



DESIGN REVIEW BOARD

MINUTES (FINAL)

WEDNESDAY, JULY 20, 2022

6:00 P.M.

CITY COUNCIL ROOM

CALL TO ORDER: Tamie Ehinger, Chair, called the meeting to order at 6:01 P.M.

PRESENT: Tamie Ehinger, Chair; Chris Bennett; Leslie DiCarlo; Ellen Sheehan; Tad Roemer; Jeff Gritsavage; Karen Cavotta, Alternate

ABSENT: Rob DuBoff, Vice Chair; Tad Roemer

STAFF: Amanda Tucker, Senior Planner, City of Saratoga Springs

A. APPROVAL OF MEETING MINUTES:

Approval of Meeting Minutes was deferred to the next DRB meeting scheduled for August 3, 2022.

B. POSSIBLE CONSENT AGENDA ITEMS:

NOTE: 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. #20220635 159 LAKE AVENUE MECHANICAL EQUIPMENT, 159 Lake Avenue, Architectural Review of exterior wall mounted mechanical equipment within the Urban Residential-3 District.

2. #20220659 TAILORED WEALTH SOLUTIONS SIGN, 110 Henry Street, Architectural Review of a new wall sign within the Transect-5 Neighborhood Center District.

Tamie Ehinger, Chair, asked if there were any questions or comments from the Board regarding these applications.
None heard.

Tamie Ehinger, Chair, asked if anyone in the audience wished to comment on this consent agenda item. None heard.

Tamie Ehinger, Chair, made a motion in the matter of 159 Lake Avenue Mechanical Equipment, 159 Lake Avenue; and Tailored Wealth Solutions sign, 110 Henry Street, that these applications be approved as submitted. Leslie DiCarlo seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor;

Jeff Gritsavage, in favor; Karen Cavotta, in favor

MOTION PASSES : 6-0

C. DRC APPLICATIONS UNDER CONSIDERATION:

1. #20220561 42 5th AVENUE EXTERIOR MODIFICATIONS, 42 5TH Avenue, Historic Review of exterior modifications to an existing single-family within the Urban Residential-1 District.

Applicant: Bruce Steves

Mr. Steves stated he is proposing a remodeling project which involves expanding the existing kitchen, changing **out windows and doors of the rear façade**, and changing windows on three season room located in the rear of the home. **A visual of the rear façade of the home was provided** noting the proposed changes.

Tamie Ehinger, Chair, reviewed what the applicant is proposing removing two windows on the rear **façade and replacing it with a triple window, removing the existing single door and replacing that with** a French door. An additional window to the left of the French door will be removed and replaced as well with a new wood double hung window.

Mr. Steves stated they are also replacing the door and windows in the 3-season room. The single door will be replaced with a single door and the windows currently do not operate properly and will also be replaced.

Tamie Ehinger, Chair, stated the DRB reviews these types of projects to assure that they meet historic guidelines. **The entire rear façade of the home** has been compromised with the insertion of vinyl windows. This project appears very straightforward and will be an improvement in quality. Our **guidelines tell us that any original cuts into the exterior façade of the building should remain.** Again, in **reviewing the rear façade it is apparent that there were changes made previously.** Are the windows you are proposing to remove and reconfigure and replace original punch outs?

Mr. Steves stated to his knowledge they are not.

Tamie Ehinger, Chair, stated if they are not original cutouts, she has no objections to the changes you are proposing. The fenestration will be improved with the proposed renovations.

Chris Bennett stated he would do away with the window grill pattern and go with a one over one pattern. Aesthetically it would read better. He also suggested doing two windows instead of the triple window. It would align better with the upstairs windows and be stacked above each other. If you like the three that is fine as well.

Jeff Gritsavage stated there is a theme to the windows in the front of the home, they wish to continue that theme.

Mr. Steves stated he is also proposing to eliminate a window on the eastern facing façade. It is not an original window.

The configuration of the proposed kitchen does not allow for us to keep the window.

Tamie Ehinger, Chair, stated the removal of this window is not a concern for the DRB either.

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

Ellen Sheehan made a motion in the matter of the application of 42 5th Avenue Exterior Modifications, 42 5th Avenue, the DRB issues the following decision on July 20, 2022 - Approve as submitted or shown on the attached plans. Jeff Gritsavage seconded the motion.

Tamie Ehinger, Chair, stated if the applicant chooses to change the window configuration it will be necessary to return before the Board.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Leslie DiCarlo, in favor; Ellen Sheehan, in favor;
Jeff Gritsavage, in favor; Karen Cavotta, in favor

MOTION PASSES : 6-0

RECUSALS:

Tamie Ehinger, Chair recused from the following application, she is the homeowner.
Karen Cavotta recused from the following application as she participated in the design.

NOTE:

Leslie DiCarlo assumed the duties of the Chair.

2. #20220624 688 N. BROADWAY NEW DETACHED GARAGE, 688 N. Broadway,
Historic Review of a new
detached garage within the Urban Residential-1 District.

Applicant: George Ehinger

Agent: Steven Rowland, Architect, Butler, Rowland, and Hayes Architects

Mr. Rowland stated he has a revised power point for the Boards review. A visual of the property was provided.

The applicants are proposing a detached two car garage to the east of their home facing north onto First Street.

Visuals of adjacent properties was provided to the Board as well as a visual of the existing site plan was provided. There is a large wooden pergola which will be removed and reconstructed, and the entire area will be regraded. The site plan for the garage was also provided noting it is the same footprint as the pergola. The applicants have appeared before the ZBA and received variances requested for the project. Floor plans were provided to the Board as well as all elevations.

Mr. Rowland reviewed all proposed materials cedar clapboard siding, asphalt shingles on the hip roof, Clopay garage doors will be painted to match the home. All trim work is intended to match the house. Windows are all aluminum clad wood windows and will match those on the home.

Jeff Gritsavage questioned if the electrical will be buried. Also, if there is a surplus of the paver bricks, he suggested saving them since this neighborhood has a deep tradition of nice brick walkways and can be used by someone.

Mr. Rowland stated the electrical will be buried and they will salvage unused brick pavers.

Chris Bennett stated it is a nice project.

Leslie DiCarlo, Acting Chair, stated it ties in nicely with the existing house. The hip roof gives it heft without being diminutive next to the house. The details give it interest, the mass, scale, location, and siting work very well.

Leslie DiCarlo, Acting Chair, asked if anyone in the audience wished to comment on this application.

Sue Davis, Architect questioned if there is anything proposed over the garage.

Mr. Rowland stated the area above the garage is for storage space only.

Ellen Sheehan made a motion in the matter of the application of 688 North Broadway New Detached Garage, 688 North Broadway, the DRB issues the following decision on July 20, 2022 - Approve as submitted or shown on the attached plans. Chris Bennett seconded the motion.

Leslie DiCarlo, Acting Chair, asked if there was any further discussion. None heard.

VOTE:

Leslie DiCarlo, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;

MOTION PASSES : 4-0

NOTE:

Tamie Ehinger, Chair, resumed her position on the Board.

Karen Cavotta, Alternate resumed her position on the Board.

Leslie DiCarlo exited the meeting at 6:30 P.M.

3. #20220583 209 LAKE AVENUE PORCH MODIFICATIONS. 209 Lake Avenue,
Architectural Review
of porch modifications within the Urban Residential-1 District.

Applicant: John Zannetti

Agent: Sue Davis, SD Atelier Architecture

Ms. Davis stated the porch needs renovation including stoneware and, floor decking, showing signs of moisture. An original photo of the home was provided to the Board. There were originally two columns on the front of the home and due to sagging an additional two columns were added. We are proposing going back to the original two columns. Ms. Davis provided photos of existing site and context of neighboring properties and reviewed the elevations. On the South elevation the porch steps will be removed, and new steps will be re-built. The proposed steps will be masonry. The stone piers are deteriorated so we will be rebuilding the stone piers and capping of the stone piers with a 3inch stone with a rough edge. The two columns will be tampered with the same dimension. The railing is to be built with cedar shingles on the exterior and beadboard on the interior as was original. We will allow a small opening to allow for drainage. The railing top will be a bit wider and capped off with masonry. The porch framing, ceiling, and decking is being replaced in kind. The lattice below the porch decking will have a horizontal look and will allow for more air circulation below the porch. By code, a handrail is required. We are proposing a black simple handrail. Ms. Davis stated today she received a letter from the Saratoga Springs Preservation Foundation but has not had time to address the issues stated.

Tamie Ehinger, Chair, stated there was a letter from the Preservation Foundation received today concerning the defining feature of this home. The Chair read the following "A significant character defining feature of the house is the balustrade directly at ground level and extending without a break.

This is typical of other Craftsman style residences in the neighborhood, which were mail order kit houses (i.e., 203 Lake Avenue and 168 East Avenue). The Foundation strongly objects to changing the balustrade to an open lattice. While the Foundation does not support the change in lattice, it does support the modification to allow for water to escape to prevent future deterioration.”

The Chair stated in reviewing the application she agrees with the Preservation Foundation since this is a character defining feature of this home and a prominent home on Lake Avenue. She is opposed to changing to lattice. The top of the railing and changing from wood to stone it is not appropriate and should remain wood the same with the stairs. The handrail must be added and should also be wood.

Tamie Ehinger, Chair, stated there has been work done on the garage without approval and the applicant will return before this Board but this is a separate application to address these concerns in a separate application.

Ellen Sheehan stated she disagrees with Tamie on the porch stairs. The houses the Preservation Foundation cited both have concrete stairs. This is in the Architectural District, so we do have leeway. From a practical standpoint
The concrete stairs would work better.

Jeff Gritsavage stated he loves the removal of columns and restoring the pilasters is great. Stone on top of the balustrade does not work. He does not have a problem with the lattice, and it must be framed. Weep slots are common in the Craftsman style home. He does not like the stone on the railing.

Mr. Zanetti stated the original stairs are masonry with plywood covering them due to deterioration. Just like the caps on top of the stone piers they are concrete caps. It is not a kit house Bill Grande built this home.

Tamie Ehinger, Chair, stated if there is masonry underneath than it would be a replacement in kind. Chris Bennett stated the concrete stairs are fine with simple wrought iron railing is fine. The scupper to let the water out is a great idea. As far as the lattice goes, he has no issue. What has been designed is an improvement on the house.
Aesthetically it looks nice. Can the applicant speak more about the concrete cap?

Mr. Zanetti stated what they are looking to do is replace those concrete caps with 3-inch granite cap with a rough sawn or rock edge. The four piers across the front and we will use the same treatment for those.

Chris Bennett provided his opinion regarding the railing. The lattice proposed will be made of the highest quality and milled and constructed by the applicant and will be an improvement on the property.

Discussion ensued regarding the material proposed either bluestone or granite, and the proposed lattice.

Karen Cavotta, Alternate, stated she agrees with Chris regarding the lattice. Having a nice horizontal line to this lower style building is nice. She is struggling with the stone cap to the wood wall. A black simple railing would be fine.

Jeff Gritsavage stated wood is more appropriate on top of the balustrade.

Tamie Ehinger, Chair, stated she would like to do a straw poll on each of the items proposed. In terms of the railing Karen, Jeff and the Chair feel it should be a wood cap. Chris and Ellen feel bluestone is fine. Metal railing versus wood Karen and Chris feel metal is appropriate and they have convinced the

Chair the same. Jeff feels it is fine if it was rounded. Ellen is also fine with it. The scupper the Board feels this makes sense. The Chair questioned in terms of the balustrade going all the way to the ground. Everyone is comfortable with the lattice except for the Chair. Lastly, the stone piers, do they need to be rebuilt or can they simply be repointed.

Mr. Zanetti stated he will repair the stone piers do not rebuild them.

Tamie Ehinger, Chair, asked if anyone in the audience would like to comment on this application. None heard.

Tamie Ehinger, Chair. stated she strongly feels that the balustrade should remain going all the way to the ground.
Her vote will reflect that.

Jeff Gritsavage made a motion in the matter of 209 Lake Avenue Porch Modifications, 209 Lake Avenue, the DRB issues the following decision on July 20, 2022 - Approve with the following conditions: The railing cap is to remain wood. The railing is appropriate as presented except that it be rounded versus angled. Lattice work should be framed. Ellen Sheehan seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, opposed; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;

Karen Cavotta, Alternate in favor;

MOTION PASSES : 4-1

3. #2022560 53 SPRING STREET, EXTERIOR MODIFICATIONS, 53 Spring Street,
Historic Review of
exterior modifications to an existing commercial structure within the Transect-5
Neighborhood Center
District.

Applicant: The Mirbeau Companies - Jonathan Dal Pos

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated the applicant has purchased this property for their corporate offices. They are proposing to make exterior changes to update the building and reflect this company. A visual of the property site was provided to the Board. The building is currently brick. We are proposing the installation of a new metal & wood open awning over the main Spring Street entrance. Installation of new finish materials on both the Henry Street (West) and Spring Street (South) elevations, Installation of new windows/window units. Existing window frames to be refinished in black. Installation of wall sign on Spring Street. Exterior lighting on the south elevation will also be replaced. Between the windows there is vertical wood and that is being replaced with Nichiha product as well as the center panel on the south elevation. The east elevation will have a wood treatment to the windows and the black windows and window frames. The Nichiha panels will be used in the top of the gable. A review of the west side of the building has additional changes to accommodate the interior floor plan of offices. The fenestration openings will become wider, and we are adding additional windows along this side. The wood treatment will be between the windows as well as the top of the gable. We struggled with this elevation since it is a larger gable and roof trusses. On the north elevation we are adding additional windows making a bank of three windows on both the first and second floor. We are adding

signage, on the entryway. A copy of the signage was submitted which is lettering. Individual letters attached to the building as provided. There is a pedestal sign as well which will be moved.

Tamie Ehinger, Chair, stated she has no issues with what is being proposed. This is not a historic building and there are no character defining features of this structure. Changing the window frames to black is an improvement. Lighting is appropriate. The addition of the natural wood product is a nice modern touch and reads well. The signage should be lowered and would be more appropriate and will be more pedestrian friendly.

Ellen Sheehan stated the existing building is so non-descript. This is an improvement. She is unfamiliar with the wood product.

Ms. Yasenchak stated it is cement board with a wood appearance.

Jeff Gritsavage stated this is an improvement to the building. He questioned the need for the pedestal sign. He is also in favor of lowering the building sign.

Ms. Yasenchak stated they are currently not utilizing the entire building they do have tenants, so the pedestal sign is needed.

Ellen Sheehan questioned if the wall sign will be illuminated at night.

Jonathan Dal Pos stated he is Vice President and General Counsel for the Mirbeau Company. The wall sign will not be backlit.

Chris Bennett stated he has not seen this product before, and do we have an example?

Tamie Ehinger, Chair, stated we did approve this product in two different locations. If you would like to see it the product it is a legitimate request.

Ms. Yasenchak stated this is a Nichiha product, it is like a Hardie product.

Mr. Dal Pos stated they like the look of wood and this is something which would not fade or weather.

Karen Cavotta, Alternate, questioned in looking at the main elevation and the south elevation, does the wood return around the corner if not she recommends it. She also suggested for the west elevation gable.

Ms. Yasenchak stated she agrees with Karen Cavotta's suggestion having the wood return around the corner.

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

Tamie Ehinger, Chair, spoke regarding the Nichiha material and the Board's unfamiliarity with the product especially in a wood look material. We can move this forward and request a product sample or administrative approval. This can be done at the August 3, 2022, meeting.

Karen Cavotta, Alternate made a motion in the matter of 53 Spring Street Exterior Modifications, 53 Spring Street
the DRB issues the following decision on July 20, 2022 - Approve with the following conditions: wood look panel to wrap west wall of entrance bump out, sign to be lowered to the first-floor level, trim work on the west gable to be as shown on rendering, material sample to be submitted for administrative approval. Jeff Gritsavage seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;
Karen Cavotta, Alternate in favor;

MOTION PASSES : 5-0

5. #20220484 68 CAROLINE STREET RESIDENTIAL EXTERIOR MODIFICATIONS, 68

Caroline Street,
Historic Review of exterior modifications within the Urban Residential-4 District.

Tamie Ehinger, Chair, stated there are open active violations on this property and there have been since 2019 when they last appeared before this Board. There was unauthorized work done on this home. The applicant's agent is before the Board this evening to provide solutions to remedy the violations.

Agent: Tonya Yasenchak, Engineering America

Ms. Yasenchak stated she has been retained to help the applicants through this process to make repairs and updates to the building to remedy the violations. Ms. Yasenchak began with the east side of the property there is a small roof area over the mailboxes and electric panels, it is hinged so it can be read and accessed. We are proposing to change out the 4x4 post holding up the area. We are proposing the addition of a wood column like that on the front porch. The Preservation Foundation recommended that the roof in that area be removed. There is a great deal of water which falls into that space from the roof of the house as well as the shed roof adjacent to this area. There is an apartment in the lower level and there could be water issues. This was in place when the owners bought the home, they did not construct it and are not planning to remove it. It is not part of this application. Along the front of the home a vinyl window had been placed on the west side of the front. That window will be replaced with a wood window. All three windows on **the second floor of the front façade will be replaced with wood windows of the same size and location.** The wood siding in place in this location will be repaired and the plywood in this area will be removed and replaced with wood siding. Along the east wall of the building does not have a foundation and the foam board was placed. This is to be removed and the water table board will go to the concrete and the siding will go all the way down to be more consistent. The rear of the home a current violation is the handrail. It is not appropriate, and it needs balusters and grasp ability. We are proposing to put a new base to match the railing above it and a new white square handrail and guard with square balusters of wood will be added to be compliant.

Tamie Ehinger, Chair, stated she is delighted to see these changes finally occurring. The materials are appropriate, and the changes are not only needed but are appropriate. She has no issues with anything being proposed. The Preservation Foundation suggested that the vinyl windows on the third floor be removed and replaced and commented on the shed roof over the panel. She agrees with them, but it is not part of this application.

Ms. Yasenchak stated she received an email from the owner who noted the third-floor windows are wood. She has not verified this but will do so for the Board.

Jeff Gritsavage spoke regarding the column proposed in the front, he is not sure they should be matching that of the front porch. He is unsure what should be used but this was never part of the fabric of the front of the building. It is a modern addition. If you look at the letter from the Preservation

Foundation the windows are asymmetrically lined up on the original building, but they are not lined up with this. If you are replacing windows, they should go back to what was there originally.

Chris Bennett stated the two attic windows were together. You can see from the photographs that there is more space on the second-floor level between the two on the left side than the third window.

Jeff Gritsavage stated the one on the west is separated. Now they have reversed it. If we can restore it to what this was it should be done.

Tamie Ehinger, Chair, stated the comment about the post not mimicking that of the front porch is correct about drawing the eye in the wrong direction. A simpler post might be better. She does not agree with having the applicant rearrange these windows as they looked earlier. The history of this house is long and intense and at this point since the applicant is using the appropriate materials mitigates that. Aesthetically this looks symmetrical.

Chris Bennett agrees with Jeff. Minimizing the column is best.

Karen Cavotta, Alternate, stated she agrees with Jeff. She stated a simple column would be fine. It is not just the columns on the porch that define it but all the other treatments that go with it the arches, the lattice above. De-emphasizing the column would be best. Perhaps trim out the shed roof or a header to carry the line from the porch around and a simple white column.

Jeff Gritsavage, spoke regarding the mailbox and meter area.

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

Karen Cavotta, Alternate made a motion in the matter of the 68 Caroline Street Exterior Modifications, 68 Caroline Street, the DRB issues the following decision on July 20, 2022 - Approve with the following conditions: column detail and beam trim at shed roof to be simplified. Details and proposal to be submitted administratively for review and approval. Ellen Sheehan seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;

Karen Cavotta, Alternate in favor;

MOTION PASSES : 5-0

8:00 The Board recessed.

8:05 The Board reconvened.

6. #20220627 3249 RT 9 DEMOLITION. 3249 RT. 9, Determination of architectural/historic significance and review of demolition for existing greenhouse structures within the Tourist Related Business District.

Tamie Ehinger, Chair, stated this type of application entails several parts. First the Board must decide if the property has Architectural or Historical significance. If the property is architecturally or historically significant then the applicant/owners must provide additional information. If it is determined that it is

not architecturally or historically significant then we will then discuss demolition and perform a SEQRA evaluation as part of that demolition process.

Applicant: Joe Anderson, Alison Dockum

Mr. Anderson stated they acquired this property, and we are in the process of getting it cleaned up. He received a letter from the fire department that we need to tear down this structure since it is a fire hazard. There is a handmade greenhouse in the rear which is completely down. We initially thought we could save a portion of it, but the reality is after speaking with the architect, builder and site engineer they have advised us to start from nothing. We would like to re-open the stand.

Ms. Dockum stated this is a very nostalgic spot for people in Saratoga. We are excited to see it come back to life.

It is in very rough shape.

Tamie Ehinger, Chair, thanked the applicants for investing in this property and looking to revitalize it. We are looking at demolition of the greenhouse accessory structures. The Chair feels strongly that there is no architectural or historical significance to these greenhouses.

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

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

Tamie Ehinger, Chair made a motion in the matter of the application of 3249 Rt. 9 Greenhouse Demolition - Determination of Significance, 3249 Rt. 9, for existing greenhouse structures within the Tourist Related Business District the DRB has determined that the structure does not have Architectural or Historical significance contributing to the historic fabric and resources of the City of Saratoga Springs. Chris Bennett seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;

Karen Cavotta, Alternate in favor;

MOTION PASSES : 5-0

Tamie Ehinger, Chair stated the DRB can now move forward with the demolition.

Tamie Ehinger, Chair asked if there were any questions or comments from the Board.

Jeff Gritsavage stated if there is anything you can re-purpose, re-use or recycle.

Ms. Dockum stated she has been trying to salvage old pieces of furniture, there is not much but she is trying her best.

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

Tamie Ehinger, Chair, stated prior to making a motion for demolition the Board must conduct a SEQRA Short Environmental Assessment Form.

Tamie Ehinger, Chair, performed the SEQRA Short EAF review. No large or important areas of concern were noted.

The DRB will issue a SEQRA Negative Declaration.

SEQRA DETERMINATION:

Tamie Ehinger, Chair made a motion in the matter of the application of 3249 Rt. 9 Greenhouse Demolition - SEQRA Review, 3249 Rt. 9, involving review of existing greenhouse structures within the Tourist Related Business District. The DRB has determined that in accordance with 6NYCRR Part 617, the DRB classified this as a SEQRA Unlisted Action. We have reviewed the SEQRA environmental assessment form and determined that Part I is complete. We have reviewed Part II of the SEQRA form and determined that it is accurate. Therefore, the Chair moves for the issuance of SEQRA Negative Declaration of environmental significance because analysis of the information provided and presented in the environmental assessment form demonstrates that the project will not result in any large and important impacts and, therefore, it is one that will not have a significant impact on the environment. Jeff Gritsavage seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;
Karen Cavotta, Alternate in favor;

MOTION PASSES : 5-0

Tamie Ehinger, Chair, Tamie Ehinger, Chair made a motion in the matter of the application of 3249 Rt. 9 Greenhouse Demolition, 3249 Rt. 9, for existing greenhouse structures within the Tourist Related Business District the DRB has issued the following determination on July 20, 2022 - Approve with the following condition - Any salvageable materials be salvaged, re-purposed, re-used or recycled. Jeff Gritsavage seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;
Karen Cavotta, Alternate in favor;

MOTION PASSES : 5-0

8. #20220637 YMCA ADDITION, 290 West Avenue, Architectural Review of a 5,200 sq. ft. second addition to the existing YMCA for a gymnasium and child's play area within a Planned Unit Development.

Applicant: YMCA

Agent: John Muse, Architect

Mr. Muse stated we have appeared before the Board previously and received approval for our addition. What we are requesting currently is a second addition a children's gymnasium and playroom on the rear of the structure behind West Avenue. It will not be seen from the street. A visual of the site was provided as well as drawings to provide clarity to the Board. Mr. Muse reviewed the previous project the addition of the Senior Center. The proposal integrates with the Senior Center. We are proposing using the same brick as previously approved, the same windows and the same crown molding. Both additions will be constructed at the same time. Mr. Muse provided visuals of both

projects. Mr. Muse is requesting a small modification to Phase I and that is the formerly proposed masonry wall will now be internal. He also thought about the white board across the top and feels it would look better. It is used more for egress.

Tamie Ehinger, Chair, stated the materials are all the same all the way around the building. It is simple and around the rea of the building. It should not be extravagant. The awnings are appropriate and mimic the existing awning on Phase I. She has not objections at all to this project. The Chair feels the small change the architect proposed draws more attention to the area.

Jeff Gritsavage stated if you want to identify that entrance and make it more pronounced a change to the brickwork in this area.

Chris Bennett stated it looks fine. Setting the addition back perhaps just a bit which would delineate the addition.

Karen Cavotta, Alternate likes the project.

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

Jeff Gritsavage made a motion in the matter of the application of the YMCA Addition, 290 West Avenue, the DRB has issued the following determination on July 20, 2022 - Approve as submitted or shown on the attached plans as presented this date. Chris Bennett seconded the motion.

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

VOTE:

Tamie Ehinger, Chair, in favor; Chris Bennett, in favor; Ellen Sheehan, in favor; Jeff Gritsavage, in favor;

Karen Cavotta, Alternate in favor

MOTION PASSES : 5-0

UPCOMING MEETINGS:

Design Review Commission Meeting, Wednesday, August 3, 2022, at 6:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 8:42 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

Meeting minutes approved August 24, 2022