

**MINUTES OF THE MEETING OF THE COHOES PLANNING BOARD HELD AT 97 MOHAWK STREET
COMMON COUNCIL CHAMBERS
JUNE 13, 2022 at 6:30PM**

MEMBERS PRESENT: **Mr. Mark DeFruscio, Chairperson**
 Mr. Jack Carroll, Vice Chair
 Mr. Joe Nadeau
 Mr. Bob Bucher

ABSENT: **Ms. Stephanie Couture**
 Ms. Kizzy Williams

ALSO PRESENT: **Joseph Seman-Graves, City Planner**
 Sharon Butler, Administrative Assistant
 Josh Giller, Assistant Planner

Chairperson DeFruscio called the meeting to order at 6:31 pm and asked for roll call.
Roll Call; Member Couture and Member Williams were absent

CONSIDERATION OF MINUTES FROM THE APRIL 11, 2022 MEETING

Chairperson DeFruscio; first item on the agenda is consideration of the April 11, 2022 meeting minutes. Everyone was distributed a copy of the minutes, hopefully you've had time to review them. Does anybody have any updates, comments, or revisions? If not, I'm looking for a motion to accept the minutes as submitted.

Vice Chair Carroll; I'll make the motion to accept the minutes as printed.

Member Bucher; I'll 2nd motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 211 COLUMBIA STREET

Chairperson DeFruscio; next item on the agenda is Change of Use for 211 Columbia Street. The applicant was asked to approach the board to explain his project.

Mark Dufresne approached the board and described his project which is to open a restaurant instead of what it is currently. He wants to open the establishment directly to the public, and the hours of operation would be 6AM until 2PM daily.

Chairperson DeFruscio; stated that some of the issues reviewed by the board previously was parking

Joe Seman-Graves; asked the board if he could go over when the applicant was in front of the board previously and stated the items the board was looking for the applicant to provide. Location of the dumpster, more information on the parking, egress/ingress, location of snow storage and relocation of the exhaust fan. He explained that the applicant provided to the board the location for the dumpster, and provided clarification on the parking—which includes eliminating parking on Columbia Street.

Vice Chair Carroll; asked about the issue with the exhaust fan.

Joe Seman-Graves; explained that the applicant did have all the permits to build what is there now and the fan is legally placed.

Chairperson DeFruscio; asked about the width and length of the parking spaces and questioned the minimum on handicap spaces.

Joe Seman-Graves; explained that these are the existing spaces at the property and explained where handicap parking would be.

Chairperson DeFruscio; stated that he wanted to be sure the applicant knew what the requirements are and when the parking spots are stripped, they are stripped properly. He also asked where snow storage was going to be.

Mr. Dufresne; explained to the board, where snow would be stored and the areas that he would keep clear.

Member Nadeau; asked the applicant to consider relocation of the exhaust fan to be a good neighbor and to keep the sidewalks specifically on Mann Avenue clear especially of snow during the winter months. He stated to the board and the applicant that if the property was sold, he wanted it understood that the new owner would have to come in front of the board regarding parking.

Mr. Dufresne; acknowledged what Member Nadeau said.

Chairperson DeFruscio; asked if there were any other questions or comments from board members. He then opened it up to public comments. Being no public comments, the public comment period was closed and the Chairperson asked for a motion to either deny or approve the application for the change of use to a restaurant style gathering place with hours from 6AM to 2PM.

Motion was made by Member Nadeau and 2nd by Vice Chair Carroll, motion passed unanimously.

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 300 ONTARIO STREET

Chairperson DeFruscio; next item on the agenda is a change of use/new business application at 300 Ontario Street. He asked the applicants to approach the board to explain what they are looking to do

Chris Peralta and his wife Cindy approached the board. The applicant explained that they have a small family business which is a Filipino restaurant and they want to relocate to 300 Ontario Street as their new place. He explained that they will be doing some renovations, new hood, lights, changing the existing counter to a mobile type of counter.

Ms. Peralta explained that they did pop up events with Filipino food in Troy and they built up a following. They gave a description of the inside of the building and how they plan on doing their operation.

Member Nadeau asked if the exhaust would be on the roof

Mr. Peralta stated it is on the side of the building.

Member Nadeau asked about the hours of operation and if they would have outdoor seating

Ms. Peralta explained that they would be open Tuesday through Saturday. And they may in the future do outdoor seating but not right now.

Vice Chair Carroll asked if they decided to do outdoor seating would the applicants need to come back in front of the board.

Joe Seman-Graves; explained to the board that the city has a Café permit requirement for any outdoor seating and the applicants would have to apply for that and he stated to the applicants that they cannot block the sidewalks.

Chairperson DeFruscio; asked about the new exhaust fan and where it would exhaust out the back?

Mr. Peralta stated that it would exhaust out the side and told the board which side of the building it would be. There was a discussion among the board members regarding the exhaust fan. There was also clarification about the seating inside and how the inside would be setup and utilized

Chairperson DeFruscio explained to the applicants that he has reservations regarding the new exhaust fan and the impact it would have on neighbors. He asked if Code could take a look at the exhaust fan.

Joe Seman-Graves stated that they would look at it once a building permit is submitted.

Member Bucher stated that when the company comes to install the exhaust fan engineering calculations would be provided and the exhaust system would be placed correctly and he would feel comfortable seeing that from the company that provides the service, showing the exhaust requirements including discharge and told the applicant that they would be provided that information.

Chairperson DeFruscio stated that the board could do everything with a caveat that a copy of the documentation regarding the exhaust fan is provided.

Joe Seman-Graves asked if the applicants would be required to come to another meeting

Chairperson DeFruscio stated that he wanted it provided for the record and would like members to look at it in case they needed to have another conversation about it. He then asked if there were any other questions from board members. The discussion was then opened to public comments. There were no public comments so public comment period was closed.

Chairperson DeFruscio then stated that he was looking for either approval or denial of the application for a change of use, if the board did an approval then the caveat would be added that the applicant provide the board with the engineering documents for the installation of the exhaust fan so the board can review, comment, or make any suggestions at that time.

Member Bucher; I'll make the motion to approve with the caveat of the applicant to provide us with the engineering documents regarding the installation of the exhaust vent and the engineering being satisfactory to board member's review.

Member Nadeau; I'll 2nd that motion. Motion passed unanimously.

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 26 WHITE STREET

Chairperson DeFruscio; next on the agenda is change of use, new business at 26 White Street. Applicant approached the board.

Tom Chenaille introduced himself

Chairperson DeFruscio asked the applicant—you are looking to open up a real estate broker office, and I'm assuming you have an existing business or is this a new business

Mr. Chenaille; correct. And explained to the board that he does property management, and he grew up in Cohoes and he is getting his realtor broker license

Chairperson DeFruscio confirmed the office hours being 8 to 4 and asked how many employees the applicant would have Mr. Chenaille; replied that there would be 2 employees and he gave a description of what he planned on doing inside the office space as far as cleaning it up and painting.

Joe Seman-Graves explained to the board that the floor plan submitted was not any different than what is existing there now

Mr. Chenaille stated to the board it is an open area with a bathroom and he is not proposing any modifications only cleaning it up and doing some painting necessary inside and new flooring.

Member Nadeau asked about traffic and people coming in and out.

Mr. Chenaille stated that it would be minimal

Chairperson DeFruscio stated that parking in that area is an issue and asked if the public parking lots were eliminated in that area

Joe Seman-Graves; explained the parking in the area and that there is sufficient parking

Member Nadeau asked about signage

Mr. Chenaille stated there would just be window sticker signs. He also addressed the parking stating he is leasing the space on Main Street which would give him enough parking spots

Chairperson DeFruscio then asked if there were any more questions from board members, being none he opened it up to public comments. Being no public comments he closed the public comment period. He stated they are looking for a motion to either approve or deny the change of use for the proposed business at 26 White Street as a real estate office.

Member Nadeau made a motion to approve 2nd by Vice Chair Carroll motion carried unanimously

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

CONSIDERATION OF A SITE PLAN FOR 77 ONTARIO STREET

Chairperson DeFruscio next on the agenda is permit the construction a new shed at 77 Ontario Street, current location of Island Spirits, Wine and Liquor, they're looking quite nice with the new fence and everything that was asked of them. Tim Fredette approached the board and explained why he needed the new shed. He stated it is going to be used for storage as his business is growing and he needs more storage by installing an 8 x 30 storage shed, that he ordered already built and it is the same color as the liquor store. It will have a roll up door on the front 6' and then a another 4' roll up door

Chairperson DeFruscio asked if this would change the current delivery schedule

Mr. Fredette stated it would not, that would remain the same, he also explained that there would be a 36inch walkway going through and he would have ASCO fence come and put a 36-inch gate being the same as the black fence he already has and it will go from the shed to the wall to have it totally enclosed. He showed the board on a drawing exactly where the shed and fencing would be

Vice Chair Carroll asked how far off the property line the shed would be

Mr. Fredette stated it would be 12" from the fence – there was a discussion regarding the placement of the shed and gas lines that are there and where the fencing would be.

Joe Seman-Graves showed the board the last picture that was submitted on the placement of the shed and told the board members that the applicant has a zero-foot setback which is allowed in that district and the building would have to be fire rated properly.

Chairperson DeFruscio asked if there would be electricity installed

Mr. Fredette said he didn't plan on doing that as it is just for storage so he can put his desk with any papers he is working on there, bags that he orders, wine tasting things, etc.

Member Bucher asked about a foundation and that looking at the site plan it didn't look like there is a foundation

Mr. Fredette replied no foundation, truck brings it in and slides it off into place.

Member Bucher asked about the height of the shed, stating that it looks like around 11 feet high in comparison to the height of the fence and stated that the neighbors wouldn't be seeing a lot of the shed but will see the asphalt shingles.

Mr. Fredette stated that was the way it had to be built in order to do the roll up doors on it as it normally has shed doors but he had to have it specially built for the roll up doors.

Chairperson DeFruscio asked if there were any other questions or comments from the board members being none he opened it up for public comments. There were no public comments so the public comment period was closed and request was made to make a motion to either approve or deny the application for a site plan to install a new shed on the side of the property located at 77 Ontario Street.

Chairperson DeFruscio asked to make a note in the record that the shed is 8x30. Chairperson DeFruscio then asked if there a motion approve or deny this application?

Vice Chair Carroll made the motion to approve 2nd by Member Bucher motion carried unanimously

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 26 WASHINGTON AVENUE

Chairperson DeFruscio next item on the agenda is consideration of a change of use new business at 26 Washington Avenue for the bottling of wine and the aging in the garage space. It's not going to be open to the public. We are being joined via zoom with Brody Savoie

Mr. Savoie stated to the board he was going to be here in person but due to a family matter he could not attend.

Chairperson DeFruscio asked the applicant to give an overview of what he was looking to do.

Mr. Savoie; stated to the board that they have a family run business tradition of wine making. He explained that NYS licensing stated he needed a dedicated space to bottle wine. He is looking at this building to test the model of making and bottling wine and then as the business grows they would move to something bigger to accommodate the business. The applicant gave a complete description of the business he is looking to do.

Chairperson DeFruscio; asked about what type of fruit was going to be used, how it was being delivered and stored and how the waste was going to be taken care of.

Mr. Savoie stated to the board that there would be deliveries twice a year, he would not be using fruit, but juice and they come in large pails, they would be doing a fermenting of the juice.

Chairperson DeFruscio questioned what size trucks would be making the delivers

Mr. Savoie stated that they are not that big of an operation, there would be 5 pallets, unloaded with a hand truck so there won't be anything to big coming in

Chairperson DeFruscio questioned what/how the wine would be fermented

Mr. Savoie then explained the process that would take place from delivery of the juice to the distribution/delivery of the wine.

Chairperson DeFruscio asked if there was a floor plan, which there was none provided. He stated that the building was previously a firehouse and has since been used by Pig Pit for a prep area, so the board is not really familiar with the floor plan showing the applicants intentions to change, modify or expand the floor plan.

Mr. Savoie responded that he had no plans to change anything with the layout of the building. He stated that the kitchen area would be used for bottling and the garage area would be used for transfer of products. He also stated that there would be no public going to the site, as all wine would be delivered directly to the customer. He stated that this would just be a place to make the wine in a sanitary environment

Chairperson DeFruscio asked how many employees would be there

Mr. Savoie stated there would be no technical employees only the 4 partners there, in the fall and the spring. He also explained what the fermenting bottles looked like and stated that if the business expanded then they would be looking for a larger place. There would be about 8,600 bottles of wine in the season, there will be 2,000 bottles in the basement, 12 in a case. There won't be this number of bottles all at one time, but over twice a year.

Chairperson DeFruscio stated that this is a residential area and he is concerned about the impact on the residents. If its open fermenting, will there be odors that will permeate the neighborhood, he confirmed that the applicant will be using juice and not whole fruit so there won't be much waste

Mr. Savoie stated that the garage doors would be shut so there wouldn't be a smell, the fermenting process is about 7 to 10 days then they would start bottling the wine. There wouldn't be people in the building at all times, only going there to check the product.

Member Bucher asked if the applicant has health department approval

Mr. Savoie stated he does not yet, this was the first step in the process for him to get started

Chairperson DeFruscio asked if the board members had any other questions, being none he opened it up to public comments. There were no public comments so the public comment period was closed.

Chairperson DeFruscio stated that he was looking for a motion to approve or deny the application for the change of use for 26 Washington Avenue.

Member Bucher; I would make a motion to approve on the premise that there would be no retail traffic at any time Vice Chair Carroll 2nd motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio		X
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

Chairperson DeFruscio stated that again he didn't have enough information, no floor plan and doesn't understand the business enough to know what is going to happen and he is concerned about traffic in and out of the building. You have an approval with the caveat that you can't do any retail business from that location. Mr. Savoie agreed that there would be no retail business at the location

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 60 REMSEN STREET

Chairperson DeFruscio next item on the agenda is change of use new tenant application for a new business at 60 Remsen Street

Jake Dumesnil approached the board and explained what he wanted to do, he stated that the building has been just being used for storage. He stated that he was approached by 2 different artists, 1 from Cohoes and 1 from Troy that they are interested in doing an artist space as the floor plan is open and would be ideal for this type of tenant, as it is close to the music hall and Remsen Street. They would just be doing aesthetic upgrades, there will be no changes from a structural standpoint.

Chairperson DeFruscio stated that the idea is to rent out to different artists and let them use and keep the common kitchen area and bathrooms as is

Mr. Dumesnil responded that is what is going to happen and the center space would be used to display the art if the artist desired to do so. He stated that it is a really large space, and there hasn't been anyone in there for over a year. He also stated that there is off street parking.

Member Nadeau stated that this is a great opportunity for Cohoes. He asked about trash

Mr. Dumesnil stated that there are trash cans and recycle cans there to be used.

Chairperson DeFruscio; open up for public comments, being none he closed the public comment period and asked for a motion to approve or deny the change of use for 60 Remsen Street.

Member Nadeau made a motion to approve 2nd by Vice Chair Carroll motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

CONSIDERATION OF SITE PLAN AND SPECIAL USE PERMIT FOR 640 SARATOGA STREET

Chairperson DeFruscio next item on the agenda is site plan review and special use permit for 640 Saratoga Street. Lynn Sipperly spoke on behalf of the property owner. He stated to the board that the applicant was looking to construct an auto repair garage facility it would be a 30' x 50' garage with 3 service bays, and they would be able to park 12 vehicles on the property. They would be doing just light repairs; brakes, oil changes there would be no body work at the facility. The property also borders the Town of Colonie. The proposed building would sit back 31 feet from Saratoga Street, 20 feet from the northerly property line, 46 feet from the easterly property line. The neighbors on the north and west is National Grid, to the east and south of Saratoga Street is single family residences. He stated that there is presently an auto repair garage south of the applicant's property. He also stated that National Grid is concerned about the gas lines that are there and any excavation that might take place. The applicant is installing a 6-foot fence on the north and east side of the property, he also stated that there is city water and sewer to the property. Mr. Sipperly explained that the facility will have

3 service bays and the front of the building would be an office/waiting area, the hours would be Monday through Friday 8AM – 6PM and Saturday 8AM – 1PM with no hours on Sunday. The applicant is looking for a special use permit to operate an auto repair garage, the property is zoned at I-1 an industrial site and they would also need site plan approval. An area variance will be needed as the lot is only 18,600 sq. ft and the minimum requirement is 20,000. He has 106' frontage and 75 foot in the rear, so we would be applying for 2 variances. Where the property borders Colonie, that is a mixed used area, there's a mix of residential homes, and industrial business including Troy belting, to the west is RR tracks

Chairperson DeFruscio asked if there is a right of way that extends to the property from National Grid, because of them being concerned about their gas lines and any digging there. He stated that he knows from past history sometimes in areas like this where there is a concentrated of their development there has been right of ways secured in adjoining properties.

Mr. Sipperly stated that he is not aware of any ROW's,

Chairperson DeFruscio stated that he was concerned if there was any kind of ROW that would preclude them from building or developing it in any way

Mr. Sipperly stated that the property was lost in tax foreclosure, the Land Bank got title to it and their client then purchased it and as far as he is aware there are no easements or covenants.

Member Nadeau asked if the water line runs through the property.

Mr. Sipperly stated that the City did have precise records of the water lines

Member Bucher asked about the storm water discharge plan

Mr. Sipperly stated that there is a stream and it is piped through the National Grid site and enters the City's storm water system. The site is generally flat, on the west is a swale to take the storm water from the parking lot and the south side of the building and bring it back to the small retention area on the north side of the property.

Chairperson DeFruscio asked if they had any additional remediation plans to shield the neighbors of the smells, sounds and anything else besides the 6-foot fence

Mr. Sipperly; there would be the garage doors, there will be some noise especially during the summer if the garage doors are open. They are proposing security lights on the south side of the building, and wall packs that would have down cast lighting so they don't shine towards neighboring homes.

Member Nadeau stated that he didn't want to see things stacking up on the property and it was not to be a car sales lot.

Mr. Sipperly stated that there is no reason for it to be a car sales lot and the only cars that would be stored there would be the ones for repair and they shouldn't be there for more than 24 hours. The plan is also proposing the extend the sidewalk in front of the site, connecting to the existing sidewalk to the south of the site.

Member Bucher asked about the number of garage doors, and plant materials; tree and shrubs

Mr. Sipperly responded that they do propose some trees and shrubs and there are 3 garage doors for the 3 proposed bays
Chairperson DeFruscio then asked if the board had any other questions, being none he opened it up to public comments and offered for anyone who wanted to look at the plans

Joe Seman-Graves read the Colonie Town planning board comments and Albany County notifications and recommendations. He also read comment submitted by Renae Sawyer from Colonie.

In response Mr. Sipperly drafted comments that he stated to the board; that the building would be placed as far away from residential homes as possible, work would be done by 5PM, then they would be waiting for customers to pick up their vehicles, he addressed the lighting, and stated that the facility would be just light repairs no transmission work, no body work, no painting. The solid fencing would reduce visibility and be a buffer, the building would be 16 to 18 feet high and have pleasing colors.

Chairperson DeFruscio stated that was why he asked about the 6-foot fence and if that was all they were going to do for a buffering aspect for the residential neighbors. He stated that there are other things that he could do to reduce the noise, smells etc. He asked if they were going to put a ventilation system in the building because all new stations that are built have ventilation/filtration systems that are connected to idling engines before it goes out into the environment.

Mr. Sipperly responded that he is not familiar with any type of ventilation system. He stated that there would be no odors from the building and he believed that the best buffering system around the residential neighbors is the fence they are proposing to install and the trees shrubs on the northern border and the southern border.

Chairperson DeFruscio stated that he also has a concern about the various traffic lights in the vicinity and asked if there was a traffic study done to determine how egress and ingress was going to be impacted on Saratoga Street/Cohoes Road

Mr. Sipperly stated that there was not a traffic analysis or study completed, but it is kind of a small project it wouldn't generate a lot of traffic, it's a 3 bay service garage

Chairperson DeFruscio stated his concern again because it is a high volume/high traffic area on Saratoga Street/Cohoes Road.

Mr. Sipperly responded that it is a busy road but he believes the traffic lights would create gaps in traffic therefore making it a little easier for customers to enter or exit the property.

Chairperson DeFruscio then asked if anyone else had any questions or observations.

Ms. Sawyer joined via Zoom stating that she did send in an email, but the quality of being able to hear things was bad. They live across the street from the proposed project and she asked if the board could give a overview of the project so she had a better understanding of what has been discussed

Chairperson DeFruscio gave a generalization of the project and all the concerns and responses from Mr. Sipperly for Ms. Sawyer. He did state that he didn't ask about snow storage and if they were going to push it to the back of the lot that is not in use at this time

Mr. Sipperly stated that was correct

Joe Seman-Graves read her email to the board—attached with the minutes.

Matt Sterling of 104 Cohoes Road approached the board stating his concerns about fencing, storm water stating that the creek behind him swells up, that there are wetlands that back up on his property.

Joe Seman-Graves responded that stormwater would be carried off the property in the swale and explained that the city engineer looked at it

Mr. Sterling stated his property sits to the south and when the wetlands and culverts get full it backs up to his property and he has maintained the swale and if excavation is done it will make the water/backup more of an issue on his property, the swale will have to maintained more than it is now. He also stated his concern about the noise especially on the weekends and asked if there was an oil/water separator going to be installed and has a concern of it draining on his property. He also stated that there is not a garage being operated on neighboring property as he checked with the Town of Colonie. Mr. Sterling asked about storage of tires, parts etc. where they were going to be stored.

Joe Seman-Graves had Mr. Sterling approach and show where he was concerned with water drainage

Chairperson DeFruscio asked if there were any other questions. He stated that there were good points brought up regarding property storage of fluids, storage of tires, used parts etc. as he is familiar with mechanic garages.

Member Bucher asked if the oil water separator was required

Mr. Sipperly responded there would be no floor drain as all fluids would be emptied and stored in storage tanks and picked up by a company that recycles the fluids.

Member Bucher then asked if there was going to be a pit

Mr. Sipperly responded there was no pit only hydraulic lifts. He also stated to the board that only about 35% of the site would be developed and 65% would not be.

Joe Seman-Graves suggested to the board that they table this item until they get more information on the questioned items

Member Bucher stated that he had several issues which he would email to Joe

Chairperson DeFruscio stated to the applicant that if they tabled their application it would not negate them from going to the zoning board to try to get the variances they need. From the boards perspective he agreed with tabling the application because there are several things that needed to be investigated. He asked for a motion to table the application until the next meeting so Joe has time to investigate the issues brought up by the board and the items that Member Bucher has.

Motion to table the application was made by Member Nadeau 2nd by Member Bucher all in favor motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

Chairperson DeFruscio stated to the applicant that the board is not against the plan but there are things that they needed to investigate before it is approved.

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 100 N. MOHAWK STREET

Chairperson DeFruscio next on the agenda is things they want to do at 100 N. Mohawk Street. There's 2 items; additional apartments in several buildings and then the pool and recreational amenities

Mr. Dan Hershberg approached the board as the representative for the applicant. The project, what is called the powerhouse project, that building has deteriorated over the years and the owners hired structural engineers and architects that are working on the plans. We did a site plan with all new amenities. The applicants are looking to apply for historic tax credits, so the work being done will be within the historic requirements, which requires sign off from SHPO. He explained the main changes they are looking to complete; on the first floor will be a fitness center, a coworker space, leasing office, mail room and package area. On the 2nd floor will be part of the fitness center and room available for meetings, events. He showed on a sketch presented to the board where everything would be located, including the fitness center which would be available to the residents 24 hours a day 7 days a week and the pool which would be open from 9AM to 6PM, it is a seasonal pool as it is located outside, there is significant parking available, which he stated to the board the difference in entering the area and the parking. He stated that they are looking to add 24 units and showed where they would be located and showed them where all the new amenities would be located, 16 would be in the Tower section and 7 in the back building and 1 in the Salon building, this is part of the 2nd application, and there was a parking analysis done and there is sufficient parking. The smokestack was evaluated and will continue to be evaluated. Part of it was removed and steel bands were inserted in the masonry portion and any damage will be restored. He asked the board before moving on to their next application if they had any questions on the site plan.

Member Bucher stated to the board that in full disclosure he is the architect for one portion of the project, the 24 units that are going in. He stated that he wanted to stay a voting member, he stated that the other application he is not part of as project architect in any way. He explained his standing and reasoning with the board so there was no conflict of interest. Chairperson DeFruscio responded that he did not see any reason why Member Bucher could not participate. Based on what he sees as the number of questions and issues, he would like to address the 24 additional apartments first, then come back to the powerhouse because this application has a lot of discussion items.

Mr. Hershberg explained to the board what the floor plans represent.

Chairperson DeFruscio asked Mr. Hershberg to explain why these additional units were not in the original design

Mr. Hershberg responded that originally some of them were larger units that they are splitting down to make them the size needed which is one- and two-bedroom units. Some didn't work out with the floor plan and had to be adjusted to usable space to generate more income.

There was a discussion about the additional apartments and if they would impact the historical tax credits.

Member Bucher explained to the board that the 24 units are part of what has already been altered and compromised by the original construction and the public area and staircase which are original, won't be touched, this project piggy backs from units already executed in the original design. The alteration of the 2nd floor is a public area right now, it's a lounge

Chairperson DeFruscio questioned the 2nd floor drawing and if they were keeping tables and chairs and maintaining the integrity of the stairways, and I'm looking for confirmation; you created a studio apartment, a one bedroom with a den and a one bedroom with work area, that was all open space and you just installed walls

Member Bucher explained what was there, what's there now, which is a lounge.

There was a discussion regarding the 24 apartments, where they are going to be, how they are going to be installed, and the areas being kept as original for the historic tax credits, and the various drawings that were submitted.

Nadine Shadlock joined in via Zoom, asking what was being said because the audio was hard to understand. She asked if there were issues with the tax credits.

Chairperson DeFruscio replied that the board did not have any issues with the tax credits, that the questions are related to where the space was coming from, how it was in the original plan and how it's being captured and being reused. Because he didn't have the general understanding that the amenities from the tower building and moving them into the powerhouse and then reappropriating the space for apartments.

Ms. Shadlock explained what the plans are for the powerhouse (much of what she said was inaudible)

Chairperson DeFruscio stated that Mr. Hershberg did explain everything that was taking place and he didn't have any issues with that but asked if it could be explained what is happening in Building C and Building D at level one and level two what areas you're getting, he see where the apartments are but.....

Ms. Shadlock replied (it is inaudible on the tape)

Member Bucher explained where and why units are being placed where they are.

Chairperson DeFruscio asked about floor plans for all of the units.

Member Bucher responded that 7 of the units there are no floor plans at this time.

Chairperson DeFruscio asked if with the 24 apartments the applicant is not looking for the board to give site plan approval for the 24 apartments right now.

Mr. Hershberg stated that they weren't looking for site plan approval but change of use
 Joe Seman-Graves explained why they were in front of the planning board and stated that there was originally an issue with parking, and the parking study shows 1 ½ spaces per unit, but now with the new code the requirement is only one space per unit, anything else will be addressed with building inspections during construction
 Chairperson DeFruscio replied that he didn't believe the board needed to do any approval on the project right now
 Joe Seman-Graves stated that this is solely for the parking issue
 There was a discussion regarding the 24 units and if approval was necessary by the board, the relocation of the amenities for the tenants and parking and the parking study that was completed.
 Ms. Shadlock joined again and explained to the board how many apartments there are now, how many parking spaces there are; Riverview has 96 apartments with 149 parking spaces, Falls view has 135 apartments with 258 parking spaces.
 Chairperson DeFruscio stated to the applicant that he wanted to be sure that the buildings where apartments are being added, that there is sufficient parking. Does anyone want to make a motion to approve the additional units, to acknowledge that there is sufficient parking to justify the additional 24 units -there was a discussion among the board on what the resolution should state—Joe Seman-Graves relayed to the board that they don't look at internal designs of smaller apartments. Motion was made by Vice Chair Carroll 2nd by Member Nadeau motion passed unanimously
 Chairperson DeFruscio clarified what the resolution is; operation of additional units

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

Chairperson asked if there were any questions on the powerhouse and asked to be excused for a few minutes.
 Joe Seman-Graves stated that there were comments received from the City Engineer, all questions have been answered. The concern was around the pool, traffic flow around the pool, the fence around the pool, Garry questioned the manhole cover and he discussed the visual of the smokestack by Shamrock Engineering.
 Chairperson DeFruscio asked if any other board members had questions with none he opened it up to public comments, there were no public comments so the public comment period was closed. He asked if what the board was looking to do was a preliminary site plan approval
 Joe Seman-Graves responded that any substantial changes that would need SHPO review, then the applicant would have to come back to the board
 Chairperson DeFruscio so we need approval of preliminary site plan approval based on additional review of any SHPO changes or additions. So we're looking for a motion for the change of use application for the powerhouse 100 N. Mohawk Street with the contingency if there should be any major changes that it will be brought back for review with SHPO and the Historic Society Motion made by Member Nadeau 2nd by Vice Chair Carroll motion carried unanimously

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	ABSENT	

Vice Chair Carroll made a motion to adjourn at 9:47PM 2nd by Member Nadeau
 Meeting closed at 9:47PM