



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, MAY 2, 2018

7:00 P.M.

CITY COUNCIL ROOM

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

ABSENT: Tamie Ehinger, Vice Chairman; 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.

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. APPROVAL OF MEETING MINUTES:

Chris Bennett made a motion to accept the minutes of the April 18, 2018 DRC meeting as submitted.
Cynthia Corbett seconded the motion.

VOTE:

Steven Rowland, Chairman, in favor; Leslie DiCarlo, in favor; Richard Martin, in favor; Cynthia Corbett, in favor

MOTION PASSES: 4-0

B. 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. **2018.001 ADIRONDACK TRUST SIGNAGE**, 473 Broadway, Historic Review of replacement signage within the Transect-6 Urban Core District.
2. **2018.041 CANTINA SIDEWALK PATIO**, 408 Broadway, Historic Review of seasonal sidewalk café within the Transect-6 Urban Core District.
3. **2018.037 DEBERADINI EXTERIOR MODIFICATIONS**, 316A Ballston Avenue, Architectural Review of two new windows within the Transect-4 Urban Neighborhood District.
4. **2018.039 MORBIDELLI REAR PATIO ROOF**, 273 Washington Street, Architectural Review of a rear patio roof within the Urban Residential-1 District.
5. **2018.042 REVELATION CHURCH EXTERIOR**, 55 Pine Street, Architectural Review of exterior modifications and signage within the Suburban Residential-2 District.
6. **2018.042 TEAKWOOD SIGNAGE**, 75 Church Street, Architectural Review of 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 through #6 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 Adirondack Trust Signage, 473 Broadway; Cantina Sidewalk Patio, 408 Broadway; DeBerardini Exterior Modification, 316A Ballston Avenue; Morbidelli Rear Patio Roof, 273 Washington Street; Revelation Church Exterior, 55 Pine Road; Teakwood Signage, 75 Church Street, that these six applications 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; Leslie DiCarlo, in favor; Chris Bennett, in favor;
Richard Martin, in favor; Cynthia Corbett, in favor

MOTION PASSES: 5-0

C. DRC APPLICATIONS UNDER CONSIDERATION:

NOTE:

The agenda was heard out of order due to lack of representation for Agenda Item #7.

8. **2018.038 CHURCH RESIDENCE EXTERIOR MODIFICATION** 225 Lake Avenue, Architectural Review of porch Window replacements within the Urban Residential-1 District.

Applicant: Paul & Linda Church

Agent: Eric Pederson, Contractor

Mr. Church stated they are proposing window replacements on the front of their home with Anderson Series 100. Currently the windows to be replaced are very old and in disrepair. They are beginning to bow due to moisture. We enjoy our porch and we are looking for more energy efficiency as well. The muntin pattern will be replicated in the new. The new windows will be casement type windows and not all the new windows will be operational. The cedar shakes will also be retained. We want everything to be as close to the original as possible.

Leslie DiCarlo stated her concern was the casement windows and awnings. She feels it will change the look of the home.

Cynthia Corbett stated she feels the current windows could be rehabilitated.

Mr. Church stated they are trying to have some privacy on this side of the home from the neighbors.

Richard Martin questioned how the windows will be mulled.

Mr. Pederson explained the how he will be installing the windows. He stated the door will be replaced as well. It will be a full glass door to match what currently exists elsewhere on the home. Specifications on the door were not included with the application.

Leslie DiCarlo stated she does not feel comfortable approving the door without having some specs to review.

Discussion ensued among the Commission regarding the door. It was the consensus of the Commission for specs to be submitted.

Steven Rowland, Chairman, requested cut sheets for the door for Administrative Approval.

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

Leslie DiCarlo made a motion in the matter of the Church Residence Exterior Modification, 225 Lake Avenue that the application be approved with the following conditions – Cut sheet to be provided for wooden replacement door. Windows should be mulled together as narrow as possible and there should be 4 and 6 panels across the south elevation. Richard Martin seconded the motion.

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

VOTE:

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

MOTION PASSES: 5-0

9. **2018.028 SECURITY SUPPLY NEW CONSTRUCTION**, 5 Finley Street, Architectural Review of demolition of Existing building and construction of new plumbing supply store and warehouse within the Transect-5 Neighborhood Center District.

Applicant: Tony Bonacio, Bonacio Construction, representing the applicant.

Agent: Dennis Rigosu, Amanda Tucker, Syvertsen Rigosu Architecture

Mr. Bonacio stated Security Supply currently operates out of a property on West Avenue where they have been operating for approximately 15 years.

Mr. Rigosu, stated we are proposing the removal of a home on the 5 Finley Street site and propose the construction of a new showroom, office and warehouse. The current home is adjacent to the Saratoga Mental Health building. This project is Located in a Transect -5 zone and provided a visual of the proposed site plan for the Commission's review. The project has received approval from the Planning Board on the 19th of April. A visual presentation of the floor plan was provided to the Commission. The front of the building will house the retail portion of this application. In the middle are the offices and in the rear will house the warehouse. We do have 2 recessed loading docks as well as one surface loading area which is more for FedEx/UPS type deliveries. The loading areas are covered. Parking is proposed on the east side in the rear. We are proposing a retaining wall with a fence on the top. The applicants were looking to build a modern version of an old industrial building. We are looking clean vertical lines. The front of the building is cement board siding, two colors are proposed. Black Anderson Series 100 windows with integral black mullions to give the appearance of old factory type windows. A banding around the building is proposed similar to that of the Saratoga Mental Health. A review of all elevations was provided for the Commission's review, including the loading dock areas and parking. To the rear of the parcel is a large lot used as a parking lot from an earlier car dealership at this location. Material samples were also provided for the Commission's review along with spec sheets for the proposed lighting fixtures.

Steven Rowland, Chairman stated your interpretation of a modern industrial building is successful. It has that look and will and is appropriate for the use of the building and for that area. I think it will be a nice addition to that area.

Leslie DiCarlo stated the entrance to the showroom is very clearly denoted, as well as the warehouse entrance.

Steven Rowland, Chairman questioned the applicant as to the location of mechanicals and wall penetrations.

Mr. Rigosu stated there will be no wall penetrations. A parapet on the roof will hide the mechanicals which will be situated to the back of the building.

Richard Martin questioned the type of lighting proposed.

Mr. Rigosu stated cut sheets were provided. The lights will be an up/down type lighting. It is accent type lighting and it will be low wattage sodium lighting.

Steven Rowland, Chairman suggested the lighting be 50 watt metal halite or LED.

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

Mr. Rigosu stated the applicant will return for signage approval.

Bradley Birge, Administrator, Planning and Economic Development stated he would like to compliment the applicant. This is a single use building in a Transect zone. People come in and state they are unable to comply with the two story requirement in this zone. They have incorporated that two story requirement into this building. It is much appreciated. This speaks to what the City is trying to do within these areas to create both a façade as well as a dynamic aspect of that. The agents have put together a very nice packet. Very well done, detailed and easy to follow.

Cynthia Corbett made a motion in the matter of the Security Supply Demolition and New Construction, 5 Finley Street that the application be approved with the following condition – Up/down accent lights should be 50 watt metal halite or LED. Richard Martin seconded the motion.

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

VOTE:

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

MOTION PASSES: 5-0

AGENDA ITEMS ADJOURNED:

It was the consensus of the Commission to table the following application to the next DRC Meeting scheduled for May 16, 2018.

2018.034 BONNANI REAR ADDITION, 95 George Street, Historic Review of exterior modifications within the Urban Residential-3 District.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Caravan, Tuesday, May 8, 2018 at 4:00 P.M.
Design Review Meeting, Wednesday, May 16, 2018 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 7:55 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 5-16-18