



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, APRIL 19, 2017

7:00 P.M.

CITY COUNCIL ROOM

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

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.

COMMENTS FROM THE CHAIR:

Steven Rowland, Chairman apologized to the applicants for the cancellation of the April 5, 2017 DRC meeting due to the lack of a quorum.

A. 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. **2017.022 JACOBSEN ORIENTAL RUGS SIGNAGE**, 543 Broadway, Historic review of 2 wall signs within the Transect-6 Urban Core District.
2. **2017.033 FARMER'S INSURANCE WALL SIGNS**, 9 Hampstead Place, Suite 106, Architectural review of 2 Wall signs within the Transect-4 Urban Neighborhood District.
3. **2017.029 VALENTINO'S HAIR SALON SIGNAGE**, 56 Marion Avenue, Unit #4, Architectural review of wall Signs within the Transect-5 Neighborhood Center District.
4. **2017.028 POST TIME WINE & SPIRITS SIGNAGE**, 170 South Broadway, Architectural review of commercial Signage within the Transect-5 Neighborhood Center District.
5. **2017.034 VENT FITNESS AWNINGS**, 307 Broadway, Historic Review of commercial awnings within the Congress Park Center Planned Unit Development.
6. **2017.035 VENT FITNESS EXTERIOR MODIFICATIONS**, 307 Broadway, Historic Review of exterior Modifications within the Congress Park Center Planned Unit Development.
7. **2017.023 STAY SARATOGA SIGNAGE**, 198 Broadway, Architectural review of monument sign within the Transect-5 Neighborhood Center District.

8. 2017.045 BENNINGTON MATTRESS SIGNAGE, 46 Marion Avenue, Architectural review of wall signage Within the Transect-5 Neighborhood Center District.
9. 2017.038 MAKE ME FABULOUS SIGN, 30 Lake Avenue, Architectural review of a wall sign within the Transect-6 Urban Core District.
10. 2017.027 MAX LONDON'S PATIO, 466-468 Broadway, Historic Review of exterior patio partitions Within the Transect-6 Urban Core District.
11. 2017.026 MRS. LONDON'S PATIO, 464 Broadway, Historic review or exterior patio partitions within The Transect-6 Urban Core District.
12. 2017.016 BIGGS CONDO PATIO SHADES, 268 Broadway, #503, Historic Review of exterior modifications Within the Transect-6 Urban Core District.
14. 2015.086.1 NAHILL RESIDENCE PORCH EXTENSION, 121 Circular Street, extension of Historic Review approval for front and side porch construction within the Urban Residential-3 District.

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

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

Steven Rowland, Chairman made a motion for Agenda Items 1-12 and Agenda Item 14 that each application be approved as submitted. 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; Leslie Mechem, in favor

MOTION PASSES: 7-0

13. 2017.036.1 STATION LANE MIXED USE DEVELOPMENT, b/t Washington Street, and Station Lane, consideration of SEQRA Lead Agency for a mixed use development within the Transect-5 Neighborhood District.

Steven Rowland, Chairman stated this application was the subject of a Joint Board Meeting in January concerning a large scale development proposed over by the train station. The only item for consideration this evening is the consideration for SEQRA Lead Agency Status.

Steven Rowland, Chairman made a motion in the matter of the Station Lane Mixed Use Development application that the DRC defer SEQRA Lead Agency Status to the Planning Board should they seek it. 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; Leslie Mechem, in favor

MOTION PASSES: 7-0

15. 2017.037 FARMERS HARDWARE SIGNS AND EXTERIOR KITCHEN, 35 Maple Avenue, Historic Review of exterior modifications and signage within the Transect-6 Urban Core District.

Applicant: Tyler Russell

Mr. Russell stated we are turning 35 Maple Avenue into a restaurant. This building was built in 1925 and we want to keep the building as is. The key here is we would like to leave the building untouched and bring in an exterior modular kitchen to the north side of the building. We are proposing to screen the front of it painting with the same historic colors which are currently on the building trim and the Collamer Building so it blends in. Also the installation of signage using a historic font and color scheme to make it look original to the building back in 1925. The kitchen and interior of the building is small and we do not want to destroy the inside of the building and it is cost prohibitive. All vegetation will remain and as untouched as possible.

Discussion ensued concern the venting and exhaust fan as well as the color used for screening. It was the recommendation of the Commission to use a dark green or black to help better screen the area.

Mr. Russell stated the rendering which is being shown is not an accurate depiction of the true color. It is a much darker almost black color.

Steven Rowland, Chairman stated this is a good concept. One suggestion in installing the sign the fasteners be secured through the mortar joints.

Steven Rowland, Chairman asked if there are 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.

Tamie Ehinger, Vice Chairman made a motion in the matter of the Farmer's Hardware Signs and Exterior Kitchen, 35 Maple Avenue that the application be approved as submitted. Leslie Mechem seconded the motion.

Steven Rowland, Chairman asked if there was any further discussion.

Richard Martin stated he would like to revisit the site in 1 year via caravan to review the kitchen exterior and exhaust.

Tamie Ehinger, Chairman amended the motion to include the following condition: the DRC would like to revisit the site via caravan to review kitchen exterior and exhaust system. Leslie Mechem seconded the motion.

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; Leslie Mechem, in favor

MOTION PASSES: 7-0

16. 2017.032 TEPPER/LANE RESIDENCE PORCH, 144 Spring Street, Historic Review of porch reconstruction extension within the Urban Residential-3 District.

RECUSAL:

Commission member Chris Bennett recused from this application.

Applicant: Eric Tepper and Patricia Lane

Agent: Matt Hurff, Frost Hurff Architects

Mr. Hurff questioned if the Saratoga Springs Preservation Foundation letter in support of the project was received by the Commission.

Steven Rowland, Chairman stated the Commission is in receipt of this letter.

Mr. Hurff stated this project has appeared before the Real Estate Committee, the City Council, the ZBA and now the DRC. There was a porch on this home in the 50's and 60's which was lost. The applicants are simply trying to restore the porch comparable to what once existed. The applicants are proposing the porch to match the color scheme of the home with the woodwork and a copper roof, with a tongue and groove deck. A simple classic Saratoga porch.

Bradley Birge, Administrator, Planning and Economic Development stated the current porch encroaches in the City's Right of Way. Since they wished to enlarge it they had to appear before the Real Estate Committee. They received a recommendation to approve to the City Council. The City Council granted the easement and they proceeded to the ZBA for approvals as well and now we are here before the DRC.

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.

Steven Rowland, Chairman thanked the applicant for investing in this and it is a nice addition to the home bringing it back to what it once looked like. Also, thank you for your patience going through this process.

Cynthia Corbett made a motion in the matter of the Tepper-Lane Residence Porch, 144 Spring Street that the application be approved as submitted. 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; Richard Martin, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 6-0

Commission member Chris Bennett resumed his position on the Commission.

NOTE:

The agenda was heard out of order due to lack of representation for agenda item #17.

19. 2017.039 RAYMOND WATKIN APTS SOLAR INSTALLATION, 57 Ballston Avenue, SEQRA determination and Architectural Review of rooftop and carport solar installation Urban Residential-5 District.

Agent: Daniel Sanders, Harris A. Sanders Architects; Dave Carr, LA Group

Mr. Sanders stated the applicants are requesting solar panels on the roof of the apartment building as well as panels on the roof of the parking stalls. Mr. Sanders stated the solar panels on the roof will not be visible. The panels across the carports stalls will be a bronze or dark green color.

Discussion ensued among the Commission concerning the steel color, perhaps something using the color which appears in the sign. It was the consensus of the Commission that black would be more acceptable than silver. Also, the conduits should be painted to match the surface behind it.

SEQRA:

Steven Rowland, Chairman stated this is an unlisted action. We do have to review Part II of the SEQRA Short EAF form. The applicant has provided Part I of the SEQRA Short EAF form which was included in the application.

The Commission reviewed Part II of the SEQRA Short EAF. No large or important areas of concern were noted.

Steven Rowland, Chairman made a motion for a SEQRA Negative Declaration for determination of significance noting this will not result in any significant adverse impacts. Leslie Mechem 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; Leslie Mechem, in favor

MOTION PASSES: 7-0

Steven Rowland, Chairman stated we will now move on to the second point of order which will be the application itself.

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

Steven Rowland, Chairman stated the only comment is does the Commission wish to make a decision on the color tonight, or, should we state a green color keeping consistent with the signage.

It was the consensus of the Commission that the condition on the color was fine with the black frames.

Steven Rowland, Chairman made a motion in the matter of the Raymond Watkin Apartments Solar Installation, 57 Ballston Avenue that the application be approved with the following conditions: that the steel should have a green color similar to the existing sign color, and the carport panels shall have black frames. Leslie DiCarlo 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; Leslie Mechem, in favor

MOTION PASSES: 7-0

17. **#2017.031 PJ'S BAR-B-Q ADDITION**, 1 Kaydeross Avenue West, Architectural review of exterior modifications addition within the Tourist-related Business District.

Applicant: P.J. and Carolyn Davis

Agent: Robert Flansburg, Dreamscapes Unlimited

Mr. Flansburg stated the Commission was provided with information in the application including photographs and renderings. A visual presentation of the site as it currently exists was also provided. The current building is brown and in the new proposal we are trying to bring in some light. This will be a long linear building which will replace the current tent structure. They are in need of some new indoor dining. There will be some new materials added to the site. Brick veneer will be added on the southern elevation to match the existing. We are addressing the drainage on the site. Gooseneck lamps will continue on the new addition as exists on the current building.

Steven Rowland, Chairman asked if there was 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.

Richard Martin made a motion in the matter of PJ's Bar-B-Q, 1 Kaydeross Avenue West, that the application be approved as submitted. 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; Leslie Mechem, in favor

MOTION PASSES: 7-0

APPROVAL OF MEETING MINUTES:

Leslie Mechem made a motion to approve the minutes of the March 16, 2016, April 6, 2016, May 4, 2016 and May 18, 2016 as submitted. Cynthia Corbett seconded the motion.

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; Leslie Mechem, in favor

MOTION PASSES: 7-0

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Thursday, April 27, 2017 at 5:00 P.M.
Design Review Meeting, Wednesday, May 3, 2017 at 7:00 P.M.

The Commission reviewed some upcoming applications for future review at the next DRC meeting.

MOTION TO ADJOURN:

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 8:20 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 6/21/17