



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, AUGUST 7, 2019

7:00 P.M.

RECREATION CENTER

PRESENT: Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman; Chris Bennett; Leslie Mechem; Rob DuBoff; Ellen Sheehan

ABSENT: Leslie DiCarlo

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

CALL TO ORDER: Tamie Ehinger, Chairman, called the meeting to order at 7:02 P.M.

Tamie Ehinger, 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 approve the minutes of the July 17, 2019 DRC meeting with minor corrections. Karen Cavotta, Vice Chairman seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

B. POSSIBLE CONSENT AGENDA ITEMS:

Tamie Ehinger, 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. **20190728 JOSEPH P. MANGIONE SIGNAGE**, 250 Washington Street, Suite 3 (West Hill Plaza), Architectural Review of new wall signage within the Transect-5 Neighborhood Center District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on Item #1. None heard.

Tamie Ehinger, Chairman asked if anyone in the audience wishes to comment on this application. None heard.

Tamie Ehinger, Chairman made a motion in the matter of the Joseph P. Mangione Signage, 250 Washington Street, Unit 5, that the application be approved as submitted. Leslie DiCarlo seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor;

MOTION PASSES: 6-0

C. DRC APPLICATIONS UNDER CONSIDERATION

1. **20190677 RASMUSSEN EXTERIOR MODIFICATION**, 125 Circular Street, Unit 5, Historic Review of exterior modifications including introduction of new dormer, roof, window, trim, etc., in an existing structure within the Urban Residential-3 District.

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated the applicant's have appeared before the Commission at the previous meeting and the Commission asked the applicant to provide some additional options for the project as well as review the site materials. Since the site visit we have provided several samples, and have added more windows in the dormer to keep the rhythm and reduce the amount of stonework which would need to be completed on the addition. We have sourced the original stone to the quarry. Ms Yasenchak stated there are six windows and framing between them. The HOA and the client noted there is nowhere else where the windows were stacked.

Ellen Sheehan liked the design. It is an improvement over the last proposal.

Leslie Mechem stated she agrees and likes the new design.

Karen Cavotta, Vice Chairman stated she very much likes the scheme.

Rob DuBoff stated the existing stone on the corner will marry the new with the old.

Ms. Yasenchak stated that is correct.

Chris Bennett stated he agrees and likes the revisions.

Tamie Ehinger, Chairman stated the design guidelines are very clear in terms of rooflines and facades. She stated she is very hesitant about this project. She stated she has been reviewing the historic guidelines and voiced concern regarding the rooflines.

Ms. Yasenchak provided additional information concerning the roofline and windows as well as egress for the Commission chair.

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

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated written communication was forwarded to the Commission today. We looked at this as an addition and we felt it met most of the design guidelines. Our one concern was matching the stone and mortar. Ms. Bosshart voiced concern regarding the window bank. She stated she was supporting of the previous plan with the smaller windows and has some concerns about calling attention to the addition.

Discussion ensued concerning the new window plan.

Karen Cavotta, Vice Chairman made a motion in the matter of the Rasmussen Exterior Modifications, 125 Circular Street, that the application be approved with the following conditions – The applicant should try to re-use the existing stone where possible and infill with stone from the original quarry as needed. Match all mortar in color and technique. All trims for windows and eaves should match original building. Leslie Mechem seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, opposed; Karen Cavotta, Vice Chairman, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 5-1

2. **20190753 DEMARTINO BUILDING EXTERIOR MODIFICATIONS**, 437 Broadway, Historic Review of stripping and repainting, and window replacement on an existing building within the Transect-6 Urban Core District.

Applicant: Vincent DeMartino

Agent: Robert West, Old Saratoga Restorations

Mr. West provided a visual of the site for the Commission. He stated the applicant is proposing to strip and remove all the existing paint, repainting the building and window replacements. This would complete Phase I of the project.

Tamie Ehinger, Chairman stated she is aware the applicant is before the Commission this evening for the aforementioned items. Perhaps an overview of Phase II might be interesting to the Commission as well as any feedback they might provide could be helpful at this time.

Mr. West stated they are currently trying to work into the budget a new façade for the building. A roof with a ballustrade and the column detail. We are currently in the process of finding the right materials to complete the project and the right manufacturers to get the materials milled so that they are accurate. We would like to restore the building back to its original look and feel.

Mr. West stated the applicant is currently researching the building with the Saratoga Springs Preservation Foundation and the City Historian.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation provided a history of the building which was building in 1840-1850 due to the square engage columns. Historically she believes the building brick was painted.

Tamie Ehinger, Chairman asked if there were any additional questions or comment from the Commission. None heard.

Mr. West stated they plan to paint the trim white but not yet sure what color white at this time.

Tamie Ehinger, Chairman asked if the color of the building could be approved administratively.

It was the consensus of the Commission that the paint color could be approved administratively.

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

Ellen Sheehan made a motion in the matter of the DeMartino Building Exterior Modifications, 421 Broadway, that the application be approved with the following condition – Administrative approval to be provided for the shade of white paint chosen. Chris Bennett seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

3. **20190718 47 CAROLINE STREET WALL**, 47 Caroline Street, Architectural Review of a new wall treatment within the Transect-6 Urban Core District.

Agent: Les Ackerman

Mr. Ackerman stated the applicant is proposing to repair and replace the wall construction to the side wall at the north property line. A visual of the project site was provided to the Commission. We will re-point the residual brick and we are attempting to provide and ensure structural stability to the building prior to the construction of the new building adjacent at 79 Henry Street. In the event of construction delay, we are proposing an EFIS system to cover the wall until 79 Henry Street is built. If construction is completed in a timely fashion the EFIS system will not be necessary. We have received DRC approval back in January of 2005. We had replaced windows on the second floor, roof, signage and the storefront. These plans never materialized and in 2007 the building ownership changed. In 2007 the owners re-applied to the DRC for a revision of the plans. At that time we had to revise the Caroline Street entrances and a new storefront on Henry Street and updated the lighting and awning. In the rear there is some damage and wall deterioration. None of the brick which was removed is salvageable. We will re-build with CMU construction, re-point corners where visible. This brick will be painted to match the front.

Rob DuBoff questioned how the new wall will be tied into the existing.

Mr. Ackerman explained how the new wall will be tied into the existing structure.

Discussion ensued concerning the wall and the type of material proposed and the difference between EFIS and Dryvit. Also the Commission recommended a pattern to be used on the large blank wall.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this applicant.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation clarified the proper address is 79 Henry Street not 73 Henry Street. The minutes were changed to reflect the correct address.

Darian Mallin, Envision Architecture. EFIS is like tissue and Dryvit is like Kleenex just a different brand.

Rob DuBoff made a motion in the matter of 47 Caroline Street Wall Finish, 47 Caroline Street review of new wall treatment, We approve with the following conditions – If the building permit is not approved and final plans signed by May 31, 2020, the Dryvit will be installed. The Dryvit is to include a pattern and painted to match existing paint color. Administrative Approval of the wall pattern. Seconded by Ellen Sheehan.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

4. **20190714 SIMPSON RESIDENTIAL EXTERIOR MODIFICATIONS**, 68 Caroline Street, Historic Review of exterior modifications within the Urban Residential-4 District.

Applicant: Case and Helen Simpson

Agent: SD Atelier Architecture

Ms. Davis stated she has recently been brought into this project. A visual of the project site was provided to the Board. There have been some improvements made to the site. A stop order was issued. We are here trying to come to some resolution and have the project move forward, it is a nice building in a nice location. Ms. Davis stated she contacted the Saratoga Springs Preservation Foundation and a photograph of the building as it looked previously was provided. This is circa 1930 photograph. When the application was initially submitted the original window configuration was unknown. Since that time it has been clarified to be a 2 over 2 double hung simulated divided light pattern. As you can see there were some changes made to the windows on the front façade, the extension of the shed roof structure. We are here to clean up to and move forward. In discussion with the client over the siding material. Hardie Board siding was used. I have submitted some renderings of what we would like to do. We would like to replace the windows with an Anderson Wood Rite series or Marvin Wood window product using a simulated divided light in the 2 over 2 pattern. We would like to remove the existing shed roof off to the side which covers electric meters. We would like to propose a reduced mini covering for this area. We would like to remove the siding and replace with either fiber cement or cedar. The client is willing to consider that. The concrete steps were there initially. These concrete steps are deteriorated and the applicant would like to restore those back to wood. Ms. Davis provided a visual presentation of the home. The east elevation was viewed and the windows which are currently there are in fairly good shape. She spoke regarding the porch and would like to have that unfilled with proper insulation and floor system or re-done with a foundation wall. In the rear a porch that was added on and we propose to add a railing and do a more traditional porch. A view of what is being proposed was provided to the Commission. We would like to address the water issue in this area as well with proper flashing. The column is structurally compromised and we will change that out. This area is not visible from the street. The west elevation is barely visible with a home so close and a nice bay window which we would like to save and remove the board and batten treatment and go back to a siding material and bring back the details and features on the bay window. Photographs were submitted. This is an overview of some of the repairs we are considering. We have used the Anderson Windows when we have come before the DRC previously. It is more of a historic window. The other option is the Marvin Window double hung simulated divided light. This is a very historically appropriate window as well. We are not proposing replacing all the windows in the existing building. I believe there have been some newer windows in place.

Tamie Ehinger, Chairman questioned the windows the applicants are proposing to replace for clarification are the second floor windows and the third floor. These are not original windows.

Ms. Davis stated they are not original windows.

Tamie Ehinger, Chairman questioned the portions of the home where the siding has been replaced.

Ms. Davis stated the siding has been replaced on the east elevation, and south and part of the west.

Tamie Ehinger, Chairman stated at this point are we speaking of wood siding on the front façade.

Ms. Davis stated wood on the front façade at this point.

Tamie Ehinger, Chairman thanked the applicant for the investment they are making in this historic home.

Ms. Davis stated on the west elevation of the home it is very close to the property line and the adjacent home, we are in a building code issue and must provide fire separation.

Tamie Ehinger, Chairman stated she applauds the work they are doing on this home and the use of natural materials on the balusters. Her concerns are the Hardie Board sidings which is not an approved material for historic homes. Our design guidelines call for natural materials.

Chris Bennett stated the biggest concern is the front façade. The porch is staying and being scraped and painted.

The concrete steps are to be removed and replaced with wooden stairs. Two over two simulated divided light windows. The detailing in the very top of gable will remain. Everything from the dentil work down will be replaced with new cedar siding.

Ms. Davis stated that they are keeping the original door and repairing it and the original windows that are on the porch.

Chris Bennett stated on the east side is basically completed, that has cement board and vinyl windows, and the shed roof is to be removed. A new type of detail will be introduced to cover the meter bank and electrical panels.

Ms. Davis provided information on several options which could be used to disguise the meter and electrical panels.

Chris Bennett stated on the west side the applicants were removing the board and batten and replace with wood and Restore the bay window.

Discussion ensued regarding the pergola type structure and how that was to be dealt with.

Rob DuBoff questioned if the applicant would be using Marvin Windows versus the Anderson Wood Right windows and if any consideration was given to reconfigure the windows on the front façade to go back to what was original to the structure.

Ms. Davis stated they would be using either Marvin or the Anderson Wood Right windows. Internal room configuration Prevents them from doing this. Originally these windows were not spaced equally; her concern was a consistent head height for the windows.

Karen Cavotta, Vice Chairman voiced concern since all the windows are being replaced there will be inconsistencies Some will be two over two and some will be one over one.

Helen Simpson stated the windows that are above the bay window on the second story are original to the building. They are not divided light and are one over one.

Karen Cavotta, Vice Chairman questioned if there was any thought to change the lower windows to match the upper windows.

Tamie Ehinger, Chairman stated she believes two over two would be appropriate for the front of the building. She would like to see the front façade restored back to its original look.

Leslie Mechem questioned the concrete steps on the west side and will they remain.

Mr. Simpson stated they will be removed and the area will be re-landscaped.

Tamie Ehinger, Chairman questioned how the Hardie Board will meet up with the new cedar siding.

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated they are pleased about the renovations. She would argue for the window type we have seen more traditionally used in our historic district which is the aluminum clad Marvin Windows versus the vinyl clad. I am very pleased that the front of the building is going to get the much needed renovation which is long overdue and much appreciated. In the lower bay the 6 over 6 windows could that possibly be replaced with a more historically accurate window?

Discussion ensued concerning the type of windows which can be obtained from these companies and the options available.

Tamie Ehinger, Chairman stated the windows which would be the most historic would be the wood windows two over two for these five windows on the front facade. This is a historic home and whatever we can do to help mitigate the effect of some of the work which has been completed to add and maintain to the value of this historic home.

Discussion ensued concerning the use of wood windows and the design guidelines for historic homes.

Tamie Ehinger, Chairman stated the additional details the Commission would like to see are the details on the canopy. The replacement materials on the west side. A detail on the final lattice product you choose. We encourage the horizontal versus the diagonal. The final window product can be approved administratively if the Commission is comfortable.

Karen Cavotta, Vice Chairman spoke regarding the wood stairway on the front. Concerning the balustrade and the railing and do we want any further information from the applicant.

Ms. Davis stated we are trying to keep consistent with what is there.

Tamie Ehinger, Chairman asked if there were any additional comments from the audience. None heard.

Tamie Ehinger, Chairman asked if there were any additional comments from the Commission. None heard.

Rob DuBoff reviewed what was to be included in the motion that the application be approved with the following conditions – wood windows and cedar siding on the front façade. Final details for the electric meter enclosure. Details on the west side canopy and the lattice to be provided. Final spec sheet for the windows of choice to be submitted for approval administratively.

Tamie Ehinger, Chairman questioned if the applicant was requested to replace the side bay windows. Following a discussion and the fact that there is a water issue in this area an aluminum clad would be most appropriate for that. What is the Commission's consensus?

Bradley Birge, Administrator, Planning and Economic Development stated the Commission can request additional details. If the Commission feels an additional site visit is needed along with all the information requested to be reviewed to assure that these specifications are clear that is within the Commission's purview.

Tamie Ehinger, Chairman stated she is comfortable with what has been discussed. However, perhaps we should request additional information with regard to options for the bay windows. We can exclude that from the motion.

Ms. Davis stated if that could be excluded from the motion she would feel better. There is a water issue in that area and she would like to review the options.

Ms. Bosshart, Executive Director, Saratoga Springs Preservation Foundation questioned what is being approved.

Tamie Ehinger, Chairman reviewed what the Commission is planning to move for approval.

Ms. Bosshart, Executive Director, Saratoga Springs Preservation Foundation questioned how will the applicant return before the Commission without a trigger to return. They have performed a great deal of work on this building without approvals.

Tamie Ehinger, Chairman stated we can place that condition on the approval.

Bradley Birge, Administrator, Planning and Economic Development stated it does allow the applicant the flexibility not to proceed before you. The biggest decision the Commission has is if there is enough information before to make your determination. In the past you have allowed and given the Chair the ability to approve for minor details. If you feel these are significant elements of a building you may wish to take more time to make your final determination.

Ms. Davis requested approvals so as not to delay work on the front façade.

Tamie Ehinger, Chairman stated the hesitancy would be the good faith element of ensuring that the applicant does return before the DRC regarding the bay window.

Discussion ensued among the Commission regarding a partial approval so the applicant can move forward.

Bradley Birge, Administrator, Planning and Economic Development stated the reason the applicant is before the Commission is due to the issuance of a stop work order. The Commission should assure their comfort level in allowing the applicant to correct and proceed with the work on the site.

Ms. Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated the issue with the bay windows on the first floor is the window pane configuration. What exists is not accurate. If the Commission could agree that they are one over one that is the only real issue holding up the bay window discussion.

Ms. Davis stated she has not discussed that with the applicant.

Tamie Ehinger, Chairman stated we will approve the elements of the front façade which we all agree on and what the applicant is proposing. Have the applicant return before the Commission for approval on the bay window, the canopy and the lattice work.

Rob DuBoff stated this is replacement in kind and the applicant really does not need to come back before the DRC for any approvals. The only discussion is the window pane configuration.

Discussion ensued among the Commission concerning the bay window.

Tamie Ehinger, Chairman stated she still feels the Commission approve the elements of the front façade and return before the Commission for approval on the bay window, the canopy and the lattice work and continue the discussion at that time. This seems a fair compromise.

Bradley Birge, Administrator, Planning and Economic Development questioned if the Commission feels comfortable removing the stop work order. Work was begun without approval. The Commission needs to feel comfortable releasing the stop work order.

Mr. Simpson stated the stop work order was issued due to window installation and detail.

Chris Bennett stated the work should have ceased when the siding work was done or the vinyl windows. Whatever the reason you were stopped.

Ms. Davis requested the Commission provide partial approval as discussed so that the project work can continue and the applicant work on providing the additional details requested at a later date.

Tamie Ehinger, Chairman stated she feels that she may not have completely understood the code enforcement issues around the city and does not wish to make a naïve decision. Can the motion be worded to assure the return of the applicant before the Commission?

Bradley Birge, Administrator, Planning and Economic Development stated there is no additional leverage placing a time frame on returning before the Design Review Commission.

Discussion ensued among the Commission concerning partial approval while citing a date for a return with the additional details.

Tamie Ehinger, Chairman reviewed what the Commission is proposing. Approve the elements of the front façade and return at a specific date before the Commission for approval on the bay window, the canopy and the lattice work.

Ms. Bosshart, Executive Director, Saratoga Springs Preservation Foundation questioned if this motion and approval has a trigger date to return or a stop work order would then be issued.

Bradley Birge, Administrator, Planning and Economic Development stated that is an issue. If the Commission provides a partial approval this evening for work on the front façade then you are in essence allowing the stop work order to proceed only for those specific items. There are other areas on the building that have changed and received changes without proper authorization. You have the option to approve all those to date and allowing those to all be conforming. You can exclude those as part of that and it is still not be conforming. Which theoretically the building department can still come back for and apply a stop work order for them to return and receive approval for all of those. So, you are splitting this down the center. Portions of the building the Commission is not ready to approve and the stop work order will not be released. There are a selection of elements you are comfortable allowing and approving and those are the windows and the siding on the front façade of the home. If you wish you can do it that way, as long as you are comfortable with the specifics. This provides the zoning department a time frame.

Ms. Bosshart, Executive Director, Saratoga Springs Preservation Foundation spoke of an example where the Commission granted approval on good faith in a similar project and the applicant has yet to return for approval and the project remains incomplete.

Mrs. Simpson questioned if what the Commission is doing is legal. She took offense at being compared to another project. There is no precedent setting for the wood windows to be wood yet other projects have been approved without wood.

Tamie Ehinger, Chairman stated based on this discussion, the time of the evening and other applications to be heard this evening it was the Chair's decision to table the application until the applicant can return before the Commission.

Ms. Davis spoke regarding her disappointment in not moving a portion of the application forward.

5. 20190715 SMITH ROOFTOP SOLAR INSTALLATION, 115 Walnut Street, Architectural Review of exterior modifications with the Urban Residential District.

Applicant: Greg Smith

Agent: Ben Potiker, Plug TV

Mr. Potiker stated they are proposing a 6.3 kilowatt system, 20 panels on their south mounting plain. We are in receipt of a letter from the Saratoga Springs Preservation Foundation concerning the ground ladder accesses. There are no ladders there. For permitting purposes we need to show that these areas are clear so in the event of fire ladder access is available. A visual of the site was provided for the Commission's review. Converters will be located at the rear of the home. The conduit will be placed under the gutter line to minimize view.

Tamie Ehinger, Chairman stated the Commission requests the conduit be painted out in the areas where visible.

Tamie Ehinger, Chairman stated there have been some changes in terms of SEQRA Review and this particular action will require the Commission to perform a review of the SEQRA Part II.

Bradley Birge, Administrator, Planning and Economic Development stated in the past solar arrays were covered under the SEQRA Type II actions. The new regulations which were put into place this year identify solar arrays as a Type II action unless they are eligible for listing or listed on the National Register. This area is listed on the National Register even though it is not a local historic district. The applicant has provided a short form. The Commission will review the SEQRA Part II Form.

Tamie Ehinger, Chairman reviewed the SEQRA Part II EAF. No large or important areas of concern were noted.

Tamie Ehinger, Chairman stated we have determined based upon the information and analysis above and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. Leslie Mechem seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

Tamie Ehinger, Chairman stated we will now move onto the application.

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

Tamie Ehinger, Chairman asked if there was anyone in the audience who wished to comment on this application.

Les Ackerman, owner of the property at Grand and Walnut. Mr. Ackerman questioned the visibility of the solar array from his home.

Discussion ensued concerning the visibility of the array and conduit from his property. A visual of the property was provided to the applicant noting the placement of the array.

Karen Cavotta, Vice Chairman noted that there is an addition to the property which was not shown on the plan.

Discussion ensued concerning the placement of the conduit and the options which the applicant has for placement.

Leslie Mechem made a motion in the matter of the Smith Rooftop Solar Installation, 115 Walnut Street that the application be approved with the following condition – minimize the visibility of the conduit from Washington Street and painting out conduit where applicable. Rob DuBoff seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

6. **20190705 WATERHOUSE ROOFTOP SOLAR INSTALLATION**, 457 Union Avenue, Architectural Review of exterior modifications within the Rural Residential District.

Applicant: Lisa Waterhouse

Agent: Leah Springstead, Project Manager, Sun Common

Ms. Springstead stated the applicant is proposing to install 36-365 watt solar panels mounted in portrait fashion, flush with the roof maximum height of the array from the roof surface will be 5 inches. The total square foot coverage of the roof will be 664 square feet. The inverter and conduit will be run internally. Ms. Springstead reviewed the location of the property and surrounding properties.

Tamie Ehinger, Chairman stated unlike the previous application this is a Type II action so no SEQRA review is necessary.

Tamie Ehinger, Chairman questioned the south elevation and placement of the array which appears to be missing a panel.

Ms. Springstead stated there is some rooftop obstruction in this area and a panel needed to be removed.

Tamie Ehinger, Chairman stated the goal is to make these panels as less visible as possible. The missing piece jumps out at me and perhaps that could be mitigated in some way either by removal or reconfiguration. Also, the Chair questioned the color of the framing.

Ms. Springstead stated she agrees with the Chair and will go back to engineering with this. Unfortunately the frames area n anodized aluminum color.

Tamie Ehinger, Chairman stated her thought was to make this less visible. Is there any way to make these less visible with a black on black panel?

Ms. Springstead stated she can go back and ask. She has not seen that with this company.

Tamie Ehinger, Chairman asked if there were any further questions or concerns from the Commission. None heard.

Tamie Ehinger, Chairman stated the applicant will return with a relocation of the panel on the front array as well as the painting out of the aluminum framing for less visibility.

Discussion ensued among the Commission concerning moving the application forward with Administrative approval on the color of the framing.

Tamie Ehinger, 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 Waterhouse Rooftop Solar Installation, 457 Union Avenue that we approve with the following conditions – the applicant relocate the single panel on the front array and replacing on the back side of the array. The framing be black on the panel. Chris Bennett seconded the motion.

Tamie Ehinger, Chairman asked if there was any further discussion. None heard.

VOTE:

Tamie Ehinger, Chairman, in favor; Karen Cavotta, Vice Chairman, in favor; Leslie Mechem, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

MOTION PASSES: 6-0

9:42 P.M. The Board recessed.

9:45 P.M. The Board reconvened.

- 7. 20190232 FLAT ROCK CENTRE PARKING STRUCTURE, Maple, Lake & High Rock Avenues. Discussion on input to the City Council for proposed parking structure within the Transect-6 Urban Core District.**

Agent: Mike Ingersoll, LA Group; Tom Roohan, Chairman of the City Center Authority; Ryan McMahon, Executive Director, City Center; Tom Owens, Bette Cring, Contractors, Daria Mallin, Joe Paradis, from Envision Architecture

Mr. Ingersoll stated the plans have gone through structural design with much iteration. A brief overview of the project site was provided to the Commission. A Flat Rock Committee was formed and they have devised parameters which fit the site and a design solution which is balanced and everyone is happy and we have come a long way. This is a City structure; it will be managed and built by the City Center. SEQRA has been completed and we are in a position where the pre-cast concrete can be ordered and this can actually begin construction late September or early October. A visual of the entire 2 ½ acre parcel was provided. During the discussion it was determined this will be completed in two phases. Phase I which we

will be speaking about tonight is basically the public parking structure. The idea of connecting the Green Belt Trail to the parks in the city started to emerge during that process. In discussion with the Mouzon House the building will be stepped back from the street to allow view of the street from adjacent properties. In addition to the Green Belt trail it is important to maintain pedestrian connection through the middle of the property and also for York Street. There will also be an additional entrance only to Ellsworth Jones Place and an entry and exit onto High Rock Avenue. Traffic circulation plan was provided for the Commission's review. This will be a manned security building. Mr. Ingersoll provided and reviewed the current site plan, including the addition of a small pocket park and pedestrian entrance.

Mr. Paradis, Envision Architecture, provided a review of the floor plans along with the massing and scale context and proposed materials. Renderings and reviews of all elevations were provided to the Commission. Clues for design and color were taken from the buildings in the area, as well as the clear pedestrian connection bridge to the City Center. Samples of the proposed materials including the window products were provided for the Commission's review. A review of the areas where canopies are proposed along the building with covered bench seating.

Tamie Ehinger, Chairman stated she appreciates the breaking up of the mass and scale of the building by using different materials and articulation and the step backs all work quite well. She has been a fan of the pedestrian bridge from the beginning. It continues to evolve in a positive manner and the fact that it is so transparent, and very light. The canopies with the benches also are a great touch to draw the building down and making it pedestrian friendly. The transparent stair tower reduces the impact of this large structure. The Chair stated she feels this is an impressive structure and feels it is headed in a very positive direction.

Ellen Sheehan stated she is new to the Commission. She spoke regarding the large columns and feels it speaks like a battlement. She likes the new glass walkway.

Leslie Mechem stated she likes the differences in height and the stepping back of the building along with the use of the materials. The use of what appears as windows in the corner building is an effective way to make it more visually appealing.

Karen Cavotta, Vice Chairman stated the majority of the changes have helped to mitigate between what was a very large structure and the Mouzon House. The change in materials, the scale and the opening as well as stepping back the structure have helped. She loves the openness of the building. She likes the differences in materials and the pocket park as well as the circulations. She feels this is fabulous.

Mr. Ingersoll stated we have moved all the lighting to interior core. There is no light spillage from the roof over the top. Nothing is at the edge. The parapet walls hide the light within.

Chris Bennett spoke regarding lighting inside the stair tower and the impacts to the neighborhood.

Tamie Ehinger, Chairman stated that the towers now appear looming as well to her since Ellen spoke of them.

Daria Mallin, Envision Architecture stated they will need to be careful regarding the directionality of the fixtures. These lights are very controllable. Ms. Mallin spoke about how the building will look when the building is lights up at night.

Tamie Ehinger, Chairman asked if the Commission should forward a letter to the City Council noting the Design Review Comments.

Bradley Birge, Administrator, Planning and Economic Development stated he will take the Commission's comments and comprise the correspondence for the Commission's review prior to submission to the City Council. He stated what the Commission noted was the project was headed in a very positive direction, mass and scale of the building was very appropriately broken up with articulation, materials and design and the stepping back of the façade. The Commission liked the pedestrian bridge, the transparency. The canopies and benches are a very positive addition allowing for more pedestrian level connectivity and experience at the ground level. The corner light building was thought to be very efficient to reduce the perception of the mass of the building. Staircases on both sides of the building are positive elements. Pocket

parks are a nice addition to the overall plan. Attention and sensitivity should be given to the proposed lighting and how that is achieved. Some suggestion was provided in reducing the height of the column tops.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Commission Caravan, Tuesday, August 27, 2019 at 5:00 P.M.
Design Review Meeting, Wednesday, September 4, 2019 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 10:30 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 9-18-19