

**MINUTES OF THE COHOES HISTORIC PRESERVATION AND ARCHITECTURAL  
REVIEW BOARD MEETING HELD VIRTUALLY WEDNESDAY,  
FEBRUARY 15, 2022 AT 6:30PM**

**MEMBERS PRESENT:**     **Daniele Cherniak, Chairperson**  
                                  **Barbara Hildreth, Vice Chair**  
                                  **John Frainier**

**MEMBERS ABSENT;**       **Evan Lamb**

**ALSO PRESENT:**         **Sharon Butler, Administrative Assistant**

Chairperson Cherniak called the February meeting of the Historic Preservation and Architectural Review Board to order at 6:31PM.

**All members were present**

**CONSIDERATION OF THE DECEMBER 21, 2021 MEETING MINUTES**

Chairperson Cherniak; first item on the agenda is review of the December 21, 2021 meeting minutes. Has everyone had a chance to look at the minutes? Do I have a motion to approve? Member Frainier; I'll make the motion 2<sup>nd</sup> by Vice Chair Hildreth all in favor motion carried

	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>ABSTAIN</u></b>
Daniele Cherniak	X		
Barbara Hildreth	X		
Evan Lamb	ABSENT		
John Frainier	X		

**CONSIDERATION OF EXTERIOR RENOVATIONS AT 50 REMSEN STREET**

Chairperson Cherniak; ok moving on to our first item on the agenda 50 Remsen Street. Is the applicant here and could you say just a little bit about what you're planning to do.

Jordan Clark; I'm the architect on the project for Dr. David Mitola.

Chairperson Cherniak; ok would you just like to go through on what are some of the details of the project

Mr. Clark; sure, so we're going to be renovating the interior of the building to fit out his dental practice and then with that with some of the work with the exterior windows, we'd like to replace the existing store front windows with new store front in kind. Just the frame is broken so replace it with aluminum thermal frame with energy efficient glazing. We'd like to clean the brick and we'd like to repair the 2 window bump outs, replace those windows on the second floor. We're also proposing a few new openings on the sides of the building, which we consider not main elevation. There is additionally a second floor addition that was not constructed very soundly and we'd like to just remove that all together and we have no plans to rebuild anything there. So we

want to take the building back to what we're calling the original foot print, even though it looks like it may not have been, but it'll be all brick on all 4 sides.

Chairperson Cherniak; you mention cleaning the brick, how do you propose to do that?

Mr. Clark; we're hoping to just power wash it we don't want to get into any corrosive cleaners or anything like that. We'd just hopefully use some water.

Chairperson Cherniak; ok and one concern I have which we had in one of the previous proposed renovations of this building is regarding the awning. A metal awning really is not appropriate for the downtown district. So I don't know what the rationale was for including that element and if there are alternative you would like to consider.

Mr. Clark; we have no problem going with canvass if that is what you guys would like

Chairperson Cherniak; canvass would definitely be preferable and more in keeping with the character of downtown

Mr. Clark; to that point we did have a canvass awning on there and when we submitted the drawings previously, I misconstrued a comment and we changed it to aluminum. So we were originally planning on canvass.

Chairperson Cherniak; oh no, it was absolutely the opposite. I mean we repeatedly said in our meetings that the metal awning was totally unacceptable.

Mr. Clark; we've never been here before, I was talking to somebody else and I misconstrued what they said. So looks like we were planning that the whole time and I apologize for that.

Chairperson Cherniak; ok, alright just as long as we have that clear.

Mr. Clark; admittedly I was the source of confusion.

Chairperson Cherniak; ok do any of the other board members have questions?

Vice Chair Hildreth; yes, will Dr. Mitola occupy the entire building?

Mr. Clark; the first floor

Vice Chair Hildreth; all three sections?

Mr. Clark; yes

Vice Chair Hildreth; ok and so is the Cohoes Medical sign going to change the Cohoes Medical Plaza is that going to change?

Mr. Clark; he would like to leave the sign there for now and potentially replace it in the future, but he has no intention of replacing it now

Vice Chair Hildreth; ok

Chairperson Cherniak; ok any other questions from the board? Any questions from the public, I'm not sure if anyone is in on the meeting from the general public or not

Sharon; no there's not

Chairperson Cherniak; so, the sizing and opening are on the minor elevation and some of them look like they've been altered previously anyway

Mr. Clark; yes we're opening what was closed in and we're adding one window

Chairperson Cherniak; right so there's less of a concern in this case given those existing circumstances. So do I have a motion to approve the project?

Vice Chair Hildreth; I make a motion to approve the project.

Chairperson Cherniak; just one other question regarding the awning, do you have a color picked out or would that be something...

Mr. Clark; we we're planning on a black or grey

Chairperson Cherniak; ok I just wanted to clarify that part. Do I have a 2<sup>nd</sup>?

Member Frainier; I'll 2<sup>nd</sup> all in favor motion carried.

	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>ABSTAIN</u></b>
Daniele Cherniak	X		
Barbara Hildreth	X		
Evan Lamb	ABSENT		
John Frainier	X		

**CONSIDERATION OF A SIGN AT 146 REMSEN STREET**

Chairperson Cherniak; ok the next item on our agenda is signage for 146 Remsen Street. Could the applicant give us just a little bit of information?

Sara Goncalves: I plan on opening a Brazilian Mini Mart, basically it just has the name and a shopping basket on it.

Chairperson Cherniak; where will the sign be located on the front of the building?

Ms. Goncalves; it would be hanging just above the door entrance

Chairperson Cherniak; ok is there an existing bracket there or would you be installing one?

Ms. Goncalves; they would be installing one. I actually have hired Vital Signs

Chairperson Cherniak; ok they do a lot of work with our downtown so they are familiar with what our sign regulations are

Vice Chair Hildreth; is 146 the old Alpha Pregnancy Center building?

Ms. Goncalves; I was told it was an old tattoo shop

Vice Chair Hildreth; ok, alright. My concern is, is there a tree directly in front of the door is the signage going to be appropriate?

Ms. Goncalves; I don't think there is a tree in front of the door.

Vice Chair Hildreth; ok, so the your signage will be fine

Chairperson Cherniak; you're just planning on installing a sign, you're not making any changes to the building at this time?

Ms. Goncalves; not the front of the building, no.

Chairperson Cherniak; ok, are there any more questions from board members? Do I have a motion to approve the sign?

Vice Chair Hildreth; do we know what it look like?

Chairperson Cherniak; there is a picture in your packet

Vice Chair Hildreth; what about colors?

Ms. Goncalves; the colors I chose are the colors form the historic palette

Vice Chair Hildreth; ok green, red, ok I got it

Chairperson Cherniak; ok so do I have a motion to approve the application?

Member Frainier; I'll make the motion Vice Chair Hildreth 2<sup>nd</sup> all in favor motion carried.

	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>ABSTAIN</u></b>
Daniele Cherniak	X		
Barbara Hildreth	X		
Evan Lamb	ABSENT		
John Frainier	X		

Chairperson Cherniak; do we have anything else for discussion for this evening? If not I guess we can adjourn. Meeting adjourned at 6:48PM