reworked which has changed some of the fenestrations. Two windows which are original to the home are a 2 over 2 on the south side of the home. All the others are a 1 over 1 and that would be the applicant's preference. The bump out above the porch roof will be removed. On the front of the home we will be trying to keep with the original home. The entire property is being reworked.

Chris Bennett stated this is a total rework of this property in a historical neighborhood and a contributing property.

Mr. Perry indicated that the applicant is willing to return to the 2 over 2 windows rather than the 3 over 1 as proposed.

Cynthia Corbett stated she has difficulty with the new rear addition and the mass of it over the existing home. If there is any way you can accommodate their needs and decrease the size of the addition would be helpful even perhaps dormers.

Mr. Perry stated this would not accommodate the applicant's needs.

Tamie Ehinger, Vice Chairman stated the mass and scale of the building addition is way off and inappropriate. It alters the appearance of the home in the front. Our guidelines are very clear on this. Smaller scale additions are promoted to retain the historical appearance. She recommends taking another look at this project and start from scratch to make this work.

Mr. Perry stated they will work some alternative designs. No closets in this home. No storage which does not function well with the requirements of families today.

Ms. Vescio questioned how to make the addition appear distinct from the original building.

Discussion ensued among the Commission concerning the applicant's concerns regarding distinguishing the addition from the original building.

Steven Rowland, Chairman asked if there were any further questions or comments from the Commission. There is some work to be done. We appreciate the effort the applicant is proposing for the work on this property. The discussions which were held here this evening are heading in the right direction as far as the DRC guidelines note.

Discussion ensued among the Commission concerning proposed materials.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation thanked the applicant for investing in their home. Also she stated she had the opportunity to speak with Mr. Perry concerning the guidelines. We want to go back and preserve what was there. The historic windows, which are 2 over 2. They should go back to the 2 over 2. Also you discussed the primary façade but did not review the windows and the locations on the main visible block of the structure on the north and south side. There are many changes to the window sizes and configurations. Again, the guidelines state to retain as much of the original windows and sizes as possible. On the porch the posts should correspond to the bays. Perhaps wholesale replacement of the siding should be reviewed. Wood should remain on the front. I also agree with the comments concerning the height of the addition which the Commission has addressed. The Foundation appreciates the investment the applicant is making in their home. The goal is to try and maintain and restore some of the character which was removed over time.

Mr. Perry stated if possible they would prefer not to do true divided light windows. A simulated divided light window would be preferable due to cost.

Chris Bennett stated the applicant should try to preserve as much of the property as possible.

Steven Rowland, Chairman stated the application will be tabled this evening. The applicant has been given some information and guidance and will return before the Board hopefully in two weeks. All additional information can be provided to staff.

4. **2017.002 DUPRAS EXTERIOR MODIFICATIONS**, 184 Lake Avenue, Architectural Review of asbestos siding removal and replacement within the Urban Residential-3 District.

Applicant: Pember Dupras

The applicant stated he was before the Commission approximately 18 months ago. He currently owns a 6 family building on Lake Avenue, consisting of two structures. The front building has asbestos siding on it. The applicant is proposing removal of the asbestos siding and replace with a vinyl siding. I am trying to achieve both buildings looking like they match. We are proposing the corner trim will be replaced and wider moldings on the front façade. The rear building we will simply install a J channel. There are few architectural details on the building only rafter tails which we will leave exposed.

Chris Bennett questioned the applicant if he had considered simply painting the front building. Asbestos holds the paint well. Save some money on the front building and move that to the rear building. The front building can be painted to match the new vinyl on the rear.

The Commission concurred with Chris Bennett's suggestion.

Discussion ensued on the rear structure and the Board provided some recommendations to the applicant.

Steven Rowland, Chairman stated this is an architectural district. No historical qualities.

Discussion ensued concerning using a higher end vinyl, avoiding J channels, using more significant trim sizes. The Board questioned the timing of the replacement windows on the front building. Mr. Dupras explained that the windows were replaced over time when tenants have moved. It was noted that these windows have been replaced without the required review and approval by the Commission.

Steven Rowland, Chairman, informed the applicant that the Commission tries to encourage applicants away from vinyl replacement windows. There are better products out there that will last longer than vinyl. All window replacements usually come before the Commission prior to installation.

Steven Rowland, Chairman asked if there was any further questions or comments from the Commission. None heard.

Richard Martin suggested a color scheme using 3 colors on the front building. Also, the use of a heavy grade vinyl on the rear building with as few seams as possible, and using wider trim board.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated she is pleased with Chris Bennett's suggestion concerning painting the front house. Mr. Dupras has come before this Commission to replace windows and siding approximately 18 months ago. The windows on the front were replaced without any required approvals as demonstrated by the photograph. Moving forward we hope to not see vinyl replacement windows.

Bradley Birge, Administrator, Planning and Economic Development stated the Commission does face the awkward challenge of what does the Commission do when the applicants have replaced windows with vinyl windows before approvals.

Tamie Ehinger, Vice Chairman stated in the past the Commission has made applicants remove unauthorized replacements.

Discussion ensued among the Commission concerning how to remedy this.

Richard Martin made a motion in the matter of the Dupras Exterior Modifications, 184 Lake Avenue that the application be approved with the following conditions: that the front building is painted with a two or three color scheme, such as two base wall colors and a trim color. Also, that the rear building be resided with a heavy grade vinyl with as few seams as possible. The trim board be of a solid material 6 inch vertical and wrap window in 4 inch to eliminate vinyl trim throughout. Tamie Ehinger, Vice Chairman seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE:

Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, opposed; Richard Martin, in favor; Cynthia Corbett, in favor

MOTION PASSES: 5-1

Bradley Birge, Administrator, Planning and Economic Development encouraged the Commission to refresh themselves on the DRC-adopted Historic Residential Design guidelines. We continue to bring these forward to the applicants.

Bradley Birge, Administrator, Planning and Economic Development provided some insight as to proposed development projects which will be appearing before the Commission this year along West Avenue. One hotel with senior housing is proposed and one project with workforce housing. A Joint Board Meeting with the Planning Board has been planned to have these applicants appear before both Boards to present these projects as they relate to general features of development and the area. This Joint Board Meeting will be held on January 26, 2017 at 5:30 P.M. prior to the Planning Board Meeting. Also, the DRC Meeting Schedule for July 5, 2017 will be rescheduled to Thursday, July 6, 2017 to accommodate the holiday and the City Council meeting rescheduling.

Disclosure forms were distributed to Commission members to be completed and returned as soon as possible. Also Planning Board Conference Registration Forms were distributed to Commission members. This will fulfill training credits for the year. Please forward completed registration forms to Lindsey.

Discussion ensued providing check lists for applicants to ensure completeness of applications and will be a time saver for the Commission.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Tuesday, January 10, 2017 at 4:00 P.M.
Design Review Commission Meeting, Wednesday, January 18, 2017 at 7:00 P.M.

APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the January 18, 2017 meeting.

MOTION TO ADJOURN:

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 12:05 A.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 1/18/17