



DESIGN REVIEW COMMISSION

MINUTES (FINAL)

WEDNESDAY, SEPTEMBER 18, 2019

7:00 P.M.

RECREATION CENTER

PRESENT: Tamie Ehinger, Chairman; Karen Cavotta, Vice Chairman; Chris Bennett; Leslie DiCarlo; Leslie Mechem; Rob DuBoff; Ellen Sheehan

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

CALL TO ORDER: Tamie Ehinger, Chairman, called the meeting to order at 7:02 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 7, 2019 and September 4, 2019 DRC meetings with minor corrections. Ellen Sheehan seconded the motion.

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

VOTE:

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

MOTION PASSES: 7-0

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. **20190663 EDWARD JONES SIGNAGE**, 57 Phila Street, Architectural Review of a wall sign within the Transect-6 Urban Core District.

Tamie Ehinger, Chairman asked if anyone on the Commission had any questions or comments on item #1. 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 Edward Jones Signage, 57 Phila Street that this application 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; Karen Cavotta, Vice Chairman, Leslie DiCarlo, in favor; Rob DuBoff, in favor; Chris Bennett, in favor; Leslie Mechem, in favor; Ellen Sheehan, in favor

MOTION PASSES: 7-0

C. DRC APPLICATIONS UNDER CONSIDERATION

- 2. 20190663 HAMPTON INN/VERIZON CELLULAR COMMUNICATIONS FACILITY**, 25 Lake Avenue, consideration of SEQRA Lead Agency (Architectural Review) of a new rooftop cellular communications facility and associated equipment within the Transect-6 Urban Core district.

Applicant: Verizon Wireless

Agent: Dave Brennan, Attorney, Young, Sommers

Mr. Brennan stated they are proposing to install a set of antennas on the roof of the Hampton Inn and Suites Hotel. A visual of the site was provided for the Boards review. They are proposing to co-locate antennas on the roof for a total of six in a stealth structure of brick composition. Samples were provided for the Commission's review. We have appeared before the ZBA and are requesting an area variance for height since 70 feet is the maximum height allowance for the T-6 District. We are before the DRC tonight for deferral of Lead Agency Status and will return for architectural review upon receiving our area variance and Special Use Permit from the Planning Board.

Tamie Ehinger, Chairman stated this is a procedural item and is for consideration of SEQRA Lead Agency for the Hampton Inn/Verizon Cellular Communications Facility, 25 Lake Avenue in the Transect-6 Urban Core District. Typically the DRC defers Lead Agency status to the Planning Board in these matters.

Tamie Ehinger, Chairman asked if there was any objection from the Commission regarding this deferral. None heard.

Tamie Ehinger, Chairman made a motion in the matter of the Hampton Inn/Verizon Cellular Communications Facility, 25 Lake Avenue, the Design Review Commission defers Lead Agency Status for SEQRA to the Planning Board should they choose to accept it. Leslie DiCarlo seconded the motion.

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

VOTE:

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

MOTION PASSES: 7-0

- 3. 20190885 DELANEY DRUM PORCH**, 31 York Avenue, Historic Review of an existing porch renovation within the the Urban Residential-3 District.

Applicant: Philip Drum

Mr. Drum stated they are proposing the renovation of the existing front porch. Basically, we are proposing dropping the floor of the porch down 7½ inches and removal of the railings. All the pillars will remain as existing. We will be using 2x8 pressure treated wood, sheathing the top and laying the new floor down. The roof will be replaced over the existing using the same pitch. Replacement of the 6x6 columns with new wood. The columns will be beveled.

Tamie Ehinger, Chairman stated the Commission is in receipt of a letter from the Saratoga Springs Preservation Foundation. The Foundation is very excited about the project and their only comment was concerning the columns.

Chris Bennett questioned the use of a steel roof going over the flat roof on the house. In the drawing submitted it shows a pitched roof with a standing seam roof. The roof cannot be pitched and it cannot be metal.

Discussion ensued among the Commission regarding the lowering of porch, whether the roof is pitched or flat and the type of material to be used on the roof.

Tamie Ehinger, Chairman stated the best solution this evening would be for the application to be tabled this evening and receive some clarification on this project, and return before the Commission in two weeks.

The applicant was agreeable to this and will return before the Commission with further information concerning this project.

- 4. 20190879 MASONIC LODGE RESIDENCE RENOVATION**, 687 North Broadway, Historic Review of exterior the conversion of this existing structure to a single-family residence within the Urban Residential-1 District.

RECUSAL:

Tamie Ehinger, Chairman recused from the following application.

Karen Cavotta, Vice Chairman assumed the duties of the Chair.

Agent: Michael Tuck, Balzer & Tuck Architecture

Mr. Tuck stated he has some additional information on this application based on questions following the submission of the application. A visual of the project site was provided noting the current condition of the building. There are some bricks under the porch and we are hoping this will be enough to patch following the renovations. The proposal is to remove the two story enclosed porch on the south side, remove a one story addition to the west and rehabilitate and restore the remaining portions of the exterior. The access drive will remain and will be improved.

A review of all elevations was provided to the Commission along with the proposed lighting on the brick piers in the front. Fencing cut sheets were provided to the Commission along with the proposed replacement windows for the basement. We are proposing to use Marvin aluminum clad since this is so close to grade and encased in masonry. The Saratoga Springs Preservation Foundation questioned the re-use of a window from the west elevation and we will salvage that window and match it. The other windows to be replaced will be wood, color to be determined. The applicants are proposing new doors which will be wood doors. Mr. Tuck provided a review of the floor plans of the interior of the home. They are proposing to use PVC plastic on the balustrades which have been used in the past on other historic home renovations. Handrail samples were provided as well. Sample lighting examples were provided as well. Proposed examples of materials to be used for the walkways.

Karen Cavotta, Vice Chairman thanked the owners for what they are proposing and the enhancements to the property.

Chris Bennett questioned the removal of the rear addition and the materials to be used for the porch. He does have an issue with the use of PVC plastic used on a historic home.

Mr. Tuck provided some additional information concerning the addition and the porch.

Rob DuBoff does have an issue with the removal of the addition even if it was added in the 50's. It does have some historical value in its own right. The use of plastic balustrade is not appropriate on a historic home. He questioned the potential removal of the upstairs door and replacing it with the window which was original to the building. Also, he questioned the open deck on the front of the home.

Mr. Tuck stated the applicant prefers to leave the door in this location.

Leslie Mechem has no issue with the removal of the addition.

Discussion ensued among the Commission members concerning the cobblestone apron versus brick in a herringbone pattern or concrete, the brick piers with the addition of lighting, the placement of the fencing and the porches and the appropriate use of wood for the columns and balustrades.

Leslie DiCarlo stated this home is a formal house and feels that random bluestone would be inappropriate, brick would be better, even a cement walkway. Also, she suggested the fencing be set back and follow the line or façade of the house.

Karen Cavotta, Vice Chairman asked if anyone in the audience wished to comment on this application.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation stated the Foundation is very supportive of the project and happy someone is taking it back to a single family home. She stated the lighting on the brick piers is not appropriate for the home and will detract from the front of the home.

Bradley Birge, Administrator, Planning and Economic Development reviewed the jurisdiction of the Design Review Commission. The Commission has purview over the structure, screening elements, vegetative and architectural but only that portion within the front yard setbacks. I believe the brick piers would not fall within the Commission's purview.

Samantha Bosshart, Executive Director, Saratoga Springs Preservation Foundation reviewed the DRC's guidelines as it refers to the rear addition. This is an addition and is unique and suggests the reuse of a window if possible, the brick and the bluestone versus the brick for walkway and the stairs.

Karen Cavotta, Vice Chairman stated it appears the Commission is looking for more information concerning the wood balustrade and requested he provide a sample for the Commission.

Discussion ensued among the Commission concerning the addition should it be removed or retained. There are reservations concerning this portion of the application by some members of the Commission.

Mr. Tuck stated he is willing to return before the Commission with further details in this regard.

Leslie DiCarlo stated when the property was subdivided the property line was very close to the addition. By removing the addition this provides more space between the structure and the property line.

Karen Cavotta, Vice Chairman stated she is providing the applicant with information to return before the Commission. The following are the items which were requested of the applicant. Move the fence back to line up with the front façade. Bluestone if used should be a larger pattern or another option which would be more in feeling with the formal nature of the home. Information on the driveway material was requested as well.

Rob DuBoff suggested the applicant's agent approach the new owners and suggest that they do nothing with the upper porch and the balustrade and install a window versus a door in this location.

Tamie Ehinger, Chairman resumed her position on the Commission.
Karen Cavotta, Vice Chairman resumed her position on the Commission.

The Board recessed at 8:24 P.M.
The Board reconvened at 8:27 P.M.

5. 20190854 SANI RESIDENCE NEW CONSTRUCTION, 186 Lake Avenue, Architectural Review of a new 2-family Residence within the Urban Residential-3 District.

Applicant: Farzad Sani

Agent: Ed Lewis, Galarneau Builders

Mr. Lewis stated the applicant is proposing a 2 family home with a detached 2 car garage. The property has been vacant for over ten years. In 2010 the applicant had been through the process. This will be new construction. Information concerning materials has been provided. The two family residence will be vinyl sided with Hardie Board clapboard siding and vinyl shakes with architectural shingles, Anderson windows are proposed with simulated divided lights.

Bradley Birge, Administrator, Planning and Economic Development requested information on the porch balustrades, the columns and the brackets.

Mr. Lewis provided the requested information to staff.

Tamie Ehinger, Chairman stated in reviewing the application it seems all is in order. The materials are not inappropriate in the architectural review district except for the vinyl shakes. Hardie Board makes a shake and would be more appropriate.

Mr. Lewis stated he agrees with the Chairman. There is no issue with using the Hardie Board shakes.

Chris Bennett stated he recommends using a smooth Hardie Board siding versus one with a wood grain.

Rob DuBoff recommended parged stone on the foundation.

Karen Cavotta, Vice Chairman questioned the lack of windows on the west elevation. A window or windows would help to break up the mass on that side.

Mr. Lewis suggested the use of shakes in the gable end would help break up the mass since a window addition would not be feasible.

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

Leslie Mechem made a motion in the matter of the Sani Residence New Construction, 186 Lake Avenue that the application be approved with the following conditions – Hardie shakes to be used in all of the gables except for the rear. The use of cedar for the porch including the square posts and brackets. Hardie board siding should be the smooth type not wood grain. The exposed foundation shall be parged. The soffit to be Hardie board or aluminum. Ellen Sheehan seconded the motion.

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

VOTE:

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

MOTION PASSES: 7-0

6. **20190892 WALT WHITMAN BREWING COMPANY ROOFTOP EQUIPMENT**, 20 Lake Avenue, Architectural Review of rooftop equipment within the Transect-5 Urban Core District.

Applicant: Walt Whitman Brewing Company

Agent: Jonathan Haynes, Phinney Design Group

Mr. Haynes stated he would like to present the changes to the rooftop equipment on the old Saratogian building which is now the Walt Whitman Brewing Company. The owners have taken on restoring this building back to its historical state on the interior. Three quarters of the equipment on the roof has been abandoned and no longer functional. The applicants are replacing all the equipment to be part of the new renovation. The new rooftop equipment units are smaller and more efficient than previous equipment units. The roof surface is being replaced and there are new exhaust fans installed. The satellite dish is being removed as well. Mr. Haynes provided information on the CO2 tanks and the generator location as well as the chillers and the dumpsters.

Tamie Ehinger, stated this seems fairly straightforward. There seems to be quite a bit of equipment on the roof but it appears unavoidable. In terms of visibility and site line from the street will not be visible.

Karen Cavotta, Vice Chairman questioned the parapet around the roof and it seems the equipment is setback from the edge.

Rob DuBoff questioned screening for the dumpsters.

Chris Bennett stated this is fairly visible from the street.

Discussion ensued among the Commission concerning the dumpster screening materials and location for less visibility.

Mr. Haynes provided information to the Commission concerning the future plans for the development of the site.

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

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

Ellen Sheehan made a motion in the matter of the Walt Whitman Brewing Company Rooftop Equipment, 20 Lake Avenue, that the application be approved with the following condition – the applicant will submit for administrative approval a solution for screening of the dumpsters. Leslie Mechem seconded the motion.

VOTE:

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

MOTION PASSES: 7-0

7. **20190767 STATION LANE APARTMENTS**, Station Lane, Architectural Review of a new 3-building, 39-unit Apartment complex within the Transect-5 Neighborhood Center District.

Applicant: Richard Askew

Agent: Derek Gribulis, Cotler Architecture

Mr. Gribulis provided a presentation on the new 3 building, 39 unit apartment complex on Station Lane. A visual of presentation of the site was provided for the Commission's review. A review of the site plan was also provided. This three building complex is divided into the following components, Building A has 12 units, Building B has 11 units and Building C has 6 units. These buildings are all 3 stories in height. Parking is provided behind Building A & B as well as some parallel street parking along Station Lane in front of the buildings. Mr. Gribulis reviewed Building A first noting four units per floor. Floor plans were provided for the Commission. Review of all elevations were provided. Each building is similar in architectural design but differ from each other, slightly but have the same theme. The buildings all have horizontal lap siding with brick on the bottom. Samples were provided to the Commission. The roofing is a black asphalt shingle, PVC white railings are proposed along with Anderson 100 series vinyl windows and thermatru white doors. Every unit will receive a balcony. The A building has a gable end bump outs with small accent roofs that separates the gable from the bottom. The B building has a parapet style roof. The C building has shed dormers type roofs.

Tamie Ehinger, Chairman stated she has concerns regarding the use of vinyl siding on a commercial building. The lack of a foundation on the building seems odd and the entranceway seems weak.

Chris Bennett questioned the vinyl longevity versus Hardie board or wood. We have not spoken about dryer vents and penetrations, utility banks and soffit materials on all the porches.

Mr. Gribulis explained the deck cover system they are proposing.

Richard Askew, owners stated this is a T5 zone and townhouse and apartment construction in the area is all vinyl and is an allowed use in this construction.

Tamie Ehinger, Chairman discussed the design guidelines for a building this size and in this location.

Rob DuBoff questioned the use of PVC for all trim and handrails.

Leslie DiCarlo stated she likes the entrance and feels it is easy to see. She likes the open porches and the gables as well and feels they work well. She also agrees with no vinyl.

Karen Cavotta, Vice Chairman stated the entry seems to be fairly small in scale. Also, she questioned the mechanical penetrations and where they will be located on the roof. She likes the use of the brick.

Leslie Mechem stated she likes the mass and scale as well as the setbacks and the differences in the surface treatments. Overall it has a good feel.

Ellen Sheehan questioned the clarification for the zoning for T-5. This is a traditional design and in this zone creativity and sustainable uses are really encouraged and this seems too generic to her.

Tamie Ehinger, Chairman spoke stating she felt the units had to come up and show some type of base or foundation. That speaks to the 24 inches appropriate to the district.

Bradley Birge, Administrator, Planning and Economic Development, stated those are standards and guidelines and offer some flexibility. This is a new neighborhood and region in the city. This is a great opportunity in the gateway portion of the city.

Discussion ensued among the Commission noting this is a gateway to the City and will be more so following this development. This is an important building and is setting the standards for what is happening there.

The Commission reviewed Building "B"

Discussion ensued noting the pediments on the top of the building seem too big.

The Commission reviewed Building "C".

Discussion ensued concerning the windows on this building seem too small. One over one windows were suggested. Window pattern and details were reviewed and discussed.

Tamie Ehinger, Chairman stated what she has heard from the Commission is they would like the applicant to consider some type of foundation treatment, options on a main entrance, products other than vinyl on the façade. Design details and drainage systems for the roof systems, porches and decks. Venting locations for plumbing and heating vents, location of meter banks, dumpster location and screening materials. Further renderings to show more shadowing.

UPCOMING WORKSHOPS/MEETINGS:

Design Review Commission Caravan, Tuesday, September 24, 2019 at 4:00 P.M.

Design Review Meeting, Wednesday, October 2, 2019 at 7:00 P.M.

MOTION TO ADJOURN:

There being no further business to discuss Tamie Ehinger, Chairman adjourned the meeting at 9:55 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 10-2-19