



# DESIGN REVIEW COMMISSION

## MINUTES (FINAL)

WEDNESDAY, SEPTEMBER 2, 2020

6:30 P.M.

ZOOM WEBINAR

**PRESENT:** Tamie Ehinger, Chairman; Leslie Mechem; Leslie DiCarlo; Rob DuBoff; Ellen Sheehan

**STAFF:** Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs  
Susan Barden, Principal Planner, City of Saratoga Springs

**LATE ARRIVAL:** Chris Bennett arrived at 6:32 p.m.

**CALL TO ORDER:** Tamie Ehinger, Chairman, called the meeting to order at 6:30 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 August 5, 2020 DRC meeting minutes; with very minor corrections. Rob DuBoff seconded the motion.

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

### **VOTE:**

Tamie Ehinger, Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor;

**MOTION PASSES: 6-0**

### **B. POSSIBLE CONSENT AGENDA ITEMS:**

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. 20200506 STEVES PARTIAL ROOF REPLACEMENT,** 42 5<sup>th</sup> Avenue, Architectural Review of exterior Modifications within the Urban Residential-1 District.
- 2. 20200149 SARATOGA NATIONAL BANK ATM “WRAP”** 171 South Broadway, Architectural Review of the ZBA granted signage within the Transect-5 Neighborhood Center District.
- 3. 20191016 McDONALDS SIGNAGE,** 197 South Broadway, Architectural Review of the ZBA granted signage within the Transect-5 Neighborhood Center District.
- 4. 20200505 TRINITY BUILDING SIGNAGE,** 56 Marion Avenue – Suite 4, Architectural Review of signage within the Transect-5 Neighborhood Center District.

5. **20200576 SPA CITY BARBERSHOP REPLACEMENT SIGNAGE**, 101 West Avenue, Architectural Review of signage within the Transect-5 Neighborhood Center District.
6. **20200535 FRED ASTAIRE SIGNAGE**, 3257 Route 9, Architectural Review of signage within the Tourist Related Business District.
7. **20200547 1 FRANKLIN SQUARE PARTIAL ROOF REPLACEMENT**, 1 Franklin Square Historic Review of a Partial roof replacement within the Transect-6 Urban Core District.

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

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

Tamie Ehinger, Chairman made a motion in the matter of the Steves Partial Roof Replacement, 42 5<sup>th</sup> Avenue, Saratoga National Bank ATM Wrap, 171 South Broadway, McDonald's Signage, 197 South Broadway, Trinity Building Signage, 56 Marion Avenue, Spa City Barbershop Replacement Signage, 250 Washington Street, Fred Astaire Signage, 3257 Route 9, 1 Franklin Square Partial Roof Replacement, 1 Franklin Square that these applications 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, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

**C. DRC APPLICATIONS UNDER CONSIDERATION**

1. **20190813 CIONI PORCH RECONSTRUCTION**, 138 Washington Street, Architectural Review of a porch within the Urban Residential-3 District.

Applicant: Tricia Cioni

Ms. Cioni stated the project is located at the corner of Washington and Beekman. There was an accident which impacted the side porch and it needs to be completely reconstructed. Photographs were provided to the Commission. The ZBA has approved a variance on August 6, 2020 to reconstruct the porch in the same footprint. What we are proposing is to reconstruct the porch entirely using the existing roof. The Saratoga Springs Preservation Foundation voiced concerns regarding the materials. Aluminum siding will be removed and replaced with wood that matches the front porch of the home. Glass around entire porch which will match the glass currently on the home. There is a design detail on the porch and that will match the front porch and keep with the historical features of the home. The steps, side railing and roof will remain the same.

Rob DuBoff questioned if the windows will be wood framed. Also, he voiced concern regarding the large pane of glass not as appropriate as something with a divided light. The Saratoga Springs Preservation Foundation also noted the same concern in their correspondence.

Ms. Cioni stated the windows will match what exists on the house metal aluminum casings. She spoke with Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation and she is fine with the windows as well as keeping the existing decorative detail on the home.

Leslie DiCarlo questioned if cut sheets on windows or even a drawing as to what the project will look like. She does not

mind that they are sliders, but the orientation should be vertical as opposed to horizontal to have the fenestration be more cohesive. It is difficult to decide without elevation drawings or material cut sheets.

Ms. Cioni stated they are vertical sliding windows. A visual of the proposed project was provided to 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 the applicant was helpful and provided clarification of the project. She did question if the decorative feature above the windows is the same on the other porch facing Washington Street. If not, it would be a nice feature to continue that façade. She has no objection to the windows as proposed.

Ms. Cioni stated the detail is not included on the Washington Street façade, but she has no objection to included it.

Leslie Mechem made a motion in the matter of the Cioni Porch Reconstruction, 138 Washington Street, that the application be approved with the following conditions – the applicant continue the north roofing detail on the east side and provide final cut sheet and spec sheets for the project be approved administratively. Ellen Sheehan seconded the motion.

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

**VOTE:**

Tamie Ehinger, Chairman, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

2. **20200481 101 UNION ROOF REPLACEMENT,** 101 Union Avenue, Historic Review of exterior modifications within the Urban Residential-4 District.

Applicant: Tom Roohan

Mr. Roohan stated he has filed an application for a roof replacement at 101 Union Avenue. After meeting with the Saratoga Springs Preservation Foundation, it was suggested we use a weathered wood architectural shingle. We are now proposing to use a weathered wood architectural shingle for the roof replacement.

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

Ellen Sheehan made a motion in the matter of the application of 101 Union Avenue Roof Replacement, the Design Review Commission issues the following decision – approved with the following condition – the applicant will use the certeneed weathered wood architectural shingles. Leslie DiCarlo seconded the motion.

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

**VOTE:**

Tamie Ehinger, Chairman, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

3. **20200482 107 UNION ROOF REPLACEMENT,** 107 Union Avenue, Historic Review of exterior modifications within the Urban Residential-4 District.

Applicant: Tom Roohan

Mr. Roohan stated we are proposing to replace the roof at 107 Union Avenue. We are changing the product to a weathered wood product. This home has two turrets. One is round and covered with shake shingles currently. It will be difficult to replace this roof with anything but shake shingles. There is also a small roof on a porch going east which should be covered in shake shingles also due to its visibility. The taller turret is in good condition and will remain untouched at this time. The weathered wood product will be used on the balance of the roof.

Chris Bennett stated he did encounter the applicant's roofer on site. He explained the reasoning for the use of the shake shingles on the round turret as well as the front porch.

Tamie Ehinger, Chairman stated the products as presented are appropriate.

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

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation thanked the applicant for taking into consideration the correspondence they provided. We are thrilled with the cedar shakes on the turret roof and the porch.

Leslie Mechem made a motion in the matter of the application of 107 Union Avenue Roof Replacement at 107 Union Avenue, be approved with the following conditions – the applicant will use wood shingles on the round turret and on the front porch. The balance of the roof is to be sheathed with certeneed weathered wood architectural shingles. The taller turret will remain untouched. Chris Bennett seconded the motion.

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

**VOTE:**

Tamie Ehinger, Chairman, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

**4. 20200480 76 WOODLAWN HANDRAIL REPLACEMENT, 76 Woodlawn Avenue, Architectural Review of exterior modifications within the Transect-5 Neighborhood Center District.**

Applicant: Tom Roohan

Mr. Roohan stated they are proposing a handrail replacement at 76 Woodlawn Avenue. A visual of the site and proposed project was provided to the Commission. A sample of the proposed railing and balustrade was provided for the Commission's review.

Tamie Ehinger, Chairman stated she feels there must be a better selection or solution.

Leslie Mechem questioned if the entire railing is proposed to be replaced.

Mr. Roohan stated he is proposing to replace the entire railing.

Ellen Sheehan agrees with the Chair. It fits the need, but the look will not enhance the building.

Chris Bennett stated perhaps heavier balusters spaced further apart would be fine. Perhaps a heavier cap will give it more depth and use 2½ or 2¼ balusters. Something square and simple to go with the porch columns and painted white.

Leslie DiCarlo suggested to the applicant the cap be beveled to help with water runoff.

Discussion ensued among the Commission regarding what the applicant is proposing and option suggestions.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated, an attempt to locate a historic photograph to provide documentation regarding the type of railing original to the home was unsuccessful.

Leslie DiCarlo made a motion in the matter of the application of 76 Woodlawn Handrail Replacement, 76 Woodlawn Avenue be approved with the following condition – the vertical members increased to 2 ¼ or 2 ½ inches spaced to code. The top rail to be heavier and peaked. Final details submitted for administrative approval. Leslie Mechem seconded the motion.

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

**VOTE:**

Tamie Ehinger, Chairman, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

5. **20200510 SIMPSON EXTERIOR MODIFICATION**, 74 Caroline Street, Historic Review of exterior Modifications within the Urban Residential-4 District.

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak provided a visual of the project. The chimney on the southern side of the home is pulling away from the structure. It is non historic and is no longer used. In order to meet the building department requirements, we need to remove the chimney. At that time, we would like to replace all the siding on the entire building with Hardie Board siding. The property line on the eastern edge is close, in order to meet the fire rating code this necessitates the use of Hardie Board. We would like to finish the entire building with this siding to be consistent. On the building frontage, the applicants plan to replace the front porch, the roof structure, the fascias and turned wood columns and bracketing. This will be consistent with the building. The railing system and the panels along with the bottom will be also be replaced. The applicant is proposing to replace the side pediments on the building which have been reduced and bringing them down. A sketch of the building was provided with the proposed modifications. The new roof will be metal standing seam and the front door will be replaced with historic wood doors. Photographs of proposed products were provided for the Commission's review.

Tamie Ehinger, Chairman requested the applicant's agent provide a review of what has been done on the building prior to DRC's approval.

Ms. Yasenchak stated she has been hired to do the porch design and to bring to the Commission the issues with the chimney, siding and porch details. There has been discussion with the Saratoga Springs Preservation Foundation regarding the inappropriate changes made to the home prior to 1994. Ms. Yasenchak stated the applicant is currently before the Commission for the chimney, siding replacement and the porch. She cannot speak to what has occurred previously.

Tamie Ehinger, Chairman questioned if staff has any documentation regarding when the vinyl windows were installed.

Bradley Birge, Administrator, Planning and Economic Development stated he does not.

Tamie Ehinger, Chairman stated the DRC is bound by the Secretary of Interior guidelines and standards as well as the City's own historic standards and guidelines in reviewing renovations and exterior changes for historic properties. Our role is to assure that these standards and guidelines are met and are appropriate for the context of the neighborhood and the age of the home.

Discussion ensued regarding the use products to meet fire rating codes and those regulations. Hardie Board products versus a wood product.

Bradley Birge, Administrator, Planning and Economic Development stated he will obtain information and guidance from the City's Building Department regarding fire rating siding and products and the codes that apply.

Tamie Ehinger, Chairman stated she has no objection to the removal of the chimney, or the replacement of the front door with salvaged historic front doors. The standing seam roof, the details with the brackets and the porch are all appropriate. Concerns regarding the Hardie Board being proposed. Our guidelines state to repair rather than replace and to replace in kind. She is asking that this be replaced with wood. On the east side, if the code does require Hardie Board than that would appropriate to use in that location.

Rob DuBoff stated he agrees with the Chair regarding wood siding being the most appropriate product. He feels under the vinyl siding there is wood siding and is unsure how that factors into the code discussion.

Ms. Yasenchak stated along the sides and what she has seen there is no wood siding underneath the vinyl. She provided visual of the site noting the locations that she is aware of where no wood siding exists under the vinyl.

Rob DuBoff also suggested the front porch transom window be restored and what is the proposed material for the porch flooring.

Ms. Yasenchak stated the ceiling in that location does not allow for this due to plumbing and wiring being in this area. The applicants are proposing wood tung and groove flooring to be stained.

Rob DuBoff stated regarding proposed materials for the project he noted the guidelines and standards suggest wood siding be used unless there is a code issue which requires Hardie on the eastern side of the structure needs to be addressed and further guidance provided before we can make a decision.

Chris Bennett stated the front porch is great with nice design work. He addressed the east side of the building and is familiar with the building codes and feels it will have to be cement board siding to meet this code. The front of the building we do not know what is under the aluminum siding. Salvaging as much of the original siding and woodwork, giving it a coat of paint is appropriate. Wood siding would be appropriate for this home.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated she is aware historic buildings can obtain exemptions due to historic building status. This is a contributing building to the National Register of Historic Places. This is something that should be explored. If code does prevent the use of wood on the east side, she does advocate the primary façade be wood. She appreciates the proposed changes to the porch and the doors and thanked the applicants for these efforts. Her letter stated at least the third-floor windows were replaced without DRC approval under the current ownership. The owners purchased this property in December 1994. Photographs were provided noting the previous two over two windows in the gable were in place in 2001 as well as in 2007. This indicates these owners did make changes without DRC approval. I request that those two windows in the front gable be replaced with a two over two wood windows.

Discussion ensued among the Commission regarding the front facade gable window replacements suggested by the Saratoga Springs Preservation Foundation and determination what exists under the siding.

Tamie Ehinger, Chairman stated it is the consensus of the Commission that the chimney be removed, the new front porch standing seam roof is appropriate as well as the brackets, and the changes to the front façade and door are appropriate. Exterior cladding remains a natural product and discussion regarding replacement of the two front gable windows.

Perhaps moving forward, the applicant's agent can do further research as well as City staff regarding the fire rating coding on the east side of the structure. Documentation will be required. Removal of siding on each of the side of the building to determine what if anything is underneath.

Ms. Yasenchak stated the siding currently is vinyl and we can take a portion off. She questioned if the use of two different types of products on a building is something which is appropriate. The home is extremely visible from all elevations.

Tamie Ehinger, Chairman stated that is not a desirable situation. The house should be covered in a natural product. If there is a fire rating issue than of course that needs to be addressed, however that is no one's preference. The home should be all wood.

Ms. Yasenchak stated the front façade third story windows are not part of this application and at what point does the Commission have the right to ask for things that may have been done 15 or 20 years ago. I will do further investigating. We would like the porch to be safe for the tenants in this building. Can a partial approval be granted to begin work on the chimney and the porch prior to winter and the applicant will return with further information?

Tamie Ehinger, Chairman stated a partial approval is within the Commission's purview. The additional information regarding the fire code and rating can be obtained quickly.

Tamie Ehinger, Chairman asked if anyone in the audience who would like to speak regarding this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated for clarification purposes there is photographic evidence that the two windows in the gable were replaced during the ownership of the current owners. Will this be a part of the approval? If there is a fire rating issue is it automatically deferred to a Hardie Board siding?

Discussion ensued among the Commission regarding the proposed application and the window replacement on the 3<sup>rd</sup> story gable front façade being included with this application.

Ms. Yasenchak stated she has respect for the Saratoga Springs Preservation Foundation and in the projects, they bring forward to follow guidelines of both the Preservation Foundation and the City. The Preservation Foundation is an outside agency that the Board does refer to for an opinion, but it is not a governing or jurisdictional agency. As far as these windows we only have photograph from the Preservation Foundation with their date on it. I will investigate further to determine what date the windows were installed. I believe that the building was for sale and will find the original photos from when the building was sold and whether those windows were put in at that time with the current owners. With this Commission being a governmental agency would be looking to other sources. Those windows should have been looked at 19 years ago but was not. We are here with this specific project and does not feel it is fair since those windows have not been noted with a violation that we would be restricted to improve those as part of this application.

Tamie Ehinger, Chairman suggested the applicant's agent do her homework in this regard. The Chair is curious if the remainder of the windows were also replaced under the current owners watch. As indicated, this is not a big ask and a nice compromise for the owners. If other windows were replaced illegally than we have every right and the appropriate thing to do would be to switch them all to a wood product. The Preservation Foundation is a resource that we are extremely grateful for, and they do research the Commission is unable to do. We do take their comments and suggestions very seriously. They are not a governing body but a great resource for the City and our residents.

Bradley Birge, Administrator, Planning and Economic Development questioned when the current owners purchased this property.

Ms. Yasenchak is not sure; this information is not in her file, approximately 1994.

Bradley Birge, Administrator, Planning and Economic Development stated we have photographic evidence showing the two over two windows were there in 2007. Google Street view was provided to the applicant's agent and the Commission.

Ms. Yasenchak stated she will speak to her clients.

Bradley Birge, Administrator, Planning and Economic Development provided guidance to the Commission regarding the wording in moving this application forward.

Discussion ensued among the Commission regarding moving this application forward.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated the application before the Commission back in February was to remove the chimney and this is the only reason the DRC is able to address all of the items which took place without DRC approval. She questioned if the applicant would return and what is the trigger to bring them back.

Bradley Birge, Administrator, Planning and Economic Development stated the reason the applicant is in court is to address the safety violation with the chimney. There have been no additional violations. This is an opportunity now to rectify items which have been changed without approvals in the past. It does provide an opportunity to handle this currently.

Tamie Ehinger, Chairman stated we can move forward with the application as stated by Mr. Birge.

Ms. Yasenchak stated the applicant has no issue or problem with this.

Rob DuBoff made a motion in the matter of the Simpson Exterior Modifications, 74 Caroline Street that the application be approved with the following conditions – the porch flooring is to be wood. The two gable windows on the 3<sup>rd</sup> story front façade will be replaced with wood two over two windows. Any existing wood siding under the vinyl should be salvaged and restored. Wood siding to be used except where code prohibits its use, Hardie Board siding to be used in this area. Final spec sheets and window details to be provided on the two over two windows for the record. Leslie Mechem seconded the motion.

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

**VOTE:**

Tamie Ehinger, Chairman, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

6. **20200483 BROADWAY COMMERCIAL/RETAIL BUILDING**, 269 Broadway, Architectural Review of a Proposed 6-story commercial/retail building with on-site, underground parking within the Transect-6 Urban Core District.

Applicant: 269 Broadway, LLC – Gerard Moser

Agent: Michael Toohey, Attorney; Michael Roman, Principal Architect, C2 Design; Jamie Easton, Civil Engineer

Mr. Toohey stated this property is located at 269 Broadway in the Transect-6 Urban Core District of the City. It is a commercial center in the City's downtown on the west side of Broadway. This zone does not require any setbacks and maximum building height is 70 feet. The project is adjacent to the Broadway Historic District listed on the National Register of Historic Places. The building we are designing is 100% consistent with the building across and east on Broadway. Mr. Toohey provided information on buildings which are similar and taller than what is being proposed. Michael Roman, the Architect will provide a history of the project as well as updated design changes.

Mr. Roman provided an overview of the project along with site information, zoning requirements, design requirements and reviewed the building information – 70 feet in height, 6 stories, 2 underground parking levels, mixed use building for



commercial and business. Mr. Roman provided a visual of the building plans on all elevations including the enhancement of civic space, parking access, and housing of the mechanicals. The building design has been adjusted taking into consideration suggestions from the Planning Board as well as the DRC. The current design has incorporated brick, and limestone on all sides. Copper will be introduced into the design. The entry has been adjusted to incorporate limestone up from the ground to the roof framing the entrance off Broadway. The roof has been pulled back and exposed steel has been added at the columns. The South Hamilton façade has incorporated the brick and limestone as well. Utilities are surrounded by a brick wall. This includes some public seating areas. We have implemented fire resistant glazing on the walls along the property line. Design elements have been incorporated to allow for a more sustainable building. The project does include traditional elements found in Saratoga, common red brick, real copper, limestone, as well as steel and glass elements. Views from all elevations via a building animation fly around were provided to the Commission. Mechanicals housed on the roof will be screened.

Tamie Ehinger, Chairman stated the DRC is charged with viewing buildings such as this and determine how they fit into the context of the neighborhood and with the surrounding buildings. There are five points she would like note:

- The Hamilton Street side height as presented will always be out of context. It does not work with that grade. The rear entrance really needs more presence.
- Mass and Scale is something we need to continue to work with. The color and materials, glass, brick and steel are wonderful. The white limestone does not work especially with the large vertical pieces that are on the front and rear. The Chair stated she feels they emphasize the height of the building.
- The front entrance needs to be emphasized and feels there is still work to be done. We have received numerous letters from concerned citizens noting the height is too high and concern with mass and scale. On the Broadway side as it presents is too high. The step back on the top floor works what does not work is the roof overhang. Perhaps consider pulling back the roof overhangs. On the Hamilton St. side a step back on the top floor would be beneficial to help mitigate the mass and scale issue. The rear of the building still presents as the rear of the building. This needs to be further addressed
- The limestone and the pillars. Introducing a light color is not advantageous. A dark color tying into the steel Could work.
- Lastly the main entrance, something to help funnel the pedestrians down the center of the building would help.

Leslie Mechem agrees with the Chair regarding the Broadway side mass and scale. Pulling the roof back from the 6<sup>th</sup> floor would help. She also feels that the limestone is fighting with the rest of the building. The Hamilton Street side seems very tall and it should be stepped back. Overall, the mass and scale are still an issue.

Ellen Sheehan likes the building quite a bit and it is very well designed. She feels the building is not context sensitive. This is not the right building for this setting. This really needs to be an integral component of the streetscape.

Rob DuBoff stated as suggested the 2<sup>nd</sup> floor become a restaurant. How would the restaurant be accessible? He suggests a central stair for the pedestrians that lead to the restaurant. The lack of a main entrance off Broadway remains an issue. Regarding the Mass and Scale perhaps the only solution would be to provide a balloon float so the Commission could make a site visit to help analyze this. His concern remains on how it relates to the Church which is a beautiful historic structure and the school building as well.

Chris Bennett stated he enjoys this building very much. It is well designed. The Hamilton Street side is a difficult situation. The revisions have led to a lighter softer building. One issue with the glass is bird strikes and what is the mitigation proposed.

Ellen Sheehan also questioned the lighting on the building at night with all the glass.

Mr. Roman stated soft up lighting on the exterior of the façade is proposed.

Leslie DiCarlo stated this is extremely exciting building. She agrees with a lot of what has been said. She would like to see what this building would look like from a pedestrian level. She agrees with the balloon float idea. She also feels the limestone on the lower level is distracting. Concern was voiced regarding the Hamilton Street side of the building.

Leslie Mechem stated she also finds the building exciting and has no issue or trouble with the context.

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

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation thanked the applicant for the presentation. Ms. Bosshart provided input regarding the building as compared with other buildings of the same height. As you proceed north you will see a very deep block and the tall structure which will give the appearance of a walled city. Floating balloons would be tremendously helpful. Mass and scale remain a concern.

Steven Dodz agrees with Samantha Bosshart's comments as well as the Commission's concerns and comments. His concern is the side lot line issues and the large amount of fire rating materials proposed to be used.

Kathleen Sonnabend voiced concern regarding the zero-lot line, traffic, noise and air pollution as well as the massive size of the building and an area for the homeless to congregate.

Donna Hellman agrees with many of the comments voiced this evening. She voiced concern regarding traffic and parking.

Alison Dockum stated the building does not fit into the context of the neighborhood. This is a good opportunity to do something amazing.

Robert Sponzo, he is concerned regarding the mass and scale. Major issues related to public safety in that corridor. Traffic is an issue in this area including delivery trucks and parking on the street. Also, he voiced concerned regarding the underground water disturbance for the below level parking.

Carol Obloy lives across the street. She voiced concern regarding the civic space and the need for it. She is concerned regarding the aquifer and the traffic. Feels a traffic study should be done.

Bradley Birge, Administrator, Planning and Economic Development noted the civic space is specifically not a requirement but is encouraged as part of the mixed-use residential component.

Kathleen Sonnabend stated even a small setback would be helpful; otherwise this building will be further out than the others on the street.

Tamie Ehinger, Chairman stated the applicants have received a great deal of feedback. She thanked the applicant for the presentation of this very exciting project. Most of the Commission feels the limestone should be revisited. With the limestone the verticality on the front façade was of concern. The red brick color does marry well with the buildings in the city. The mass and scale of the building will continue to need some work. The rear of the building still needs to be revisited. Some concerns were voiced regarding the civic space and the main entrance to Broadway. A balloon float would be helpful.

Tamie Ehinger, Chairman stated the next step for the applicant's would be the SEQRA determination.

Tamie Ehinger, Chairman made a motion in the matter of the application of the Broadway Commercial/Retail Building, 269 Broadway, and the Design Review Commission defers Lead Agency Status to the Planning Board should they wish to seek it with strong encouragement for allowing the applicant to do a balloon float. Leslie Mechem seconded the motion.

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

**VOTE:**

Tamie Ehinger, Chairman, Leslie Mechem, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Rob DuBoff, in favor; Ellen Sheehan, in favor

**MOTION PASSES: 6-0**

Bradley Birge Administrator, Planning and Economic Development stated procedurally this application requires approvals from the DRC for Historic Review and the Planning Board for site plan review. For either of those to occur the SEQRA evaluation must first be reviewed and completed. Site Plan review will be completed. Once approved the applicant will then return before the DRC for final details and approval.

**UPCOMING MEETINGS:**

Design Review Meeting, Wednesday, September 16, 2020 at 6:30 P.M.

Design Review Meeting, Wednesday, October 7, 2020 at 6:30 P.M.

**MOTION TO ADJOURN:**

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 10:00 P.M.

Respectfully submitted,

Diane M. Buzanowski  
Recording Secretary

APPROVED 10-7-20