

## Schenectady Historic District Commission

### Meeting Minutes September 22, 2022

#### I. CALL TO ORDER

Commissioner Yager called the meeting to order at 7:00 p.m.

#### II. ROLL CALL

**PRESENT:** Patricia Yager, Chair; Dr. Dean Bennett; Shaun Andriano; Zakhar Berkovich; Matt Smith, Senior Planner; Sylvia Jimison, Development Staff

**ABSENT:** Joe Fava

**EXCUSED:** Chris Marney, Assistant Corporation Counsel

#### III. CONFLICT OF INTEREST

Commissioner Unger stated that he will recuse himself from item “F” as he is the applicant.

#### IV. ADOPTION OF MEETING MINUTES

Motion by Commissioner Andriano, seconded by Commissioner Berkovich, to approve the Minutes of the August 25, 2022 meeting.

*Motion carried unanimously.*

#### V. CALL FOR MEMBERS OF PUBLIC TO SPEAK ON AGENDA ITEMS

None.

#### VI. APPLICATIONS

- A. **Consideration for approval submitted by S&B Adirondack Properties to install a new sign. The premises is located at 1327 Union St. in the Union Street Historic District.**

Sergey Berenshteyn appeared before the Commission along with a representative of the sign design company. The representative stated that the digitally printed sign also has ¼” raised elements on it.

Commissioner Andriano stated that historically, logos weren’t typically placed on signs. Commissioner Bennett stated that there is a convention in this part of Union Street with all of the businesses that the signs are separate and distinct from the historic structure. Commissioner Unger stated that his biggest issue with the sign, is also something he doesn’t believe the Commission should be looking at, and that is the color. The applicant stated that he is trying to stay on brand with his other locations by using the same color.

#### RESOLUTION

**Commissioner Berkovich made a motion, seconded by Commissioner Bennett to approve the application with the following conditions:**

1. The approval is for the sign proposal submitted at the meeting comprised of corner cut-outs and projecting half oval on top.
2. The sign shall be comprised of wood.
3. There will be no vinyl sleeves on the posts.
4. The post caps shall be comprised of wood or metal.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2, #5 and #6 as the guidelines for their decision.

*Motion carried unanimously.*

**B. Consideration for approval submitted by Charles Dixon Jr. to install stairs on the rear deck and replace the front stairs. The premises is located at 125 North Ferry St. in the Stockade Historic District.**

Mr. Dixon appeared before the commission with his contractor. He stated he will be keeping front steps as they presently are, except to replace and repair them.

Commissioner Yager asked him if it is going to be a total replacement or if he was going to replace just some elements of the steps. Mr. Dixon's contractor stated that most of it will have to be replaced. Commissioner Unger stated that if the replacement steps will look like the existing steps and made of the same material, he is ok with the proposal.

Commissioner Yager asked if the railing would be rounded like the existing railing or square. The contractor stated that it would be a two by four. Commissioner Berkovich stated that the request would be for the handrail to be as rounded as possible to match the existing railing.

Mr. Smith stated that the commission should clarify the colors that the new steps will be painted and whether it will match the color scheme approved at the previous meeting where each color would be replaced with a new corresponding color. Mr. Dixon stated that he would like to paint the stairs one color. Commissioner Unger stated that the style of the house lends itself to having a two-color scheme.

Commissioner Yager asked what the lattice would be made of. The applicant stated that it would be made of wood.

Mr. Dixon discussed the configuration of the rear deck steps. He stated that the steps would come straight off of the rear of the deck and then make a right turn, landing near where the first floor steps come off the deck. Commissioner Unger stated that he believes because the steps are not really visible from the street, that there is a lot of extraneous details that the commission doesn't necessarily need. He stated that he would

like to know what the steps would be made of, what color they're going to be, and how tall they're going to be, and that is all. Commissioner Andriano stated that the commission had asked the applicant at the previous meeting for a site plan for the records, and one has not been provided. Commissioner Unger stated that he believes the commission could make an approval conditional on the applicant submitting a site plan.

### **RESOLUTION**

#### **Motion by Commissioner Bennett, seconded by Commissioner Berkovich to approve the front stairs with the following conditions:**

1. The steps, posts, and railings will be painted Loyal Blue (SW6510) from the Sherwin Williams paint collection.
2. The spindles will be painted Extra White (SW7006) from the Sherwin Williams paint collection.
3. The lattice will be wood.
4. The handrails will have rounded edges.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2, #5, and #6 as the guidelines for their decision.

*Motion carried unanimously.*

#### **Motion by Commissioner Andriano, seconded by Commissioner Unger to approve the rear deck stairs with the following conditions:**

1. The applicant shall submit a site plan prior to obtaining the permit, indicating the existing building, property lines, footprint of the existing deck, and proposed work.
2. Handrails will be consistent with the front stairs and have rounded edges.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2 and #5 as the guidelines for their decision.

*Motion carried unanimously.*

- C. Consideration for approval submitted by Vincent & Tina Versaci to replace the driveway. The premises is located at 1161 Lowell Rd. in the GE Realty Plot Historic District.**

Mr. Vincent Versaci asked for approval to replace current black top driveway with aggregate material. He said he would use the same contractor and material as the property located on Stratford Road that was approved at a previous meeting. Commissioner Berkovich asked if he will be adding any bricks around the perimeter. Mr. Versaci stated that he would not.

### **RESOLUTION**

**Commissioner Andriano made a motion, seconded by Commissioner Unger to approve the application as submitted.**

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2, #5, and #6 as the guidelines for their decision.

*Motion carried unanimously*

**D. Consideration for approval submitted by Amanda & Frank Nissen to install new lights and request an extension for a previously approved application. The premises is located at 10 Front St. in the Stockade Historic District.**

The application was withdrawn by the applicant.

**E. Consideration for approval submitted by Darrin & Jennifer Jahnel to construct a pergola. The premises is located at 1181 Avon Rd. in the GE Realty Plot Historic District.**

Jennifer Jahnel appeared before the Commission. She stated her husband was at previous meeting and said that she believes the biggest concern was that it was visible from Avon Rd. She stated that the pergola has been stained and now helps to make it blend in with the house, and less noticeable from the street. She stated that she submitted a plan with dimensions of the patio area.

Commissioner Andriano stated that he believes that overall the Commission at the previous meeting was fine with the pergola, but was concerned that there was work done without approval. He stated that now that a full complete application has been submitted, and there is a site plan and photos, he is ok with the project.

### **RESOLUTION**

**Commissioner Berkovich made a motion, seconded by Commissioner Andriano to approve the application as submitted.**

And with the following finding of fact:

1. This is a Type II SEQRA.

2. The Commissioners cited Preservation Standards #9 and #10 as the guidelines for their decision.

*Motion carried unanimously.*

**F. Consideration for approval submitted by St. George's Church to paint the property. The premises is located at 23 Front St. in the Stockade Historic District.**

Gloria Kishton appeared before the commission. She stated that she is a professional artist and designer and acted as consultant on the project to select the colors. She explained that the church is only painting the front of the rectory, so she chose a color that would match the sides. She explained that the wooden elements such as the cornice would be slightly darker to make it stand out and the door would be a highlighted color of the dark blue.

**RESOLUTION**

**Commissioner Bennett made a motion, seconded by Commissioner Berkovich to approve the application as submitted.**

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2,#5 and #6 as the guidelines for their decision.

*Motion carried 4 in favor, 1 abstained (Commissioner Unger)*

**G. Consideration for approval submitted by Raymond O'Keefe & Nancy Barkowski to replace the roof and repair the chimney. The premises is located at 1234 Lowell Rd. in the GE Realty Plot Historic District.**

Raymond O'Keefe and Nancy Barkowski appeared before the commission. They stated that the current roof is about 15 years old but wasn't installed correctly and needs to be replaced. They explained that they would be using the same Owens Corning roofing product. In addition, they stated that the chimneys need to be repaired.

Commissioner Yager asked whether the chimneys would just be repointed or rebuilt. The applicants stated that it would just be repointed. Commissioner Yager expressed concern that the chimneys wouldn't be stable enough if they're just being repointed. Commissioner Andriano stated that replacing the mortar would be sufficient.

Commissioner Yager stated that the proposed water repellent in the application may be problematic because the National Park Service Preservation Brief #1 states that the product may exacerbate any deterioration. She stated that the applicant should contact SHPO to get their opinion on whether using the coating is advisable in this instance.

Matt Smith stated he will check with SHPO to gauge their opinion and e-mail the applicants with the response.

### **RESOLUTION**

**Commissioner Berkovich made a motion, seconded by Commissioner Andriano to approve the application as submitted with the following condition:**

1. The owner will await SHPO's advisory opinion regarding the use of water repellants and follow their recommendation.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2, #5 and #6 as the guidelines for their decision.

*Motion carried unanimously.*

#### **H. Consideration for approval submitted by Jeffrey & Cherity Pisani to replace the roof. The premise is located at 1134 Rugby Rd. in the GE Realty Plot Historic District.**

Jeffrey Pisani appeared before the Commission. He stated that he has owned the property for 11 years. He explained that he has gutted the inside of property and is now working on the exterior. He explained that the current roof was poorly installed and is compromised and needs to be replaced. He stated that Pinnacle Roofing will do the work.

### **RESOLUTION**

**Commissioner Andriano made a motion, seconded by Commissioner Berkovich to approve the application as submitted.**

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2, #5 and #6 as the guidelines for their decision.

*Motion carried unanimously.*

#### **I. Consideration for approval submitted by Joseph Solghan to paint the property. The premises is located at 45 Front St. in the Stockade Historic District.**

Joseph Solghan appeared before the Commission. He explained that while he was doing some repairs to the house he discovered an old piece of siding that had the original colors on it. He stated that he thought he didn't need approval from the Commission if he was restoring the property to its original state, which is why he started the project already. He asked that the Commission approve the colors so that he can continue the project.

Commissioner Bennett asked if the applicant painted the house the chosen colors because he liked them, or because he thought he had to repaint the property the original color scheme. Mr. Solghan stated that he thought the colors were beautiful.

Gloria Kishton commented how lovely the house looks and is very pleased with the work Mr. Solghan has been doing on the house.

### **RESOLUTION**

**Commissioner Bennett made a motion, seconded by Commissioner Berkovich to approve the application as submitted with the following conditions:**

1. The body of the house will be painted Lunar (N460-3) from the Behr paint collection.
2. The trim and cornice will be painted Dark Everglade (HDC-CL-21A) from the Behr paint collection.
3. The dentils will be painted Honey Infusion (P270-1) from the Behr paint collection.

And with the following finding of fact:

1. This is a Type II SEQRA.
2. The Commissioners cited Preservation Standards #2,#5 and #6 as the guidelines for their decision.

***Motion carried unanimously.***

VII. Miscellaneous

VIII. Adjourn

Commissioner Andriano made a motion, seconded by Commissioner Berkovich to adjourn the meeting at 8:40 pm.

***Motion carried unanimously.***