PRESENT: Tamie Ehinger, Chairman; Cynthia Corbett; Leslie DiCarlo; Chris Bennett; Leslie Mechem

ABSENT: Karen Cavotta, Vice Chairman; Rob DuBoff

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

CALL TO ORDER: Tamie Ehinger, Chairman, called the meeting to order at 7:00 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 February 6, 2019 DRC meeting with minor corrections. Cynthia Corbett seconded the motion.

VOTE:
Tamie Ehinger, Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 5-0

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. **20190145 SARATOGA HILTON 534 BISTRO SIGNAGE**, 534 Broadway, Architectural Review of a new wall sign within the Transect-6 Urban Core District.

2. **20190128 PANZA’S SIGNAGE**, 129 South Broadway, Architectural Review of a replacement freestanding sign within the Transect-5 Neighborhood Center District.

3. **20190146 77 VAN DAM DECORATIVE WINDOW PLANTERS**, 77 Van Dam Street, Architectural Review of exterior modifications within the Urban Residential -3 District.

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

Tamie Ehinger, Chairman asked if anyone in the audience wished to comment on the consent agenda items #1, #2, and #3. None heard.
Tamie Ehinger, Chairman made a motion in the matter of the Saratoga Hilton 534 Bistro Signage, 534 Broadway, Panza's Signage, 129 South Broadway, and 77 Van Dam Street, that these applications be approved as submitted. Leslie Mechem seconded the motion.

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

**VOTE:**
Tamie Ehinger, Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 5-0**

C. DRC APPLICATIONS UNDER CONSIDERATION

1. **20190129 BROWN RESIDENCE REAR ADDITION,** 79 Lake Avenue, Architectural Review of the demolition and reconstruction of a rear addition within the Urban Residential-4 District.

Applicant: Jeff and Nancy Brown

Agent: Sue Davis, SD Atelier Architecture

Ms. Davis stated the project is located on Lake Avenue and has appeared before the Commission previously. The proposal tonight is to remove the rear portion of the home due its structural instability. A two family residence is proposed. Currently this is a three family home. The proposal for the new rear addition is approximately the same size as what currently exists. The plans have been reconfigured. The applicant will live in one of the units. A model of the project was provided for the Commission's review. We have looked extensively at the windows. We are proposing American Eagle series for the rear of the home. We will match the color of the original windows. Code requirements will force us to install egress windows in the rear of the old home. We will use windows which look like double hung windows but will operate like casement windows. Fiber cement siding is proposed for the new addition. The existing home will be painted to match.

**DISCLOSURE:**

Chris Bennett stated he did meet with Sue Davis on the site of the proposed project.

Tamie Ehinger, Chairman stated this application is straight forward and has been before the Commission previously about a year or so ago. This rendering is much more appropriate in terms of mass and scale. Fiber cement siding is the right choice.

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.

Cynthia Corbett made a motion in the matter of the Brown Residence Rear Addition, 79 Lake Avenue that the application be approved as submitted with the materials described this evening. Leslie DiCarlo seconded the motion.

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

**VOTE:**
Tamie Ehinger, Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

**MOTION PASSES: 5-0**

2. **20190070 SARATOGA GOLF & POLO CLUB ACCESSORY BUILDINGS,** 301 Church Street, Architectural Review of a new pro shop, cabana and warming hut within the Institutional Parkland-Recreation District.

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Applicant: Ron Ireland, General Manager - Saratoga Golf & Polo Club

Agent: Brett Balzer, Dennis McGowan, Balzer & Tuck Architecture; Larry Bain, Bonacio Construction

DISCLOSURE:

Tamie Ehinger, Chairman disclosed that she is a member of the Saratoga Golf & Polo Club. She will not need to recuse herself at this time.

Mr. Balzer stated they are here to present two buildings this evening, a warming hut and cabana as well as a new pro shop. Mr. Balzer provided views of the proposed project as well as what currently exists taking some design cues from the front building. The proposed platform tennis courts and cabana building would be located at the rear of the property and behind the existing club house and would not be visible from the street. Site Plan was reviewed noting access off of Myrtle and egress off of Church Street. A new turnaround is proposed. Trees in the island area will remain. Overflow parking area is also being provided. Views of the pro-shop were provided as well as views of all elevations. Mr. Balzer reviewed the proposed materials noting the change from a copper roof to asphalt shingle roof, due to budgetary issues. However, the use of copper is still not completely off the table. A stucco system is proposed for the exterior wall and all trim will be of a composite material. The columns will also be of a composite material. Windows and doors will be Marvin simulated divided light series aluminum clad with wood exterior. Mr. Balzer reviewed the kitchen area for food preparation, bar area, cabana and warming hut. The LA Group is working with the applicant for the landscaping plan which should be completed fairly soon. Photographs were provided of the platform tennis project as well. The application has received the necessary variances for the project from the Zoning Board of Appeals.

Tamie Ehinger, Chairman stated she is familiar with the property and noted the architect has done a great job incorporating many of the current characteristics into the new structure. She feels this is very straightforward. The Chair questioned cut sheets for the proposed asphalt shingles.

Mr. Balzer stated the information concerning the asphalt shingle roofing will be provided to staff. The color is to be dark grey.

Dennis McGowan, Balzer and Tuck provided information to the Commission concerning the platform tennis structure and materials. The structure is a metal woven system similar to a chain link fence but with a tension built into it. The court is an all aluminum structure.

Leslie DiCarlo questioned where the use of copper roofing was proposed.

Mr. Balzer stated they are currently seeking approval for architectural shingles keeping copper on the table if the budget allows using copper for the roofing material for both structures.

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

Leslie Mecham made a motion in the matter of the Saratoga Golf and Polo Accessory Buildings, 301 Church Street, that the application be approved as submitted for architectural shingles as presented this evening, as well as copper sheathing if the budget allows. Chris Bennett seconded the motion.

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

VOTE:
Tamie Ehinger, Chairman, in favor; Leslie DiCarlo, in favor; Chris Bennett, in favor; Cynthia Corbett, in favor; Leslie Mechem, in favor

MOTION PASSES: 5-0
UPCOMING WORKSHOPS/MEETINGS:
Design Review Caravan, Tuesday, February 26, 2019 at 4:00 P.M.
Design Review Meeting, Wednesday, March 6, 2019 at 7:00 P.M.

MOTION TO ADJOURN:
There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 7:40 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 3-20-19