

Steven Rowland, Chairman asked if there was any further discussion. None heard.

VOTE: Steven Rowland, Chairman, in favor; Tamie Ehinger, Vice Chairman in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Richard Martin, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 7-0

2. 2017.116 DEVALL NEW CONSTRUCTION, 59 Franklin Street, sketch discussion (Historic Review) on a proposed subdivision to permit new construction within the Urban Residential-4 District.

Applicants: David & Richard DeVall, Applicants

Mr. David DeVall stated the applicants are before the DRC this evening for a sketch discussion concerning a subdivision in the rear of the property. We are proposing the construction of an 1100 square foot home with an attached garage. This mimics the architecture of the main building on the site. The Planning Board requested we appear before the DRC for an opinion on the siting of the project. We have spoken with Samantha Bosshart, Saratoga Springs Preservation Foundation this date. She offered that the mimicking of the main building may not be the way to proceed. She also offered that the garage for this property should not be attached and perhaps the addition of a breezeway to a detached garage could be considered.

Bradley Birge, Administrator, Planning and Economic Development provided some background information on this application. This application went to the ZBA who referred SEQRA to the Planning Board. The Planning Board is looking for input concerning the siting of the structure on this site. This is a sketch discussion and they are looking for input and some suggestions. Following SEQRA review, they will appear before the ZBA again for variances needed for this project. Following this process the application will return before the Commission for Historic Review.

Mr. David DeVall stated Ms. Bosshart provided some history of the site noting the fact that there was a home on this site in the past. We have completed a site plan which provides precise dimensions on the project. The position we have chosen seems to be the only one that fits on the lot.

Steven Rowland, Chairman stated Samantha Bosshart referenced in her letter guidelines that are in our ordinance not trying to replicate a historic structure but something which is sympathetic to the structure.

Tamie Ehinger, Vice Chairman stated the setback seems off. No fronting on Marvin Alley.

Discussion ensued among the Commission concerning the types of designs for the home, the siting of the structure and Mass and Scale, as well as a detached garage versus an attached garage.

Mr. David DeVall stated they were informed that sidewalks, street trees and street lights would be required. He provided the zoning requirements for the site for the Commissions information.

Steven Rowland, Chairman questioned what is required of the Commission this evening.

Bradley-Birge, Administrator, Planning and Economic Development stated the siting of the structure is important, opinions on Mass and Scale and if there are any issues on the size of the structure proposed.

Steven Rowland, Chairman stated the siting of the structure is not inappropriate, the mass and scale are in context with the neighborhood. We do not have a formal application so we cannot make a motion however, we can forward our thoughts and conversation to the Planning and Zoning Boards. We look forward to the applicant returning.

3. 2017.067 INTRADA SARATOGA MIXED-USE DEVELOPMENT, Station Lane, Architectural Review of a mixed-use workforce housing development within the Transect-5 Neighborhood Center District.