



# DESIGN REVIEW COMMISSION

## MINUTES (FINAL)

WEDNESDAY, MARCH 21, 2018

7:00 P.M.

CITY COUNCIL ROOM

**PRESENT:** Steven Rowland, Chairman; Leslie DiCarlo; Karen Cavotta, alternate; Chris Bennett; Robert West, alternate; Cynthia Corbett, Leslie Mechem

**ABSENT:** Tamie Ehinger, Vice Chairman; Richard Martin

**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.

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.

### **A. ELECTION OF OFFICERS:**

Election of officers was deferred to the April 4, 2018 meeting.

### **B. APPROVAL OF MEETING MINUTES:**

Leslie Mechem made a motion to accept the minutes of the 1-03-2018 Design Review Commission with minor corrections as submitted. Cynthia Corbett seconded the motion.

### **VOTE:**

Steven Rowland, Chairman in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 4-0**

### **C. POSSIBLE CONSENT AGENDA ITEMS:**

Steven Rowland, 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. **2018.019 DPS EMERGENCY RADIO TOWER WIRING**, 474 Broadway, Historic Review of a wiring Tray for emergency radio tower within the Transect -6 Urban Core District.
2. **2018.016 SMILES FOR LIFE SIGNAGE**, 170 South Broadway, Architectural Review of a commercial signage within the Transect-5 Neighborhood Center District.

Steven Rowland, Chairman asked if anyone on the Commission had any questions or comments on Items #1 and #2 on the Consent Agenda. None heard.

Steven Rowland, Chairman asked if anyone in the audience wished to comment on the consent agenda items. None heard.

Steven Rowland, Chairman made a motion in the matter of the DPS Emergency Radio Tower Wiring, 474 Broadway, and Smiles for Life Signage, 170 South Broadway, that we approve these two applications as submitted. Leslie Mechem seconded the motion.

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

**VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 7-0**

**D. DRC APPLICATIONS UNDER CONSIDERATION:**

1. **2018.006 15 BALLSTON AVENUE EXPANSION**, 15 Ballston Avenue, SEQRA lead agency consideration, (Architectural Review), for the expansion of an existing structure within the Transect-5 Neighborhood District.

Mr. Flansburg provided a visual presentation of the proposed site plan. There is an existing two story colonial type structure currently in the middle of the site which houses three units. One commercial on the first floor facing Ballston Avenue, and there is a 3 bedroom unit and a 2 bedroom unit. This site has unusual geometry. Parking is to the left and the mission is to maintain the use of the building, so there will be no demolition. The applicant is looking to make better use of the property. We would like to add an additional 1200 square feet of commercial space, bringing the building to the front of Ballston Avenue. This is a T-5 zone and we would like to make use of the existing driveway and parking area. It can be expanded as needed for additional parking. We are proposing to add 2 residential units with garage parking on the north side. Two residential units and a first floor commercial space on the south addition facing Ballston Avenue. The roof and existing windows will be replaced. Over the last year we have explored other alternatives how to make use of the site while still encompassing the existing building. Attaching the structures was an option. There is currently an existing handicap ramp and parking lot at the juncture of the new southern addition and the existing building. Trying to make the best use of the property while architecturally adding the additions to make it look like one structure. This will give the property a more contemporary look. We met with City Staff, Bradley Birge, Planning and Susan Barden and they would like us to have a presence, and entrance off the sidewalk on Ballston Avenue. Currently all entrances to the building are from the side. We have updated the existing building and placed the additions on either side.

Mr. Dorsey stated this will allow for the property to move closer to the desired T-5 frontage build-out than what currently exists. The placement of these additions will result in greater compliance with the T-5 requirements.

Mr. Flansburg described the drainage system proposed as well as the stormwater management systems.

Karen Cavotta stated she likes how the new site plan speaks to the site. She made some recommendations concerning the 2<sup>nd</sup> and 3<sup>rd</sup> floor levels and the addition of some different either trim work, materials or stonework to break up the massing.

Steven Rowland, Chairman made a suggestion to break up the massing of this building with the use of color.

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 15 Ballston Avenue Expansion, 15 Ballston Avenue that the Design Review Commission defer SEQRA Lead Agency to the Planning Board should they seek it. Robert West seconded the motion.

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

**VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 7-0**

2. **2018.023 MOTOHOLDINGS REDEVELOPMENT**, 77 Broadway, SEQRA Lead Agency consideration (Historic Review) for the demolition of an existing recycling/salvage center and replacement with 4 single family residences within the Urban Residential-3 District.

Bradley Birge, Administrator, Planning and Economic Development stated this is an application for SEQRA Lead Agency Deferral. The application is for the demolition of an existing salvage center. They have four small lots and they are proposing to remove the salvage completely and replace with four residential homes. They have appeared before the ZBA and the ZBA is seeking Lead Agency Status.

Steven Rowland, Chairman stated even though this is a procedural action, does anyone in the audience wish to comment on this application. None heard.

Steven Rowland, Chairman made a motion in the matter of the Motoholdings Redevelopment, 77 South Franklin Street, that the Design Review Commission defer SEQRA Lead Agency to the Zoning Board of Appeals. Leslie Mechem seconded the motion.

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

**VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 7-0**

3. **2018.013 GREEN FRONT PORCH**, 130 Van Dam Street, Architectural Review of exterior modification, within the Urban Residential-3 District.

Applicant: Brian Green

Mr. Green stated they are proposing the addition of a roof over the existing slab on the front of the home for protection from the elements and functionality. This fits the character of the neighborhood more appropriately.

Steven Rowland, Chairman stated in our workshop we discussed the metal railings.

Mr. Green stated the metal railings will be removed and replaced with wooden. A photograph of what is being proposed was provided to the Commission. A wooden ceiling is proposed, pine with a clear coating.

Discussion ensued among the Commission concerning the size of the posts on the porch, the lack of fascia, soffit and header.

Mr. Green stated the rendering is probably not completely accurate.

The Commission recommends cedar 6 x 6 posts considering the height and wrapping it with pine trims. This will increase the dimensions of the posts.

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

Steven Rowland, Chairman asked if there were any questions or comments from the audience.

**Samantha Bosshart**, Executive Director, Saratoga Springs Preservation Foundation thanked the applicant for listening to some of the recommendations which were made by the Foundation as well as investing in your home.

Cynthia Corbett made a motion in the matter of the Green Front Porch at 130 Van Dam Street that we approve the application with the following conditions – the treated posts on the porch be replaced with cedar and wrapped in pine and painted. The applicant will provide a new rendition of the project showing the headers running between the posts and back to the house. Robert West seconded the motion.

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

#### **VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

#### **MOTION PASSES: 7-0**

4. **2018.015 HENNESSEY CARRIAGE HOUSE CONSTRUCTION**, 165 Spring Street, Historic Review of a garage demolition and new carriage house construction within the Transect-5 Neighborhood Center District.

#### **RECUSAL:**

Commission member Chris Bennett recused from this application.

Applicant: Tom Hennessey

Agent: Sue Davis, SD Atelier Architecture

Ms. Davis stated the applicant has appeared before the ZBA and obtained a variance for second floor usable space. The concern here is the applicant does work from home and would like to have an office created in this space. Ms. Davis stated the home does not accommodate what his needs are for an office. Ms. Davis provided a visual presentation as well as 3D visual to explain what the applicant is proposing. Ms. Davis reviewed the current proposed plans with the Commission noting the addition in size is only minimally larger than what is presently there. It is a tight two car garage at 22 feet in width which is the minimal size. It is also close to the property line. In the process of demolition we will remove the nonconforming garage which is 3.5 feet from the property line and the proposed garage would be compliant. The intent is to create a story and a half addition above the garage and mimic the rooflines of the existing home. We have been in contact with the Saratoga Preservation Foundation. There is currently a garage and the increase of 200 square feet due primarily to overhangs. This is not out of line with what is in the neighborhood. A visual overview of the surrounding neighborhood was provided as well as elevations and a rendering of the proposed construction. We did go out and measure the home. This is an accurate representation of the size of the home along with the existing garage. Ms. Davis stated the rear of the home does currently enjoy some natural lighting and recent renovations preclude the applicant from wishing to attach the garage. In fact it was not even considered. The homeowner prefers not to have the office in the home due to the need for privacy and there is not really the space for it.

Steven Rowland, Chairman asked if there were any further questions or comments from the Commission.

Discussion ensued among the Commission concerning the project and how it fits in with the home and the neighborhood.

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 addressing the comments and concerns of the Foundation. We believe it is a good project.

Leslie Mechem made a motion in the matter of the Hennessey Carriage House Construction, 165 Spring Street that the application be approved as submitted on the attached plans. Robert West, alternate seconded the motion.

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

**VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 6-0**

Chris Bennett resumed his position on the Commission.

5. **2016.056 RIP VAN DAM HOTEL EXPANSION**, 353 Broadway, Historic Review of expansion/new construction of an existing structure within the Transect-6 Urban Core District.

Steven Rowland, Chairman stated this application is before the DRC this evening for an Advisory Opinion to the Planning Board. The application will return before this Commission for our complete review of this project. We are providing input to the Planning Board.

Applicant: Saratoga Springs Partners, LLC

Agent: Javier Negroni, DLW Architects

Mr. Negroni began by providing a visual presentation of the previous project and the as well as the evolution of where we are now. Mr. Negroni provided computer generated images and review of all elevations. He provided a site line presentation and reviewed the sight lines, specific points of view, and what will be seen from the street. A balloon study was impossible to achieve due to weather conditions as well as power lines. We are attempting to provide as much information concerning the site line with this presentation. Colors for the project are still being developed. We are now proposing a white washed brick for the building. The project modifications allows for continuous level streetscape which will allow the public to walk along the frontage unimpeded. With the project changes large scale changes to the façade with the open 2 story entrance, and proposal of public art incorporated into the streetscape as part of the civic space. We looked back at the old hotels from the past and began incorporating some of that character into our design.

Steven Rowland, Chairman stated he appreciates the efforts that have been done to produce the flyby. It is great to see the project has gotten this attention. Concerning the mass and scale and presence, the more it is being developed I feel it is less and less overwhelming. The lighter the colors become on this the less the impact. The cornice still needs to be stronger due to the size of the building. It does not overwhelm the buildings on Broadway. I think the way that this presents on Washington Street works. The fact the project next door goes around the stone house, similar to a frame. I think opening up the lower level and burying the transformer opens this up even more. I think this has come a long way from what was originally presented. Every development, I believe it is headed in the right direction. The visuals really helped.

Leslie Mechem agrees with what the Chairman has stated, especially on Washington Street and the various indentations for the portions that come forward and those that recede, really helps the massing and the arcade at the bottom is very appealing. I don't think it overwhelms Broadway.

Sonny Bonacio, Contractor spoke regarding the corner re-design. Mass and scale is working for us in the details in the design.

Leslie DiCarlo stated the Mass and Scale are working if the details are contained in the design.

Sonny Bonacio, Contractor stated they will be using full depth brick. The materials which are presented are the materials which will be used in the project.

Chris Bennett stated he also believes this is headed in the right direction and is not overwhelming.

Cynthia Corbett stated she feels it still looms large on that corner. I have read over the letter from the State Historic Preservation Office from February which spoke about the adverse impact on the historic buildings. It is better than what was originally proposed.

Chris Bennett stated these buildings could be much larger, I do not see this building overwhelming other buildings.

Cynthia Corbett stated she is not bothered by the height of the building on Washington Street, but the view from Broadway is different.

Tony Stellato, CHA stated regarding the letter from SHPO I think we understand where it is coming from. Back in 2013 we received a negative letter from SHPO as well. We received another negative letter this time followed by a positive letter and another negative letter. They stated that anything built in downtown that is six stories tall will have a negative impact on the Historic District. They are not singling out a single building. Their objection we believe is the 70 feet tall height.

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

**Samantha Bosshart**, Executive Director, Saratoga Springs Preservation Foundation spoke regarding SHPO. The first SHPO letter in 2014 was negative in some aspects but their concerns were much more about the architectural design. They felt more comfortable with the Mass and Scale because it was pushed back from Washington Street and was not as large and looming over the Broadway buildings. I think it is important to read the letter into the record. Ms. Bosshart read a portion of the SHPO letter into the record. This is a Type I action under SEQRA and should require a more thorough analysis. I appreciate the renderings which were provided. The State Preservation Office stated the impacts which may adversely affect historic resource are defined generally by these regulations as those that (1) destroy and alter all or part of historic resources isolate or alter a historic properties environment or introduce visual, audible or atmospheric elements that are out of character with the historic property or alter it setting. Using these regulations as a guidance the introduction of a 62,000 square foot 6 story building at this visually significant location in a district will as previously noted adversely impact the district. Even as redesign of the monumental super block like scale of the new complex will dwarf the surrounding district which is composed of primarily of 3 and 4 story commercial buildings. It alters the rhythm of the existing streetscape and introduces new construction that will impose in our opinion visual impacts that will clearly and demonstratively alter the setting and environment of the districts southern gateway. We are not alone, but we feel that the height and mass are large. This comes from the Director of Technical Services at SHPO. This is not just the Saratoga Advisor. They weighed in on this on a higher level. When asking for clarification on what I think they thought was an approved design details but stated some of our concerns. That is why I requested for clarification if all of our concerns were addressed or were they not. I felt it was fair for us to have a better understanding somewhat by this letter before you. I struggle with the view that goes directly down Washington Street west. You can barely see the Universal Preservation Hall and I think it is problematic.

Mr. Negroni stated the building was pushed back about 8 feet.

Ms. Bosshart stated the visuals the applicant has provided allay some fears but we still have concerns. The overall design changes which have been made from the first rendering, you have come very far. The foundation still feels there are concerns regarding the height. Possibly stepping back the top floor more to help lessen the impact.

**Jim Gold**, 199 Woodlawn Avenue. I have been a resident of Saratoga Springs for almost 40 years. I have been a member of this Commission in the past, some of which was as the Chair. I am a member and an officer of the Saratoga Springs Preservation Foundation. I share her concerns regarding the height and mass and scale of this project which is presently before this Commission. I acknowledge that the developer and architect have made significant improvements and

concessions to the Land Use Boards comments to date. In the city ordinance the Commission first and primary concern is to protect and enhance the landmarks in the historic districts which represent the distinctive elements of this city's historic architectural and cultural heritage. This appears in the first few paragraphs of the zoning ordinance. The Commission needs to pay special attention to SHPO's letters and Sam's comments. I will remind you all of the written comments which have been sent to the Commission concerning this project have been critical of the mass and scale and height. I have not seen one letter in favor of it in terms of the height. The Commission needs to give this serious thought.

**Sonny Bonacio**, Contractor spoke regarding the civic space which was introduced and created at the street level along with stepping back the building from Washington Street. National Grid burying the transformer is a huge improvement in this area.

Mr. Negroni stated we are still shaving this building. We are still hurting the square footage of the building. The developer has reduced the square footage significantly.

**Rumara Jewett** stated she had submitted a letter in the past. What has not been presented yet is a still shot of what the building will look like across the street on Broadway. The central view which puts the Rip and Starbucks in front of you. I have requested that several times along with other people.

**Teddy Foster**, Director of Universal Preservation Hall. I am in charge of one of the historic properties which will be affected by this building. I wanted to speak tonight to acknowledge all the hard work which has gone into this project. I want to thank the team who has been so responsive to the community and so cooperative. UPH thinks this is a spectacular project and we are very happy with the way it looks right now. Philip Morris and I have reviewed these drawings and we love the way it looks coming up to our building and we don't feel it adversely affects our building at all. We love the promenade as it comes up to our building. The size does not bother us at all. I commend and thank everyone for all their hard work.

Steven Rowland, Chairman stated there is a great deal of information to absorb. What I am hearing is even though there is some criticism from some directions I am still hearing that this seems to be headed in the right direction. We are trying to give the Planning Board some direction via the Advisory Opinion to help them to continue through their review of the project both for SEQRA and the Boards general review process. Steven Rowland, Chairman asked if the Commission felt they were ready to provide this opinion to the Planning Board or if the Commission would like to take more time before rendering the Advisory Opinion to the Planning Board. We can review this again at our next meeting, no presentation would be needed but just to discuss and formulate an opinion. Or, if we are ready to formulate an opinion this evening.

Bradley Birge, Administrator, Planning and Economic Development stated what you have in your guidance; does not appear that you are going to unanimity in this. Any member can develop draft language to review with other Commission members at a future meeting. Or, that can be done this evening with the assistance of the Chair. Whatever the Commission is comfortable with.

Mr. Negroni, architect, discussed the process the building and architects have provided to this project.

Mr. Stellato, CHA stated they respect what SHPO does. They have not put the time and effort into this project that the architect, owner and this Commission has. This is a local decision at this point, an Advisory Opinion from our local Design Review Commission. What would like to see is to move this forward tonight with a Positive Advisory Opinion to the Planning Board so we can move this project forward.

Leslie DiCarlo stated taking a story off will not solve anything. It is a big building in a big space. It fits nicely on this street and it is in the details of the building and the way the building feels. Seeing these details from Broadway will entice you to walk around the corner to see the building. The arcade which is proposed will entice people to walk through.

Leslie Mechem stated it does nicely shelter and show off the old stone house.

Robert West, Alternate stated in any urban environment you will see historic small scale buildings surrounded by larger scaled buildings. They work in those environments and there is no reason why they cannot work here. I think they do.

We can provide some good advice to the Planning Board.

**Teddy Foster**, Executive Director, Universal Preservation Hall stated we have always spoke about the Beekman Street Arts District failing and how if only we can get the street better. This will make Washington Street better and it will become the gateway to the West Side. A beautiful neighborhood start to this corridor. This building is welcoming.

Cynthia Corbett stated the Washington Street side to this project is fine. It is the Broadway side; the visual impact from Broadway remains a concern.

**Rumara Jewett** spoke once again concerning the cornice area and the softening of the cornice on the Broadway side would look much lighter. This building is precedent setting.

Steven Rowland, Chairman, stated I believe we are ready to move forward. Steven Rowland, Chairman made a motion in the matter of the application of the Rip Van Dam Hotel Expansion, 353 Broadway that we issue a Favorable Advisory Opinion to the Planning Board. Noting that the applicant has made significant strides to reduce the visual impact of the building on the on both facades and the Broadway buildings serve as step backs to the new building façade. Additionally with reference to the UPH building we feel that any additional step backs at the side corner would have a negative impact on the new architecture presented. The pedestrian level design efforts greatly soften the impact on Universal Preservation Hall and likely present a more inviting approach to the Universal Preservation Hall. The DRC process going forward can help further mitigate visual impacts through color, balcony rails design materials, cornice, etc. Generally speaking the architecture is moving in the right direction. Leslie Mechem seconded the motion.

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

**VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Robert West, alternate, in favor; Cynthia Corbett, opposed; Leslie Mechem, in favor

**MOTION PASSES: 6-1**

6. **2018.014 KCG DEVELOPMENT – THE LINK AT SOBRO**, 153 South Broadway, Architectural Review of a new Multi-use project within the Transect-6 Neighborhood Center District.

Applicant: KCG

Agent: Matt Brobston LA Group; Steve Carmina, Principal Carmina, Wood & Morris Architects

Mr. Brobston stated this is a 3 acre parcel at the former site of the Saratoga Diner. We will be combining several parcels to accomplish this project. We have a combined commercial mix with a portion of the affordable housing unit. What we are proposing is a project on the corner of Canfield and South Broadway, and Union. We are proposing to wrap the site on the corner. This provides us with the ability to have an upper level parking deck and a lower level beneath. The majority of the commercial office space on the South Broadway side. The residential area is to the rear. We are also looking at the possibility of providing a pocket park at the end of this block. We also will provide green space. This proposed project will have 110 residential workforce housing units and 24,000 square feet of office, retail and commercial, eating and drinking establishment, as well. The eating and drinking establishment will be located on the southern portion of the building. We have received a Special Use Permit for this project. This project has evolved and some of the units in the rear will be garden units, not as wide as previously presented. Mr. Brobston reviewed the access to the site and parking for the Commission's review. Site Plans are currently being reviewed and revised to present to the Planning Board for site plan review.

Steve Carmina, Architect provided a view of the site plan with a visual presentation. Mr. Carmina reviewed the parking arrangements for the retail components as well as including a two tiered parking deck which is proposed. We are working

on the grading of the site and it will become further developed as we proceed through the process. A review of all elevations of the proposed building were provided to the Commission, noting all mechanical penetrations will be handled on the roof. The rooflines were lowered approximately 6 feet. Parking areas and entrance to the apartments as well as commercial were reviewed. Review of location of trash room and removal practices. Mr. Carmina provided some samples of proposed materials for the Commission's review. The streetscape will be improved with new sidewalks, street trees, lighting etc., in general enhancing the landscaping and civic space.

Bradley Birge, Administrator, Planning and Economic Development stated the applicant appeared before the Commission for an Advisory Opinion to the Planning Board concerning Mass and Scale. No further approvals have been issued.

Mr. Brobston stated the applicant appeared before this Board for the Advisory Opinion to the Planning Board during Special Use Permit. The Commission provided a strong feeling that the Mass and Scale seemed appropriate. We have not changed much of that if anything we have reduced it in some areas which were more obtrusive.

Discussion ensued among the Commission concerning future development in this area.

Steven Rowland, Chairman stated it is refreshing to see something contemporary in Saratoga. This area is in sore need of improvement. I think establishes a bar for other projects in this area. At the workshop there was discussion concerning the fenestration/patterns. Not all of it was positive and a lot of people had difficulty following it on the renderings. We spoke about the upper floors and where the windows are. It seems the windows would be very limiting in their view almost like looking out through a porthole on a ship. This concerns me. Do they need to meet egress standards.

Mr. Carmina stated they do not need to meet egress there are two means of egress in each apartment. Mr. Carmina stated the windows may be moved once the apartment rooms are laid out. Mr. Carmina explained the new type of system being used on the building and the installation and use of the product. Examples of this product will be provided to the Commission.

Steven Rowland, Chairman questioned the materials to be used for the green wall.

Mr. Brobston stated there is an example of a green wall at Rivers Casino under the façade of their parking deck. It has been in place for one season. We will find the right vines for this project that will grow quickly.

Steven Rowland, Chairman questioned the snow removal around the parking deck as well the mechanicals, and penetrations.

Mr. Carmina stated the mechanicals for the most will be all vertical. No penetrations on the exterior of this building at all. Hose bibs and power along grade are the only exceptions. Meter banks and mechanicals have not yet been placed in the building.

Mr. Brobston stated the water service is accessible from Broadway. The sanitary sewer goes out to Union as well as the storm connection.

Mr. Carmina stated due to the grading of this building we will have a partial basement in the building. This would provide an area for gas and electric meters inside the building as well as storage for the restaurant.

Mr. Brobston stated regarding snow removal there is a service area off of Broadway where if needed a truck can access the area for snow removal off site. Very similar to what is done in the City lots. There is also a pull off space for deliveries as well as trash removal trucks.

Karen Cavotta, Alternate stated this is the first opportunity she has had to review this project. There are so many things that are setting a good precedent for what is happening at this end of Broadway. It is nice to see some modern buildings and modern materials used in a different way than what we have seen in Saratoga. The forms and the language the building speaks are appropriate and interesting. My favorite part is the way it interacts with the street and the creation of the green

buffer all the way around the building. Hopefully that sets a precedent for other buildings. I am overly impressed with the direction of this project.

Discussion ensued among the Commission concerning the signage band on the building color and placement.

Steven Rowland, Chairman made a motion in the matter of the The Link at SoBro/KCG Development Mixed Use Building, 153 South Broadway that the application be approved for Mass and Scale only as submitted. Leslie DiCarlo seconded the motion.

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

**VOTE:**

Steven Rowland, Chairman, in favor; Karen Cavotta, alternate, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Robert West, alternate, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 7-0**

**COMMENTS FROM STAFF:**

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs spoke concerning the upcoming Preservation Conference. Anyone interested in attending please notify staff as soon as possible. Also, staff had conversation concerning the green transformer box in front of the Preservation House. We have had meetings with National Grid and the NYS Public Service Commission. The meeting went very well including a meeting on site. Originally they were opposed to burying the box. The Rip Van Dam found a space for their transformer in the rear of the site. The Adelphi spoke about the location of their transformer on site. National Grid stated they would like to have a dialog with the City on the city projects to assure projects are not built too close to the power lines. We will have a joint meeting with National Grid and the Planning Board to hash these items out.

**UPCOMING WORKSHOPS/MEETINGS:**

Design Review Caravan, Tuesday, March 27, 2018 at 4:00 P.M.  
Design Review Meeting, Wednesday, April 4, 2018 at 7:00 P.M.

**MOTION TO ADJOURN:**

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 10:15 P.M.

Respectfully submitted,

Diane M. Buzanowski  
Recording Secretary

APPROVED 4-18-18