



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, MARCH 4, 2020

6:30 P.M.

RECREATION CENTER

PRESENT: Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman; Chris Bennett; Leslie Mechem; Leslie DiCarlo; Rob DuBoff; Ellen Sheehan

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

CALL TO ORDER: Tamie Ehinger, Chairman, called the meeting to order at 6:30 P.M.

Tamie Ehinger, 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.

A. APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the March 28, 2020 Design Review Commission Meeting.

B. POSSIBLE CONSENT AGENDA ITEMS:

The intent of a consent agenda is to identify any application that appears to be “approvable” without need for further evaluation or discussion. If anyone wishes to further discuss any proposed consent agenda item, then that item would be pulled from the “consent agenda” and dealt with individually.

1. **20200137 KALEIDOSCOPE CAFÉ SIGN**, 588 Lake Avenue, Architectural Review of a replacement Freestanding sign board within the Rural Residential district.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on Consent Agenda Item #1. None heard.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on these application. None heard.

Tamie Ehinger, Chairman made a motion in the matter of the Kaleidoscope Café Sign, 588 Lake Avenue, that the application be approved as submitted. Ellen Sheehan seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

C. DRC APPLICATIONS UNDER CONSIDERATION

1. **20200127 COOPERSTOWN DISTILLERY FAÇADE, PATIO, SEATING**, 453 Broadway, Historic Review of exterior modifications to an existing building, sidewalk patio and seating, and rear seating within the Transect-6 Urban Core District.

Applicant: Gene Marra, Andrew Gilchrest, Owners

Agent: Brett Balzer, Balzer Tuck Architecture; Arthur Debrowski, Balzer, Tuck Architecture

Mr. Balzer stated before he presents the project Mr. Marra, founder of Cooperstown Brewery will provide a narrative regarding Cooperstown Brewery.

Mr. Marra, founder and partner of Cooperstown Brewery which is a small craft distillery located in Cooperstown, New York. He provided a history of the company and current locations noting the main store is located in Cooperstown as well as their distillery. Mr. Marra noted they will not be producing alcohol in the Saratoga location. All the production takes place in Cooperstown and shipped to all this tavern/retail space. This location is being modeled after the site in Cooperstown which will be 30% bar and 70% retail.

Mr. Balzer provided a visual of the site, the former location of Bruggers Bagels. The rear connects back to Long Alley with a rear yard space and some parking. Photographs were provided. The main focus is the Broadway elevation to attract people and the addition of a sidewalk café with seating. There is a bar and retail component to this project and floor plans were provided to the Commission. The site is preexisting nonconforming. We have had conversations with the Building Inspector to assure compliance. It is currently not ADA compliant and since we are not changing the use it allows us to maintain what is a nonconforming condition. There will be seating indoors adjacent to the bar with a wall system opening to the sidewalk seating. There is also a retail component to this business, along with a tasting bar in the rear. They are proposing a raised seating area adjacent to the bar and a sidewalk seating area adjacent to the retail. Mr. Balzer reviewed the specifics of the site noting the property slopes as it heads up Broadway. In addition we are addressing a higher elevation upon entrance to the establishment. In the rear of the site the existing parking lot remains. The sidewalk remains and we are trying to corral the existing mechanicals. We are proposing an at grade patio with tumbled pavers and an enclosure with landscaping and shrubbery. A review of all elevations was provided to the Commission. The existing storefront remains with the installation of a nano wall which opens to a raised Azak patio/deck with a shroud around the area using a raised panel system and fencing. Also they are proposing the replacement of the existing front door with a mahogany door. New paint colors will be introduced a black on black palette with new signage. An example was provided for the Commission's review noting the area currently exists for signage. A new awning is proposed in a black color with gold lettering which is the color scheme of Cooperstown Distillery. The existing brick will remain as well as the existing lighting but will be painted black as well. An awning is proposed in the rear.

Tamie Ehinger, Chairman stated she is delighted to see someone investing in this space and bring life back into this building. This is a great project. The colors seems to work well and signage is appropriate and reusing a former location for placement. Awnings look fine and seem appropriate. Her only concern is the use of an Azak material as well as how this area will be removed during the winter months.

Mr. Balzer provided information concerning the installation and removal of the deck area in the winter months.

Discussion ensued among the Commission concerning the project, and proposed materials. It was the consensus of the Commission that this is a great project, but did voice concern regarding the use of Azak for the decking, noting it was not appropriate in this area of town and preferred natural materials.

Tamie Ehinger, Chairman stated it appears the Commission has voiced concerns regarding the use of synthetic products for the decking. There is a consensus that the use of a natural wood product would be preferable and appropriate for the flooring as well as the elevated platform construction.

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

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

Tamie Ehinger, Chairman made a motion in the matter of the Cooperstown Distillery Façade, Patio and Seating at

453 Broadway, application be approved with the following conditions – that the applicant use natural materials in the construction of the elevated platform both flooring and front paneling. Rob DuBoff seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

2. **20200114 WHITMAN BREWERY PATIO**, 20 Lake Avenue, Architectural Review of a new 50-60 seat outdoor patio within the Transect-6 Urban Core District.

Applicant: Kathy Kreiger, Owner

Agent: Mike Ingersoll, LA Group

Mr. Ingersoll stated the applicant is requesting to expand to the outdoors. The clients are leasing the building and what is being proposed is not a permanent structure. A visual presentation of the site was provided for the Commission's review. The seating area proposed is in the rear of the site out back. We are allowed to expand only into the three parking spaces. What we are proposing to construct a landscaped terrace. This will need to be enclosed with a mesh growing wall. This area will hold approximately 40-50 people and we are proposing a concrete with a brushed finish. Aerial view were provided. Noting the handicapped access will be rebuilt. Mr. Ingersoll provided views of all elevations. There are some obstacles with a power pole and wires. Mr. Ingersoll provided some examples of what is proposed for the growing wall and landscaping plans for the site along with the use of metal fencing and screening materials for the mechanicals.

Tamie Ehinger, Chairman stated this is a great little patio. Nice to see this building evolving as it has been. It continues to get better and better and this is a great addition. The use of materials are wonderful, especially the green wall. The Chair Questioned if the growing wall comes in another color.

Mr. Ingersoll stated they will be using a black finish grow wall.

Discussion ensued among the Commission regarding the grow wall, the shape of the patio design, the use of screening, possible reduction in the number of fencing/screening materials, providing shade in the area and lighting.

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

Rob DuBoff made a motion in the matter of the Whitman Brewery Patio at 20 Lake Avenue, that the application be approved with the following conditions – that the applicant use Horizontal and green screen fencing. Leslie Mechem seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Leslie DiCarlo, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

3. **20200101 DRUTHERS BREWING CANOPY**, 381 Broadway, Historic Review of the installation of a timber-frame courtyard canopy within the Transect-6 Urban Core District.

Applicant: Chris Martell, Owner

Mr. Martell provided some information to the Commission concerning the reasoning behind the current proposal for a timber-frame courtyard canopy. Due to the current new building construction next door the view previously enjoyed by the patrons does not currently exist. We are trying to find a way to provide some space between the building and patio space. We have been working on a solution to provide a covering for the outdoor patio space during inclement weather. We were looking at a timber-frame canopy for this area. We are working with what height would be acceptable so as not to lose the building from the front entrance area view. What we are proposing is a retractable roof for maximum privacy from the courtyard and 385 Broadway as well as to use in inclement weather. We are also proposing an entirely green roof area with plantings and baskets on top. A visual was provided to the Commission. Mr. Martell provided information on providing drainage with the new roof using the timber frames to hide drainage piping. We are looking for feedback from the DRC before final plans are Completed.

Tamie Ehinger, Chairman thanked the applicant for appearing before the DRC prior to completion of the planning. Recognizing the need for separation from the new building, the triangular green ceiling would be very effective and attractive. The Chair does not like the timber-frame solution and does not feel it works. It is inconsistent with the vibe and feel of the building and detracts from it.

Chris Bennett loves the timber-frame and feel the higher the better, and feels this is a great project.

Rob DuBoff stated he does not mind the timber-frame but his concern is the introduction of a new building on Broadway. We probably would not approve a timber-frame building on Broadway.

Mr. Scott Bowersox of Northeast Awning spoke regarding the retractable roof, how it operates and how it is installed.

Leslie DiCarlo stated this will introduce a new façade on Broadway and she is not sure what exactly we would be looking at on Broadway. Struggling with a timber-frame look in an urban setting.

Mr. Martell provided a rendering of the project to the Board noting the structure is setback.

Tamie Ehinger, Chairman stated she feels as does Chris Bennett that a higher structure might be less intrusive.

Karen Cavotta, Vice Chairman she agrees that she is struggling with the timber-frame structure. This is something you would see in an agricultural area. She is having trouble with the gable. Perhaps there is another option how that roof would look.

Leslie Mechem stated the façade of the main building is so beautiful and the fenestration is lovely. It does seem to obscure the façade. Perhaps squaring it off some.

Ellen Sheehan stated she concurs with much of what has been said. If you could make it look clean and modern.

Tamie Ehinger, Chairman asked the applicant for more detailed view of what this will look like from the pedestrian level on Broadway. There are so many angles and the green roof they are competing with each other. It's too busy. We love the space and look forward to seeing the solution that you come up with.

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

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Peter Rosecranz, owner developer of 385 Broadway stated he fully supports what the applicants are proposing.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Commission Caravan, Wednesday, March 25, 2020 at 4:00 P.M.

Design Review Meeting, Wednesday, April 1, 2020 at 6:30 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 8:00 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 4-29-20