

**MINUTES OF THE COHOES HISTORIC PRESERVATION AND ARCHITECTURAL
REVIEW BOARD MEETING HELD WEDNESDAY,
JUNE 21, 2022 AT 6:30PM**

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

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

Chairperson Cherniak called the June meeting of the Historic Preservation and Architectural Review Board to order at 6:30PM.

Roll Call;
All members were present; Chair Cherniak, Vice Chair Hildreth, Member Lamb Member Frainier

CONSIDERATION OF THE MAY 17, 2022 MEETING MINUTES

Chairperson Cherniak; first item on the agenda is consideration of the May 17th meeting minutes. Has everyone had a chance to look at the minutes? Do I have a motion to approve? Vice Chair Hildreth; I make the motion to accept 2nd by Member Frainier All in favor; AYE motion carried

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

**CONSIDERATION OF A SIGN, AWNING, LIGHTING AND EXTERIOR PAINTING AT
300 1/2 ONTARIO STREET**

Chairperson Cherniak; next item is 300 Ontario Street; the applicant was asked to give an overview of what they propose to do.

Ms. Nancy Peralta addressed the board; they purchased the building and are looking to put a restaurant in called Chee Bog Filipino food. They are looking to transform the outside of the building, replace the lighting, sign and update the paint. Sign Studio is doing the sign and they will keep within the historic colors. Next Generation is doing the awning.

Chairperson Cherniak; asked about the awing material and the sign image.

Ms. Peralta stated that they awning would be fabric and the sign was not the exact image, that the writing on either side would not be there, it would not have catering available only Chee Bog

Chairperson Cherniak asked if the applicant had a copy of what they were proposing so members could see it.

Ms. Peralta stated she did and would forward a copy of it to the board.

Chairperson Cherniak asked if there were any other questions from the board.

Ms. Peralta also said they will be removing the current screen door and not putting anything in its place.

Vice Chair Hildreth asked about the lighting, where it was going

Ms. Peralta stated that the gooseneck lighting would be going just above the sign and shining down on the sign and there would be lights on each side of the door replacing what is there now.

With no other questions from board members, Chairperson Cherniak asked for a motion to approve the application with the sign being as indicated with the changes. Motion made by Member Lamb and 2nd by Vice Chair Hildreth All in favor AYE motion carried

	YES	NO	ABSTAIN
Daniele Cherniak	X		
Barbara Hildreth	X		
Evan Lamb	X		
John Frainier	X		

CONSIDERATION OF EXTERIOR FACADE RENOVATIONS TO 127 CANVASS STREET

Chairperson Cherniak; next item on the agenda is 127 Canvass Street. Chairperson Cherniak asked the applicant to give an overview of what they are looking to do.

Dr. DiTrusi introduced herself and stated that the architect and engineer backed out of coming to the meeting. She stated that they bought the building at 127 Canvass Street, and they are currently at 55 Mohawk Street. The plan is to use traditional historic colors and restore the front of the building to as close to what it used to be before –they had a picture of the building when it was a train station and passed it around to the board members. She stated that those were the color schemes they wanted to go with and get rid of the big OTB sign.

Chairperson Cherniak asked if they would be putting in any other signage

Mr. DiTrusi stated that they expected to have a small sign

Chairperson Cherniak stated that when they decided to do the sign to come back to the board for review and approval.

Dr. DiTrusi told the board they were looking to move in by June first, but they are now looking at some time in the summer

Chairperson Cherniak asked about the windows and doors they were looking to put in, and they were not in the packet of what they were looking to install.

Mr. DiTrusi asked if the engineer or architect sent it in

Joe Seman-Graves stated that we received just landing page for several models of windows and doors but there wasn't anything specific picked out for the board to review. He showed the applicants and the board 2 samples of what is supposed to be the framing of the windows and doors.

Dr. DiTrusi told the board if you look at the front of the building, you can see everywhere there is a window, what they are now is boarded up with painted plywood. OTB didn't have anywhere that anyone could look in so in a couple of those windows,

Vice Chair Hildreth asked what they were going to paint as the building is brick
Mr. DiTrusi responded that there wouldn't be a lot of painting basically just the wood trim around the building and showed the board on the picture. He told the board they would be cleaning the brick on the building.

Dr. DiTrusi continued telling the board that they have windows that are 2 feet vertically that sit in the top half of each of the spaces, which would give the exam rooms some daylight but there won't be windows that people from outside can look in. She explained that they are framed out which you can see on the interior 2x2 square and that is what the outside will look like.

Vice Chair Hildreth asked what the building is going to be

Dr. DiTrusi stated it was going to be a pediatrician office

Chairperson Cherniak stated that she understood what they were trying to do with the windows, but had concerns about changing the window size in a historic building

Dr. DiTrusi explained that what is there now is just boarded up and they are not changing brick work, just putting smaller windows in where they are now in existing space.

Chairperson Cherniak stated that the board would need to see what they look like

Joe Seman-Graves asked the applicants if they had architectural plans because they never came

Mr. DiTrusi stated they did have them and expressed his surprise that they were never forwarded to our office.

Chairperson Cherniak stated to the applicants that the board would also need to see what the doors are going to look like

Joe Seman-Graves stated to the applicants that again a landing page was submitted but no specific doors were picked out. He explained to the applicant that if there was one specific door from the website that they could pick out that could be submitted to the board for review.

Dr. DiTrusi asked if they could get a guide on everything needed so they can submit it to the board and they could come back for another meeting for review and approval.

Joe Seman-Graves explained what they needed; architectural plans, paint styles, colors, where the paint is going on the building, design for windows and doors. He also explained to the applicants that depending on what their schedule is we could hold a special meeting if necessary and if it fits in the boards schedule.

Vice Chair Hildreth stated that the board will work with them on their project, and also reminded the applicants that the sign would need to be approved also.

Joe Seman-Graves explained to the applicants that he could send them an email with the standard requirements for the historic board.

Chairperson Cherniak asked for a motion to TABLE the application motion made by Member Frainier 2nd by Vice Chair Hildreth All in favor AYE motion carried

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

CONSIDERATION OF EXTERIOR RENOVATIONS OF THE POWERHOUSE BUILDING LOCATED AT 100 N. MOHAWK STREET

Chairperson Cherniak; next on the agenda is 100 N. Mohawk Street and asked the applicant to give an explanation of the project

Dan Hershberg introduced himself from Hershberg and Hershberg. Mr. Hershberg explained to the board that they were looking to rehabilitate the Powerhouse and that it was part of a larger project to rehabilitate the inside of the building. Mr. Hershberg had a drawing that he used to explain different parts of the project and where work would take place. The drawing showed the existing elevations and what the proposed elevations would be. He stated that they were trying to mimic the existing and that it is subject to review by SHPO and the US Department of Interior because they were going for historic tax credit and SHPO review. SHPO has the plans, and they are awaiting the sign off-of the plans and if any changes are recommended. He explained that they are looking to put in a mini amphitheater and that is a change that SHPO would need to sign off on because it is new to the building. If SHPO doesn't approve it, it will go away. He explained that the windows would change to get more light in the middle of the building. He showed the board on the drawing the windows. Mr. Hershberg also explained what was going to be done on the smokestack including repointing and removing the insets to see what condition it is in.

Vice Chair Hildreth asked if the pool was going to be outside

Mr. Hershberg stated that it would be.

Chairperson Cherniak asked if the pool was part of their review

Mr. Hershberg stated that it is not, but did say the site plan showed the pool that has a deck around it, it will only be 5 or 6 feet deep

Chairperson Cherniak asked what type of windows would be going in

Mr. Hershberg stated that they would mimic what's there now except they are all aluminum framed and he didn't know what the existing windows are now, but the new ones would be aluminum framed various colors to match the area around them, complimenting the area around them.

Chairperson Cherniak asked about the deck around the pool, and if it was a wooden deck

Mr. Hershberg stated that it was not wooden but stamped concrete deck

Chairperson Cherniak asked if there were any other features around the pool

Mr. Hershberg explained that they will be adding landscaping, and one element of the sight that needs to be dealt with because there is a sewer smell to solve that they will be putting in a device that actually cleans the air, that stands about 6 feet tall and 3 feet in diameter. He explained that they constructed a small structure around it's a round structure around it and that will be where the pool items would be stored, and it will also be where the device will be that cleans the air. It will have greenery around it, so it doesn't stick out. The material is called a green, that will have vines covering it so it will look like a green structure. Mr. Hershberg also explained the area where the pool is going is in disarray, there's broken concrete, asphalt and it's used as parking and a driveway and what they want to do is take out some of the parking to put the pool in and they added some islands and there's a roadway going around the back.

Josh Giller presented to the board the site plan submitted to Planning showing where the pool is and the structure that will have the pool items and the scrubber to filter out the sewer smell.

Mr. Hershberg showed the members of the board where the structure would be that will hold the pool items and have the scrubber installed. He also explained the proposal of what is planned inside the building.

Chairperson Cherniak; asked if there were any other questions from the board

Member Frainier asked if there would be any retail space

Mr. Hershberg responded that they aren't talking about retail space, the co-workstation if that still goes there's there will be a space for a café

Chairperson Cherniak asked if there were any more questions
Vice Chair Hildreth stated that she is glad someone is finally doing something with the space
Chairperson Cherniak; if there are no more questions then do I have a motion to approve the
application.

Motion made by Member Lamb 2nd by Member Frainier All in favor AYE motion carried

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

Chairperson Cherniak; is there any other business to discuss
Joe Seman-Graves; brought the board up to date about Remsen Street-project that has started.
And talked about the new windows that were installed; one in the council chambers and one in
his office. He also spoke about the work Josh is doing on the CLG program with SHPO and
Theresa is working on additional funds for the Music Hall. With no other business to discuss
Chairperson Cherniak called for the adjournment of the meeting at 7:11PM.