



# DESIGN REVIEW COMMISSION

## MINUTES (FINAL)

WEDNESDAY, AUGUST 1, 2018

7:00 P.M.

CITY COUNCIL ROOM

**PRESENT:** Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman Steven Rowland, Alternate; Chris Bennett; Rob Duboff; Cynthia Corbett

**ABSENT:** Leslie DiCarlo; Leslie Mechem

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

**CALL TO ORDER:** Tamie Ehinger, Chairman, called the meeting to order at 7:00 P.M.

Tamie Ehinger, 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:**

Approval of meeting minutes was deferred to the September 5, 2018 meeting.

### **B. DRC APPLICATIONS UNDER CONSIDERATION:**

1. **2018.057 MONTANO GARAGE**, 34 Circular Street, Historic Review of proposed new garage within the Urban Residential-4 District.

Applicants: Marie and Charles Montano

The Montano's stated they have restored the home at 34 Circular Street and it has been placed on the market. The realtor suggested the applicants provide potential buyers the opportunity to build a 2 car garage. The specification were provided to staff by the contractors as well as the survey and the plot plan. They would like to obtain approval prior to selling the home. A visual of the proposed garage doors was provided. A hardie-board siding is proposed. We wish to keep the historical character of the home. Elevations and site plan was also provided to the Commission.

Discussion ensued regarding the windows.

Bradley Birge, Administrator, Planning and Economic Development stated he spoke with the contractor and the windows proposed are sliding vinyl windows. He indicated they could be done in wood.

Chris Bennett stated the problem he is having with this application is it is not complete. There is no north and south and west elevations provided. What are the window casings and will the proposed windows have window sills. Corner boards are not shown as well as details above the doors. The garage door which was chosen is somewhat inappropriate to the structure. You have clipped corners with a curved top. Something simpler is more appropriate. He does not feel he can approve this application since it will be passed on to a new owner and there are too many unanswered questions.

Rob DuBoff stated he has concerns regarding the roof over hangs not being correct with the structure. Questions arose regarding the roof overhangs.

Bradley Birge, Administrator, Planning and Economic Development stated the Commission is in need of the elevations on all four sides, details on the garage door and man door. Window details and materials. Information on the trim boards and corner boards. Overhangs and a gable window on the front of the structure.

The applicants will provide all requested information prior to the next meeting and will return before the Commission.

2. **2018.089 2 WEST HILL PLAZA EXTERIOR MODIFICATIONS**, 93-109 West Avenue, requested modification to an Architectural Review approval within the Transect -5 Neighborhood Center.

Agent: Larry Guiles, Contractor

Tamie Ehinger, Chairman stated the Commission members have had an opportunity to ride by the site and to see the mock up on the tower.

Chris Bennett stated he rode by the site and feels there is a lot of green and a lot of metal. Overwhelming amount of green. Is there another product the applicant could investigate other than the current proposal. Some type of hardie board panel.

Tamie Ehinger, Vice Chairman stated Criterion Cinema is a fine example of this product. I concur that a standing seam is not appropriate for an exterior façade, it is a roofing material. I don't care for the vertical standing seam but I could live with that, if there was no standing seam on the façade of the tower.

Steven Rowland stated as we discussed on the caravan with the green roof and the green on the tower, it will look too heavy with all that green. It just looks too heavy on the top. If it were a different material or color it would help separate the roof from the underneath of the tower.

Discussion ensued among the Commission regarding the "W" lettering, the background material on the building and the material surrounding it on the tower. It was the consensus of the Commission that the applicant revisits the materials and colors and return before the Commission in September.

3. **2018.063 JPSMSC LLC SINGLE FAMILY & GARAGE**, 155 Union Avenue, Historic Review of a new single family House and detached garage within an Urban Residential-4 District.

Applicants: Scott Calendar, Steven MacIntyre

Tamie Ehinger, Chairman stated it appears the applicant has taken the comments and suggestions of the Commission very seriously and the changes seem much more appropriate to the location. The changes which you incorporated really work.

Tame Ehinger, Chairman asked if there were any thoughts or comments from the Commission. Perhaps the applicant could review the changes which were made for the Commission.

Mr. Calendar stated at the last meeting we discussed the windows on the first floor right were not appropriate. We have looked at several options, and we reviewed this with Samantha Bosshart from the Saratoga Springs Preservation Foundation and she felt the two windows together seemed more appropriate. Another comment was the installation of shake shingles in the roof peaks. Samantha Bosshart, Saratoga Springs Preservation Foundation also commented on the windows at the top of the front and back of the home were not appropriate. So, we have eliminated those windows.

Rob DuBoff questioned if the applicants looked at other window options versus removing those windows completely.

Mr. Calendar stated the applicants are open to suggestions.

Cynthia Corbett stated a rectilinear window is characteristic and breaks the monolithic façade up.

Mr. Calendar provided an example of a window for the area.

The Commission was comfortable with that window for the area in question.

Mr. Calendar also provided an example of the proposed front door which was approved by the Preservation Foundation. provided to the Commission members.

Tamie Ehinger, Chairman stated the door does look appropriate. Also is the applicant considering a full front porch.

Mr. Calendar provided an example of the full front porch they are proposing for this project. We are concerned with zoning constraints in this area.

Karen Cavotta, Vice Chairman questioned the size of the columns perhaps they could be a bit larger perhaps another trim board to lessen the height.

Discussion ensued regarding corner boards and trims and details.

Mr. Calendar stated we are using brick for the base of the home. No railings on the porch are needed and so we are not proposing any.

Rob DuBoff questioned the pitch of the gables and they seem to be flattened down on the front and east façade.

Mr. Calendar stated they were reduced from the original proposal. We were told they were too tall by the Saratoga Springs Preservation Foundation.

Tamie Ehinger, Chairman stated the applicant is before the Commission this evening for approval, however, there is some additional information which the Commission would like.

Chris Bennett stated he would like to have more details and updated plans. We are looking for trim dimensions, rake and frieze boards. Details on the valleys. Renderings of the windows and front porch. Also, the header and the columns to scale.

Steven Rowland questioned if a rendering of the gable ends and how the returns are handled could be supplied to the Commission. Also, how are the gable end returns being handled as well as the gable at the porch end. What is in the gable and how it is being handled.

Karen Cavotta, Vice Chairman questioned the garage details. She indicated she would like to see some of the details from the home happen on the garage as well.

Tamie Ehinger, Chairman stated the next meeting is scheduled for September 5, 2018.

**4. 2018.006 15 BALLSTON AVENUE EXPANSION**, 15 Ballston Avenue, Architectural Review of an expansion of an existing structure within the Transect-5 Neighborhood Center District.

Applicant: Jim Dorsey

Agent: Bob Flansburg, Dreamscapes Unlimited

Mr. Flansburg stated the application was before the Commission back in January for a SEQRA determination of Lead Agency and at that time the project was introduced. A visual of the current project site was provided to the Commission. We are adding to the left side of the building or the north side and to the south side of the building adjacent to Ballston Avenue. The peak of the roof is approximately 27 feet and our mission is to disguise that on either end. This drove the fascia height. We have established a front entrance, a street presence off of Ballston Avenue. We have introduced a rail in front of the property out to the sidewalk. Mr. Flansburg provided views of all elevations for the Commission's review.

Following the caravan, comments we received prompted us to remove the bump out and push the center section back about 5 feet which provides shelter to the landing for the commercial space below. The color scheme for the building is black and white. Proposed signage location for the commercial portion of the building was provided to the Commission. Currently a free standing sign exists on the site and that will remain. Signage is not a part of this application. The information was provided to the Commission for information only. The applicant will return before the Commission for signage.

Tamie Ehinger, Chairman asked if there were any questions or comments from the Commission regarding the Mass and Scale of the project and the proximity to the street.

Chris Bennett questioned the application regarding the area above the windows and what is being done to mitigate this mass, and soften that area up.

Mr. Flansburg explained the roof design and the stormwater management plan and drainage which is driving the roof design. We are trying to balance out north and south sides of the building and trying to make all cohesive. We have been discussing this area and it is still being worked out.

Tamie Ehinger, Chairman spoke about the fencing along the sidewalk. In the T-5 zone it allows for 0-12 feet frontage but feels this is inappropriate to the streetscape. Not only is it on the street but when you add the mass and the height of the building and put it this close to the sidewalk it just does not feel right.

Steve Rowland, Alternate provided some suggestions to the applicant regarding the shed roof area.

Mr. Flansburg provided the site plan for the Commission's review showing the stone retaining wall, landscaping and the sloped sidewalk access.

Tamie Ehinger, Chairman asked if there were any questions or comments from the Commission.

Mr. Flansburg reviewed the areas the Commission is concerned with such as the large mass and boxy forms in the front. Generally the north addition does not cause anyone concerns. There are two separate building permits one for the front and one for the rear. The reason is the tenant wishes to get into the commercial space and that is the reasoning for the two building permits. Supplying the new building areas with all utilities and will require us to disconnect from these services to do so. The foundation needs to be complete to move this portion of the project forward.

Tamie Ehinger, Chairman stated she is not comfortable moving this project forward, especially since there are areas which need to be reworked and return before the Commission. This could possibly change the footprint.

Mr. Dorsey spoke to the time limitations on the project with bringing the utilities.

Steven Rowland, Alternate stated he is looking at the amount of detail which is still lacking. Material submittal on doors, windows and roofs. There are still pieces missing for final approval. I am understanding you are looking for Mass and Scale approval to receive a building permit.

Mr. Flansburg stated the paperwork has been submitted.

Chris Bennett stated he is fine with the Mass and Scale for the applicant to obtain a building permit. I like where the building is going. I am ok with it.

Steven Rowland, Alternate stated he is fairly comfortable with the Mass and Scale issue they are not going to change the footprint of the building.

Rob DuBoff questioned if the applicant can change something with the gable roof, perhaps changing the pitch. Perhaps bring the height down, reduce the vertical.

Mr. Flansburg stated we are trying not to touch the original building. Financially it does not make sense.

Tamie Ehinger, Chairman stated if Mass and Scale approval is given this evening and the applicant returns before the Commission with drawings that are not the solution that the Commission hopes they would be the applicant bears all risk if the foundation needs to be changed.

Bradley Birge, Administrator, Planning and Economic Development spoke regarding the T-5 regulations in trying to bring the buildings closer to the streetscape.

Karen Cavotta, Vice Chairman stated the 5 windows in the middle building seem out of place in relation to the other portions of the building. Perhaps something different could be done in this area

Chris Bennett stated this is the front of the building and it has to be dominate since it faces the street. If you shorten it you will weaken it.

Steven Rowland, Alternate stated the applicant could even put some square rectilinear widow watches up there that have a similar shape and appearance to the corners on the south side rather than a gable. You can certainly play with this and determine if it looks better. I do think the height of the front helps to balance the three stories behind it.

Tamie Ehinger, Chairman stated when the applicant returns before the Commission in September perhaps you can present some additional changes in design and materials and some creative ideas to discuss.

Steven Rowland, Alternate made a motion in the matter of the 15 Ballston Avenue Expansion, 15 Ballston Avenue, that the application is approved with the following conditions: the approval is for Mass and Scale only with the understanding that the roof lines are not yet finalized and some height adjustments may still be required. Other items discussed including details on materials, colors, mechanicals and penetrations will still need additional approvals and the applicant will continue with the exploration of additional roof designs and other items as discussed. The applicant may proceed with the required permit approval process. Chris Bennett seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion.

**VOTE:**

Tamie Ehinger, Chairman, opposed; Karen Cavotta, Vice Chairman, in favor; Steven Rowland, Alternate, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Cynthia Corbett, in favor

**MOTION PASSES: 5-1**

**UPCOMING WORKSHOPS/MEETINGS:**

Design Review Caravan, Tuesday, August 28, 2018 at 5:00 P.M.  
Design Review Meeting, Wednesday, September 5, 2018 at 7:00 P.M.

**MOTION TO ADJOURN:**

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 9:30 P.M.

Respectfully submitted,

Diane M. Buzanowski  
Recording Secretary

APPROVED 9-5-18 4-0 TEhinger; KCavotta; CBennett; RDuboff