



# DESIGN REVIEW COMMISSION

## MINUTES (FINAL)

WEDNESDAY, MAY 16, 2018

7:00 P.M.

CITY COUNCIL ROOM

RECEIVED  
JUN 11 2018  
ACCOUNTS DEPARTMENT

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

Leslie Mechem made a motion to accept the minutes of the April 4, 2018 DRC meeting as submitted. Leslie DiCarlo 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**

Leslie Mechem made a motion to accept the minutes of the May 2, 2018 DRC meeting as submitted. Leslie DiCarlo 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**

### **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. **2016.054.1 WITT CONSTRUCTION EXCELSIOR PARK PHASE 2A EXTENSION** Gibson and Whistler Courts, request for extension of mass and scale approvals for buildings 1, 2, 4 & 5 within the Transect-5 Neighborhood Center District.
2. **2018.045 ZOOM TAN SIGNAGE**, 177 Ballston Avenue, Architectural Review of signage within the Highway General Business District.
3. **2018.048 OLE HUSTLE**, 51 Caroline 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 #3 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 Witt Construction Excelsior Park Phase 2A Extension, Gibson & Whistler Courts; Zoom Tan Signage, 177 Ballston Avenue; Ole Hustle, 51 Caroline Street, that these six applications 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**

**C. DRC APPLICATIONS UNDER CONSIDERATION:**

**NOTE:**

Agenda Item #4 was adjourned per the applicant's request.

**RECUSAL:**

Commission member Leslie DiCarlo recused from the following application.

5. **2018.034 BONNANI REAR ADDITION**, 95 George Street, Historic Review of existing modifications within the Urban Residential-3 District.

Agent: Tom Frost, Frost Hurff Architecture

Mr. Frost stated this is a single family two story home. The Bonnani's are proposing an addition to the rear or the north side of the building and addition to the right side of the building or the east side. The additions will include a breakfast room and family room and master suite on the first floor. The Saratoga Springs Preservation Foundation stated some concerns regarding the design. So, some modifications were made and the project was re-done which is what is being presented this evening. A visual presentation of the revised floor plan was provided for the Commission. All the additions are single story. All materials are the same as the existing on the house, same color.

Steven Rowland, Chairman stated the design is appropriate to the house. A new letter was issued this date from the Saratoga Springs Preservation Foundation expressing their gratitude to the applicant and their agent for the modifications and efforts in response to their correspondence.

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.

Cynthia Corbett made a motion in the matter of the Bonnani Rear Addition, 95 George Street that the application be approved as submitted or shown on the revised plans dated May 16, 2018. 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; Chris Bennett, in favor; Richard Martin, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 6-0**

Commission Member, Leslie DiCarlo resumed her position.

**NOTE:**

The agenda was heard out of order due to lack of representation for Agenda Item #6.

7. **2018.047 DOWNTOWNER HOTEL EXTERIOR MODIFICATIONS**, 413 Broadway, Historic Review of exterior modifications within the Transect-6 Urban Core District.

AGENT: Mike Phinney, Principal, Phinney Design Group

Applicant: Cameron Assey, Hospitality Company-Lark Hotels, 413 Broadway, LLC

Mr. Phinney provided an overview of the project. We currently have a building permit to perform interior renovations to the hotel. Lark Hotels has done some wonderful project around the country. They take run down hotels and refurbish them with a mid-century modern feel. The applicant is proposing some slight exterior modifications for this season. Basically, cleaning and repair. They are proposing redoing the entryway to become ADA compliant. A visual presentation of the proposed project was provided to the Commission. The applicant is hoping to have this project completed before the summer season. The applicant is looking to clean and repair the exterior façade. A new ramp is proposed with a new entry into the renovated lobby as well as new stairs. The applicant is proposing painting the railings black. All the white paint on the exterior trim will be painted a dark charcoal. These are basically cosmetic fixes at this time. The current awning will remain for this season. We are keeping the red brick. Paint the sign a dark charcoal as well replacing the sign graphic with a new logo. A color palette was provided to the Board.

Steven Rowland, Chairman stated the application seems fairly straightforward. It is nice to see this building have some life breathed into it. We would encourage at some point for the awnings to be renovated and updated. The renovation is appropriate to the building. Change of color will make a big difference.

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

Chris Bennett voiced concern regarding the signage and proposed lighting. It could be very bright.

Discussion ensued among the Commission concerning the brightness of the proposed signage.

Mr. Phinney proposed the signage colors be reversed dark grey/ with white lettering.

Bradley Birge, Administrator, Planning and Economic Development provided some history on the signage, its size and what size signage is allowed currently.

Mr. Assey stated at their goal at the end of track season is to update the exterior of the building and replace the signage.

Mr. Phinney stated we are working currently on the exterior remodel including the parking lot and landscaping. New signage will be integrated into that plan.

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

Leslie Mechem made a motion in the matter of the Downtowner Exterior Modifications, 413 Broadway that the application be approved with the following condition – the signage colors be inverted dark background with white lettering. 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: 6-0**

**ADJOURNED APPLICATIONS:**

4. **2018.046 FINGERPAINT MARKETING OFFICES**, 1 Franklin Square, Historic Review of Exterior Modifications within the Transect (T-5) District. – **ADJOURNED PER APPLICANT'S REQUEST.**
  
6. **2014.078 2 WEST HILL PLAZA EXTERIOR MODIFICATIONS**, 93-109 West Avenue, requested modification to Architectural Review approval within the Transect-5 Neighbor Center. – **NO REPRESENTATION – APPLICATION TABLED BY COMMISSION.**

**UPCOMING WORKSHOPS/MEETINGS:**

Design Review Caravan, Tuesday, May 29, 2018 at 4:00 P.M.

Design Review Meeting, Wednesday, June 6, 2018 at 7:00 P.M.

**MOTION TO ADJOURN:**

There being no further business to discuss Steven Rowland, Chairman adjourned the meeting at 7:30 P.M.

Respectfully submitted,

Diane M. Buzanowski  
Recording Secretary

APPROVED JUNE 6, 2018