

**MINUTES OF THE MEETING OF THE COHOES HISTORIC PRESERVATION AND  
ARCHITECTURAL REVIEW BOARD MEETING HELD  
WEDNESDAY, JUNE 20 AT 6:30PM**

**MEMBERS PRESENT:**     **Daniele Cherniak, Chair**  
                                  **Barbara Hildreth, Vice Chair**  
                                  **John Frainier**  
                                  **Evan Lamb (arrived 6:33)**

**ABSENT:**                    **None**

**ALSO PRESENT:**         **Sharon Butler, Administrative Assistant**  
                                  **Tess Drauschak, Assistant Planner**

Chairperson Cherniak called the June 20, 2023 meeting of the Historic Preservation and Architectural Review Board to order at 6:30PM.

Roll Call;  
**Members present; Chairperson Cherniak, Vice Chair Hildreth, Member Frainier, Member Lamb (arrived late)**

**CONSIDERATION OF THE APRIL 18, 2023 MEETING MINUTES**

Chairperson Cherniak; first on the agenda is the minutes from the April 18, 2023 meeting has everyone had a chance to look at the minutes; motion to approve the minutes was made by Member Frainier 2<sup>nd</sup> by Vice Chair Hildreth All in favor AYE motion carried with Member Lamb absent.

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

**CONSIDERATION OF ROOF REPLACEMENTS AT 93 ONEIDA STREET**

Chairperson Cherniak; next item on the agenda is 93 Oneida Street, can you tell us what you are looking to do.

Mr. Leo Falconi introduced himself and explained to the board that they have leaking roofs and the water is coming inside, so the intention is to replace the roof. There won't be any changes except replacing the roof as is.

Chairperson Cherniak; are there any questions from the board?

Vice Chair Hildreth asked the applicant if it was a regular roof, they didn't have to deal with slate or anything like that.

Mr. Falconi stated no slate just regular roof

Member Lamb arrived 6:33 PM

There was a discussion regarding the American Legion applying for grants.

Member Lamb asked where we were in the process of the meeting

Chairperson Cherniak responded that we are at 93 Oneida Street

Mr. Falconi stated to the board that they are not doing any changes, they aren't adding anything but there are 3 different roofs needing replacement.

Chairperson Cherniak asked Member Lamb if he had any questions for the applicant.  
 Member Lamb stated no he was all set with the application  
 Chairperson Cherniak if there are no other questions from member of the board she asked for a motion on the application.  
 Vice Chair Hildreth made a motion to approve the application 2<sup>nd</sup> by Member Frainier all in favor AYE motion carried.

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

**CONSIDERATION OF EXTERIOR SIDING AT 4 GARNER STREET**

Chairperson Cherniak; next item on the agenda is 4 Garner Street  
 Mike Sala introduced himself to the board. He is the owner of 4 Garner Street, he has owned it about 11 years now, he purchased it from his parent who owned it for over 30 years. The north and south side of the building is starting to deteriorate, it is kind of like a compressed pressed foam brick cardboard type material. The back of the house is sided a shade of white. His only intention is to side the north side and the south side that same shade of white to make it more aesthetically appealing. He is leaving the front as is because it is still in decent shape.  
 Tess asked the applicant if he had any photos, which he brought up on his phone and showed the board members.  
 Chairperson Cherniak; basically you are replacing that fake brick stuff  
 Mr. Sala; yes, the front is ok, he showed the picture of the back of the building also. He explained that he knows white is a couple of different variations on the Historic color chart there is a Lancaster white wash, a Monterey white, it is difficult to follow the Benjamin Moore paint scheme to find a siding to match those exact colors, so again my intention was to continue the sides to match the back.  
 Vice Chair Hildreth; so you are just doing the sides not the front?  
 Mr. Sala; not the front, I'd like to keep the front they way it is now. He explained that every time it rains or snows it compromises the siding, it has been patched over the years  
 Chairperson Cherniak; and it seems like the siding was done before the board was established.  
 Mr. Sala; hopefully it helps  
 Chairperson Cherniak; we are looking at a building that has been significantly altered, someone put that fake brick on anyway so it is not something that is original  
 Mr. Sala; no, it was originally clap boards  
 Chairperson Cherniak; asked if there were any other questions from the board  
 Vice Chair Hildreth asked when he planned on starting the project  
 Mr. Sala; as soon as he can, he wants to have it completed before snow comes.  
 Chairperson Cherniak; and since the rest of the building, the back is sided white.....  
 Mr. Sala; told the board, that he wants to keep the front unique, it is going to deteriorate but he wants to when the time comes do a brick on the front.  
 Chairperson Cherniak; ok so if there are no other questions from the board do we have a motion  
 Member Lamb made a motion to approve the application 2<sup>nd</sup> by Member Frainier all in favor AYE motion carried.

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

Mr. Sala told the board he appreciated their assistance as he came in front of the board 12 years ago and was denied and now he will be able to finish this project.

Chairperson Cherniak now we can go back to the minutes, we will go to the January meeting minutes.

**CONSIDERATION OF THE JANUARY 17, 2023 MEETING MINUTES**

Chairperson Cherniak; the minutes of the January 17<sup>th</sup> meeting; motion to approve the minutes was made by Member Lamb 2<sup>nd</sup> by Member Frainier All in favor AYE motion carried with Vice Chair Hildreth Abstaining.

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

**CONSIDERATION OF THE FEBRUARY 21, 2023 MEETING MINUTES**

Chairperson Cherniak; the minutes of the February 21<sup>st</sup> meeting; motion to approve the minutes was made by Member Lamb 2<sup>nd</sup> by Vice Chair Hildreth All in favor AYE motion carried with Member Frainier abstaining.

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

**CONSIDERATION OF THE MARCH 21, 2023 MEETING MINUTES**

Chairperson Cherniak; the minutes from the March 21<sup>st</sup> meeting; motion to approve the minutes was made by Member Frainier 2<sup>nd</sup> by Member Lamb All in favor AYE motion carried with Chairperson Cherniak abstaining.

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

Vice Chair Hildreth brought up 239 Remsen Street and he hasn't painted anything yet. There was a discussion about the work being done and him wanting to be open in June but it doesn't seem

likely he will make the opening date as there is still a lot to be done.

Motion to adjourn at 6:40PM made by Member Lamb 2<sup>nd</sup> by Vice Chair Hildreth

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