



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, MARCH 20, 2019

7:00 P.M.

RECREATION CENTER

PRESENT: Karen Cavotta, Vice Chairman; Cynthia Corbett; Leslie DiCarlo; Chris Bennett; Leslie Mechem; Rob DuBoff

ABSENT: Tamie Ehinger, Chairman

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

CALL TO ORDER: Karen Cavotta, Vice Chairman, called the meeting to order at 7:08 P.M.

Karen Cavotta, Vice 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:

Leslie Mechem made a motion to approve the minutes of the February 20, 2019 DRC Meeting with minor corrections. Cynthia Corbett seconded the motion.

VOTE:

Karen Cavotta, Vice Chairman, abstained; Cynthia Corbett, in favor; Leslie DiCarlo, in favor; Rob DuBoff, abstained; Chris Bennett, in favor; Leslie Mechem, in favor

MOTION PASSES: 4-0

Leslie Mechem made a motion to approve the minutes of the March 6, 2019 DRC Meeting with minor corrections. Cynthia Corbett seconded the motion

VOTE:

Karen Cavotta, Vice Chairman, in favor; Cynthia Corbett, in favor; Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

B. POSSIBLE CONSENT AGENDA ITEMS:

Karen Cavotta, Vice Chairman stated 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. **20190222 SKIDMORE APARTMENTS EV CHARGING STATION**, 99 Spring/86 Circular Streets, Historic Review of the installation of a grade-level EV charging station in an interior parking area within the Urban Residential-3 District.

2. 20190228 VENT FITNESS AWNING GRAPHIC, Historic Review of awning graphics change within the Transect-6 Urban Core District.
3. 20190175 STATE FARM WALL SIGN, 6 Franklin Square, Historic Review of a wall sign within the Transect-6 Urban Core District.

Karen Cavotta, Vice Chairman asked if anyone on the Commission had any questions, comments or concerns. None heard.

Karen Cavotta, Vice Chairman asked if anyone in the audience wished to comment on the consent agenda items #1, #2, and #3. None heard.

Karen Cavotta, Vice Chairman made a motion in the matter of the Skidmore Apartments EV Charging Station, 99 Spring/86 Henry Streets, Vent Fitness Awning Graphic, 307 Broadway, State Farm Wall Sign, 6 Franklin Square, that these applications be approved as submitted. Leslie Mechem seconded the motion.

Karen Cavotta Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor; Rob DuBoff, in favor

MOTION PASSES: 6-0

C. DRC APPLICATIONS UNDER CONSIDERATION

1. 20190220 NRP TAIT WORKFORCE HOUSING, consideration of SEQRA Lead Agency (Architectural Review) of proposed 220+ housing units and 5000 square feet of commercial space within a Transect-4 Urban Neighborhood District.

Agent: Doug Heller, LA Group

Mr. Heller stated this is a quick over view of the project. We have submitted for a Special Use Permit and we are here tonight for consideration of Lead Agency Status for SEQRA. We will be returning for Site Plan Approval and Architectural Review.

This is a 14 acre site along Church Street, Allen Drive along the west and Tait Lane along the north. Mr. Heller provided elevation renderings for the Commission. The applicant is proposing 202 affordable housing units, 5,000 square feet of office and commercial space. The project will be divided into 2 phases. Phase one will be 90 units and 1 commercial space. Access off of both Allen Drive and Tait Lane. There is a mixture of three different types of buildings. Mr. Heller provided a visual of the proposed project, noting the location of the buildings on the site.

Karen Cavotta, Vice Chairman asked if there were any questions or comments from the Commission. None heard.

Karen Cavotta, Vice Chairman stated the applicant is before the Commission for SEQRA Lead Agency Status consideration.

Karen Cavotta, Vice Chairman made a motion in the matter of the NRP Tait Lane Workforce Housing that the DRC defer Lead Agency Status for SEQRA to the Planning Board should they choose to seek it. Cynthia Corbett seconded the motion.

VOTE:

Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor; Rob DuBoff, in favor

MOTION PASSES: 6-0

2. 20190208 WASABI RESTAURANT PERGOLA, 63 Putnam Street, Historic Review of a new pergola attached to an existing building within the Transect-6 Urban Core District.

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated the Wasabi Restaurant is an Asian Restaurant on Putnam Street. The owners are looking to update the outdoor patio area. Currently they have a blue awning and they are suggesting a pergola to replace the awning. It will be wood, stained a dark color. The brick patio and railings will remain. Wood columns will replace the current metal columns. Clear plastic will be over the top of the pergola. This is a flexi glass material a clear plastic panel which will set on top of the pergola, not a corrugated type of plexiglass. This flexi glass material will only remain on the pergola during the summer months, after which it will be removed.

Rob DuBoff stated he is concerned regarding the flexiglass profile from the street and how it will be adhered to the roof.

Discussion ensued regarding the material for the roofing, the thickness and how it will be attached to the purlins. Also, the Commission discussed the anchoring of the posts to the concrete.

Chris Bennett stated he does not want to see any hardware.

Ms. Yasenchak explained how the columns will be attached. Additional information will be provided to the Commission. Ms. Yasenchak stated she will also provide additional information concerning the edge trim on the plastic roof.

Karen Cavotta, Vice Chairman questioned if additional information could be provided to the Commission concerning the hidden anchoring of the posts and the edge trim on the plastic roof.

Cynthia Corbett made a motion in the matter of the Wasabi Restaurant Pergola, 63 Putnam Street that the application be approved with the following conditions – The applicant will submit more detailed information on the hidden anchoring of posts and edge trim on the seasonal plastic roof for Administrative Approval. Leslie Mechem seconded the motion.

Karen Cavotta, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor; Rob DuBoff, in favor

MOTION PASSES: 6-0

3. 20190155 VERIZON ANTENNA UPGRADE, 84 Weibel Avenue, Architectural Review of telecommunication Upgrade on an existing facility within the Transect-5 Neighborhood Center District.
4. 20190192 T-MOBILE ANTENNA UPGRADE, 84 Weibel Avenue, Architectural Review of telecommunication Upgrade on an existing facility within the Transect-5 Neighborhood Center District.

Agent: Al Hinckley, Verizon American Tower & T-Mobile

Mr. Hinckley stated he is representing both applications this evening. These two applications are on the same tower. What Verizon is proposing is to remove the existing 12 antennas on the tower currently and replace them with 6 antennas. This will create two antennas per section versus 4 that there currently. The will be located at the top of the tower which is 100 feet. Additionally T-Mobile is proposing a change to their antenna array which is located at 83 feet on the tower and is the lowest set of antennas on the tower. They are proposing to add one antenna to each sector for a total of 3 antennas. Structurally it is less loading that what is here currently. Structural analysis paperwork has been submitted. They will camouflage the antennas similar to what is there now to remain less obtrusive. There is no change to the ground or tower.

Leslie Mechem made a motion in the matter of the Verizon Antenna Upgrade, 84 Weibel Avenue that the application be approved as submitted. Rob DuBoff seconded the motion.

Karen Cavotta, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor; Rob DuBoff, in favor

MOTION PASSES: 6-0

Leslie Mechem made a motion in the matter of the T-Mobile Antenna Upgrade, 84 Weibel Avenue that the application be approved as submitted. Leslie DiCarlo seconded the motion.

Karen Cavotta, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Karen Cavotta, Vice Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor; Rob DuBoff, in favor

MOTION PASSES: 6-0

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Tuesday, March 26, 2019 at 5:00 P.M.

Design Review Meeting, Wednesday, April 3, 2019 at 7:00 P.M.

Joint Meeting with Planning Board, March 21, 2019 at 5:30 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Karen Cavotta, Vice Chairman adjourned the meeting at 7:40 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 4-17-19