

**Historic Preservation and Architectural Review Board Minutes  
Cohoes City Hall Common Council Chambers  
Tuesday, October 17<sup>th</sup> 2017 at 6:30pm**

**Members Present:** Daniele Cherniak  
Barbara Hildreth  
Herbert Hyde  
Tom Rifenberg

**Also Present:** City Planner, Kara McKnight  
Building/Planning Director, Melissa Cherubino

**Absent:** Robert Langley

The HPARB meeting was called to order at 6:30pm.

**Consideration of conceptual site plan for the Community Builders**

Shashi Nocera attended the meeting on behalf of 3T Architects and explained the projects design plan for the lots located within the Historic Overlay District. She started by explaining that the current lot at 1 Willow Street is currently used as a parking space for people in the neighborhood, however that is not its legal use. They plan on building two townhomes and two multifamily buildings on the lot with a brick façade and neutral colors. Decorative cornices will be added to the façade of the building, as well.

Member Cherniak asked if there will be any stairs leading up to each of the building's units to which Shashi answers that some will and there will be parking provided in the back of the building. Member Hyde inquired about setbacks of each of the units. Because of the shape of the lot and the slope of the street, there will be some variation in these, as there is with the stairs leading to front entrances. Member Cherniak also asked about the building on the other corner of Vliet and Willow, directly across from the planned construction. It was stated that Community Builders had wished to rehabilitate this building, but structural problems would make this prohibitive, so they will instead use the site for a greenspace for the adjacent apartment building.

Shashi moved on to the Sargent and Vechten Street buildings and stated that in order to respect the surrounding buildings they intend to keep the rooflines flat and use both brick and siding. The bookend buildings will be completed in brick and the bay windows will be made with a contrasting material and color, while the middle buildings will have siding of a complementary color.

Jonathan Draper, who was at the meeting with Sue McCann on behalf of The Community Builders, stated that they plan to keep a walkway between the buildings, with some green space behind the buildings.

Member Hyde asked what the income demographic is for the project. Sue McCann, the Vice President of Development for TCB, says that they are targeting between 60-90% of the AMI. They do not want a large concentration of low income residents, which is why they are looking for mix of incomes for residents.

Member Cherniak asked the board if they have any more questions or concerns about the project to which the board responded that they all think the project is well-conceived.

Member Hyde motioned to give conditional approval the application and Member Hildreth seconded it. The Historic Board accepted the current project contingent on it staying closely similar to what Shashi, Jon and Sue described. If there are any major changes to the façade the group will come back to the Historic Board to discuss any alterations.

Meeting adjourned at 7:15pm.