



CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	<u>APPLICANT(S)*</u>	<u>OWNER(S) (If not applicant)</u>	<u>ATTORNEY/AGENT</u>
Name	PISECO REALTY LTD	SAME; c/o SUSAN CASEY	KEITH CRAMER, ARCHITECT
Address	P.O.B. 52 LAKE PLEASANT, NY 12078		95 HURST AVE. ALBANY, NY 12208
Phone	518-548-5283 / 518-725-8200	/	518-438-8352 / c 518-867-6363
Email	pisecorealty@yahoo.com		cramerkeith@msn.com

Identify primary contact person: Applicant Owner Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 93-109 WEST AVE, 250 WASHINGTON/R Tax Parcel #: 165 . 18 - 2 - 5.11
(for example: 165.52 - 4 - 37)

Current Zoning District: T-5 Property use: Residential Non-residential/mixed-use

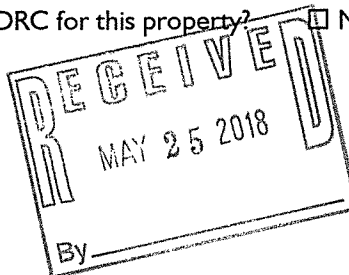
Type of Review: Architectural Historic Extension/modification (of current approval)

Summary description of proposed action: _____

AMENDED APPLICATION FOR PREVIOUS ARCHITECTURAL REVIEW APPROVAL. CURRENT ON-GOING CONSTRUCTION w/ APPROVED BUILDING PERMITS. REMODEL OF EXTERIOR FACADES/FRONTS FACING WEST AVE. AND WASHINGTON SIDES. INTERIOR REMODEL OF FORMER TENANT SPACE OF SARATOGA VISION OFFICE (SUB-DIVIDING THE LARGE CORNER SPACE) IS ALSO ON-GOING. PRIOR PROPOSAL WAS TO REMODEL NEARLY THE ENTIRE TWO FACADES WITH ALL NEW DOORS AND TALLER WINDOWS; REMOVING THE LOW CONCRETE BLOCK WALL BELOW THE WINDOW SILLS. THESE NEW DOORS AND WINDOWS ARE STILL PROPOSED FOR THE WASHINGTON SIDE.; AND THE PREVIOUSLY PROPOSED BRICK VENEER WILL BE SWITCH TO A STONE VENEER. THIS NEW PROPOSAL WILL LEAVE THE EXISTING DOORS AND WINDOWS AND LOW BLOCK WALLS ON THE WEST AVE FACADE. ALL BLOCK ON THE FACADES & TOWERS WILL BE CLEANED & STAINED. THE MAJOR DESIGN CHANGE IS OMITTING THE PREVIOUSLY PROPOSED STUCCO WALL COVERING ON THE UPPER WALL & TOWERS AND REPLACING THE EXISTING METAL SIDING WITH NEW SIDING OF THE NEARLY THE SAME COLOR AND PROFILE. THE NORTH WING WILL HAVE A MATCHING, ALL METAL AWNING FROM THE FAMILY DOLLAR TO THE MATTRESS STORE.

Has a previous application been filed with the DRC for this property? No Yes - date(s) 6/20/14, 7/1/16

- App. No.(s)? 2014.078



APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	\$50	Non-residential / mixed-use structures (principal)	\$360
Residential approval – extension	\$50	Non-residential signs, awnings, accessory structures	\$120
Residential - administrative action	\$50	Non-residential approval – extension	\$120
Non-residential mixed-use sketch	\$120	Non-residential - administrative action	\$120

**A "complete" application consists of 1 hard copy (original) , and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- Color photographs showing site/exterior details of existing structures and adjacent properties
- Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- Color photographs showing site/exterior details of existing structures and that illustrate affected features
- Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- Color photographs showing site/exterior details of existing structures, and of adjacent properties
- Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- Color photographs showing site/exterior details of existing structures, and adjacent properties
- Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- Product literature, specifications and samples of proposed materials and colors

Demolition

- Color photographs showing site/exterior details of existing structures, and of adjacent properties
- Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- Written description of reasons for demolition and, in addition:
 - For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
 - For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- Color photographs showing site/existing structures, and of adjacent properties
- Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

Identify date of original DRC approval: 2nd 8/3/16 Current expiration date: 2/3/18 Org. App. No. 2014.078.1
 Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

No Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

(applicant signature)

Date: _____

(applicant signature)

Date: _____

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

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Susan Casey
(applicant signature)

Date: 5/4/18

[Signature]
(applicant signature)

Date: 5-4-18

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

APPLICATION TO DESIGN REVIEW COMMISSION

Amended Application 2: 4/30/18

Façade Remodel for: West Hill Plaza

West Ave. and Rte. 29, Saratoga Springs, NY 12866

Original Application: #2014.078 Approved 7/16/14

Amended Application 1: #2014.078.1 Approved 8/16

NARRATIVE

West Hill Plaza is a 31,000 sf strip mall built in phases in the 1960's & 70's. We propose to subdivide one large, existing, vacant tenant space to create four new spaces, a net gain of three spaces with no change in total square footage. This will give a total of 14 tenant spaces for the plaza.

Our original 2014 Approved Proposal was for a full-length remodeling of the two street-facing façades, which are approximately 160 linear feet long facing Rte. 29 and 300 linear feet facing West Ave. The existing West Ave. façade is a long strip of 10 ft high glass and aluminum storefront windows and doors with a decorative split-faced concrete block base, and with a few sections of full height block. Above this is a metal siding-clad façade, part 6 ft high and part 8 ft high, which cantilevers over a 10 ft wide concrete sidewalk.

The existing Rte. 29 façade has less character. It shares one of the towers on its West Ave. end and has only three sections of glass and aluminum storefront. The remainder of the lower wall is painted utility-grade concrete block. The upper façade is also metal siding, but is flat against the block wall without the cantilever covering a sidewalk. There are only short sections of sidewalk at the doors.

Our 2014 Proposal was to replacing all existing storefront doors and the windows, and the 3 courses of concrete block below the windows, making the new windows larger, from the floor/sidewalk level up to the ceiling height. We now propose to do this only on the Washington St. side. The West Ave. facades will keep their existing windows and doors. The concrete block base will remain, but will be cleaned and stained a brown color.

As in our 2014 Proposal, there will be five new entrance doors for the newly created tenant spaces plus several new window openings on the Washington St. side.

We had proposed to install a thin-brick veneer over the remaining concrete block surfaces, we now proposed to switch to a thin stone veneer, brand to be Versetta Stone by Boral USA.

We had proposed to remove the existing metal siding on the upper wall surfaces with a synthetic textured stucco on concrete board. We now propose to replace that old metal with new metal siding of similar color and profile.

As in the 2014 Proposal, we will replace the existing white metal ceiling above the sidewalk with a similar metal in a brown color. The existing recessed ceiling lights will be replaced with same style, more efficient fixtures.

We will omit our previously proposed full-length white LED accent strip light along the back edge of the ceiling at the window wall.

In our 2016 Proposal, we had new green metal awnings on all facades. We now propose to have the awnings only on the north end of the West Ave. side and on the Washington St. side, that is from Family Dollar to the mattress store.

The two towers, in our 2014 & 2016 Proposals, we were to have the existing concrete block cleaned and stained to match the existing color. We now propose the color to be brown to compliment the green metal wall panels and the earth-tone stone veneer.

The tower's paneled sections were to be covered with a textured synthetic stucco. We now propose that they be have the same green metal wall panels.

The high panels were to have the letter 'W' in stucco relief on all four sides. We now proposed that these be metal box letters since there is no more stucco walls.

As in both previous proposals, we will add a steel-framed, hip roof with standing seam metal roofing to both towers. We had proposed that the roof be red, now we will make it green metal to match the new awnings.

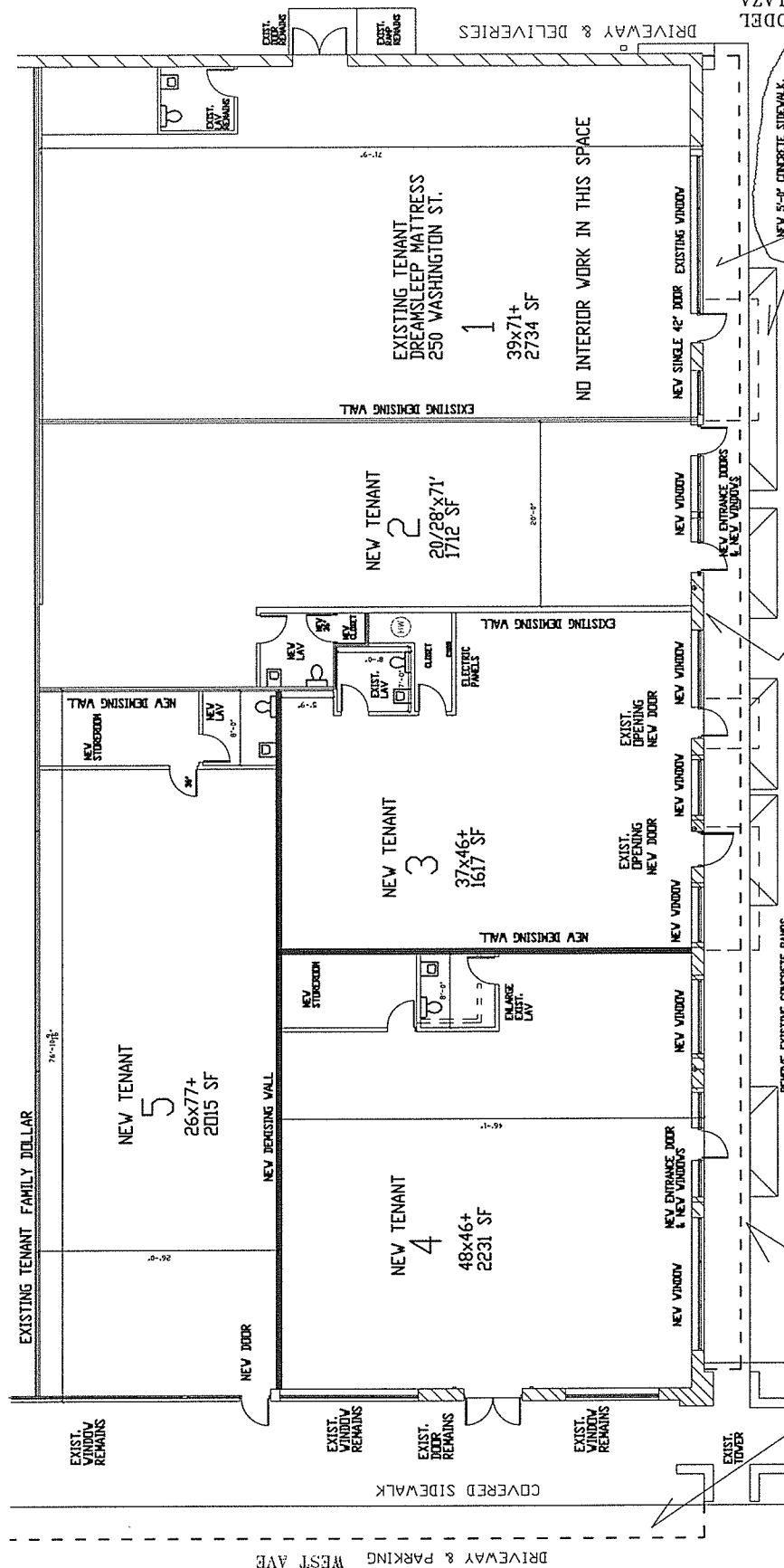
The only new proposal to amend the site plan is to add a new 5-foot wide sidewalk along the full-length of the Washington St. side, with new asphalt curb ramps at each store entrance door. This will replace the existing separate, short sidewalk sections and separate ramps. This will not restrict the driveway in this area, that will be over 24-feet wide after the sidewalk is added.

There is no change to our original Environmental Assessment Form.

Agent for Owner: Keith Cramer, Architect
95 Hurst Ave. Albany, NY
(518) 438-8352, c. 867-6363 cramerkeith@msn.com

Revised Drawings Below. Full sized drawings have been delivered to Planning and Building Departments.

Also Below, signature page for Application Form.



FACADE REMODEL
 WEST HILL PLAZA
 WEST AVE & RTE. 29 SARATOGA SPRINGS, NY
 APRIL 8, 2018

ZONING: T-5 NEIGHBORHOOD CENTER
 OCCUPANCY CLASS: GROUP B BUSINESS
 CONSTRUCTION CLASS: TYPE III-B
 TENANT SPACE IS FULLY FIRE SPRINKLERED

NEW FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 SUBDIVISION OF EXISTING TENANT SPACE
 (FORMER SARATOGA VISION)

DRIVEWAY & PARKING
 RT. 29 / WASHINGTON

NEW FULL-LENGTH
 NEW 5'-0" ALUMINUM
 METAL ROOFING, ALUMINUM TUBE FRAME
 REVISION 3/8/18 KC

NEW 5'-0" CONCRETE STEPS,
 NEW 5'-0" CONCRETE RAMPS &
 ASPHALT CURB RAMPS &
 STONE ENTRANCES
 REVISION 3/8/18 KC

DRIVEWAY & PARKING WEST AVE

COVERED SIDEWALK

DRIVEWAY & DELIVERIES