

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
May 14, 2024**

Chairperson Patricia Maxwell (“the Chair”) called the meeting to order at 6:00 p.m. Present were Historic Preservation Commission Members: Michael Rausch, David Dorpfeld, Chris Fisher, and Nancy Harm. Wendy Warren was absent. Hannah Kastanos attended as a newly appointed member. Joseph Warren, representing State Telephone Company, arrived at 6:30.

A motion to approve the minutes from the March 12, 2024, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. The motion carried.

New Business

1. 46 Reed Street-State Telephone Company- Chairperson Maxwell stated that State Telephone Company, at 46 Reed Street, has submitted an application for the replacement of sidewalk on the front side of the building, and the side on Ely Street, with stamped concrete. The existing slate is breaking up, and they had a woman fall on the sidewalk this past winter. So, they don’t want to see any more mishaps. Unfortunately, the applicant is not present, but the Board can review the existing submission.

Michael Rausch stated that he believes that the stamped concrete sidewalks around the location were done around 1994. There is slate in front of the Reed Street Bottle Shop next door as well. He wonders if they would be willing to replace their sidewalk also.

Patricia Maxwell stated that she is wondering about that as well. Also, because Mark Evans originally proposed brushed concrete, but she recommended stamped concrete to match the rest of the sidewalks, she needs someone from State Tele to initial that change on the application agreeing to that. The new sidewalks should be as close as possible to the existing sidewalks on either side.

Michael Rausch stated that if the Reed Street Bottle Shop does not agree to replace their sidewalks at this time, perhaps they could at least replace their stones with ones that State Telephone are taking up that aren’t broken or damaged.

David Dorpfeld stated that he agrees with Mr. Rausch, that they should match what is already there, but the Board can’t make the Reed Street Bottle Shop also spend the money to replace theirs, although we hope that they would.

Chris Fisher asked if State Telephone had included prices on their application.

Chairperson Maxwell stated that State Telephone Company did not include prices on their application. She has not received any additional materials. This really is an incomplete application at this point, unfortunately. She suggests that the Board table acting on the application, until such time that they can get answers to their questions, and that the applicant can sign acknowledging that they will be using stamped concrete, and not brushed concrete.

Michael Rausch asked if he understood correctly that the Board's questions are if the sidewalk replacement will include the Reed Street Bottle Shop, and if it will be stamped concrete, not brushed concrete, to keep in character with the rest of Reed Street.

David Dorpfeld asked who should approach the Reed Street Bottle Shop to ask them if they will be replacing their section of sidewalk as well.

Chairperson Maxwell stated that she could reach out to them.

David Dorpfeld stated that he understands that the Board cannot make them replace it.

Chris Fisher asked who owns the lot next to the State Telephone Company building.

Michael Rausch stated that State Telephone Company also owns that lot next door to their building that has a pocket park.

Michael Rausch stated that the sidewalks on Reed Street, in front of the phone company were probably done in the late 80's or early 90's. They used to be in bad shape.

Chris Fisher asked why State Telephone Company originally wanted brushed concrete instead of stamped concrete.

Chairperson Maxwell stated that the applicant wanted brushed concrete because of the textured surface to prevent slipping. There is brushed concrete on Ely Street, but there isn't any on Reed Street. She said that she will reach out to the applicant and let them know that the Board needs some more information on the application, including someone signing off on what the Board asked in regards to the stamped concrete, and also information regarding the Reed Street Bottle Shop.

Chris Fisher stated that he knows that stamped concrete is more expensive, since there is a lot more skilled labor involved in making it look good.

Michael Rausch stated that the section in front of the Reed Street Bottle Shop could cost them in the thousands.

Nancy Harm asked about the faux finished concrete that Aaron Flach did downtown.

Chairperson Maxwell stated that that wouldn't be similar to what is already existing on the rest of Reed Street.

Michael Rausch stated that there are different options, but obviously you want continuity when looking down the street. You would want it all the same if possible.

A motion to table the application received from State Telephone Company for sidewalk replacement at 46 Reed Street until the next meeting in order to obtain additional information was made by Nancy Harm and seconded by Chris Fisher. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. The motion carried.

2. 21 Reed Street-Violet Moon Apothecary + Mercantile- Chairperson Maxwell stated that there are no updates on the potential application from Violet Moon Apothecary + Mercantile at this time, as they have not submitted an application.

3. Outdoor Seating in Historic District – Chairperson Maxwell stated that in the past, the Village Board has allowed Che Figata to have outdoor seating downtown. The Village Attorney recommended that the Village Board develop a permitting process to allow outdoor seating for businesses. The Village Board asked both the HPC and Planning Board for their input and recommendations on outdoor seating. The HPC can only make recommendations. This Board is not in the position to infer whether or not outdoor seating should be allowed. That decision is up to the Village Board. It is her understanding that the Village Board is still in favor of Che Figata having outdoor seating. She had posed the question about developing a standard policy, in case other businesses downtown wish to have outdoor seating as well, and it sounds like the Village Board will review each request on a case by case basis. Michael Rausch has provided pictures of some examples of different kinds of outdoor seating. Chairperson Maxwell stated that she has also provided some examples based on the type of outdoor seating found in Saratoga.

Michael Rausch stated that what he had looked at is (4) sets of concrete planters, with a powder-coated, finished metal, bench mounted in between the two. The benches are brown, so it is not bright. There are (5) sets of tables that the restaurant would be putting out.

Nancy Harm asked if the bollards go into the street somehow, and if that is what the Village

Board would be requiring.

Chairperson Maxwell stated that the pictures from Saratoga showing the bollards are just examples. In Saratoga, since they have wider sidewalks, the bollards are out to the curb. However, she was thinking that downtown the bollards could be out in the street, with the holes in the street where they could be pulled up at the end of the season. Then the restaurant can do something with the seating like Mr. Rausch has suggested. Either with the concrete planters, or wrought iron fencing, which is a lot more expensive, but at the end of the day the Village Board is looking for something that is much more substantial than the raised flower beds, even though they look great.

Nancy Harm stated that she knows that in NYC the City decided what kind of uniform look the restaurants have to have for their outdoor seating. Outdoor seating started with COVID, but now that it is popular and continuing, it would be nice to be uniform.

Michael Rausch stated that nobody wants to look at tall Jersey barriers. At least with the concrete planters, you can put plants in it, and sit there in between, but it is weighted down by the concrete. It is a safer option than what Che Figata has had over the last 3 or 4 years.

David Dorpfeld stated that there is still the fact that there is limited parking on Reed Street. He didn't like the outdoor seating then, and he doesn't like it now. He understands that during COVID it was a reasonable compromise, but he doesn't feel like there is as much of a need now. When there are events downtown like the Farmers' Market, you can't even find a place to park in the park. With this outdoor seating, you are losing 3 or 4 parking spaces. If the Board has to vote, he's voting "no."

Chairperson Maxwell stated that the HPC is not voting, they are just making their recommendations to the Village Board. She is looking at it from more of a standpoint of what will fit in the Historic District.

Chris Fisher stated that he has lived downtown for 3 years now, and he understands that the lack of parking is annoying, but the thing that always struck him about the outdoor seating is how little it actually got used. He could understand if it was hugely popular, but it doesn't seem to be utilized like you would think. However, everyone can use a parking spot no matter what the weather.

Chairperson Maxwell stated that she has never seen it totally utilized.

Michael Rausch stated that it gets hammered with afternoon sun all summer long, and until it cools off, most people don't want to be outside. However, it is something that Che Figata is

applying to do, and it is not the Board's call to say "yes" or "no," only voice their opinion to the Village Board.

Chairperson Maxwell stated that she can go back to the Village Board and tell them that the HPC looked at various options, and seem to like the ones with the minimal posts.

Nancy Harm stated that there is also the bigger issue of changing the configuration of traffic, and if that happens, what is the impact, and is it worth doing anything major right now.

Michael Rausch stated that there is no time frame on the traffic configuration downtown yet, if it even happens at all. However, he understands that a business would not want to be burdened with an expense for something that may not be able to be used a few years from now, possibly.

1. 46 Reed Street-State Telephone Company

Chairperson Maxwell stated that the Board had previously tabled the application because the applicant wasn't present. However, Joseph Warren is now here tonight on behalf of the applicant. It was her understanding from discussions with Mark Evans, that they would be doing a stamped concrete to match what is already existing on Reed Street as closely as possible.

Joseph Warren stated that that is correct.

Chairperson Maxwell stated that she has added that to the application, but she needs Mr. Warren to initial it so that it is part of the official application.

Joseph Warren stated that he is unsure about if the colors could be matched exactly due to the wear and tear of the existing concrete.

Chairperson Maxwell asked if Mr. Warren could use a lighter shading of the concrete.

Joseph Warren stated that he will try to match the existing concrete as closely as possible, but it certainly won't be exact.

Chairperson Maxwell asked Mr. Warren if he has talked to the owners of the Reed Street Bottle Shop to see if they are going to be replacing their section of sidewalk also.

Joseph Warren stated that they have talked to the owners of the Reed Street Bottle Shop about replacing their sidewalk, and they have not decided one way or the other yet. They didn't initially like the cost.

Michael Rausch asked if Mr. Warren had an idea of what it would cost for the Reed Street Bottle Shop's section of sidewalk.

Joseph Warren stated that he thought it was around \$3,000.00.

Michael Rausch stated that if the owners of the Reed Street Bottle Shop won't go for replacing the sidewalk due to the expense, then maybe State Telephone Company would be willing to give them the stones that aren't broken, in order to replace the broken ones in front of their business.

Joseph Warren stated that State Telephone Company would be willing to give the Reed Street Bottle Shop any of their stones that are not broken or damaged.

Michael Rausch asked if there was any sidewalk money available from the Village to contribute.

Joseph Warren stated that he has posed that question to Mark Evans. The Village put in the stamped concrete sidewalk downtown years ago.

Michael Rausch stated that he believes that that work was done in 1994 or 1995.

Joseph Warren stated that he believes that the Village paid for that back then. He would like it if the Village paid for half.

Michael Rausch stated that sidewalk repairs can be submitted as part of the State's Consolidated Local Street and Highway Improvement Program (CHIPS) as well. He asked who the contractor is that State Telephone Company is using for the work.

Chris Fisher stated that it says they are using J. Wase Construction Corp. on their application.

Chairperson Maxwell asked Mr. Warren if he would be willing to come up and initial the changes to the application. She has added, "...with stamped concrete similar to what is already installed on Reed Street, and to offer good stones to the Reed Street Bottle Shop for the replacement of stones in front of their business."

Joseph Warren initialed the changes to the application.

Hannah Kastanos stated that she pushes a stroller down this sidewalk almost every day, and she hits this ledge almost every time between the flagstone and the concrete, and it is a large bump. So, if it is two bumps, it might be a little much. It can be a little bumpy for those in wheelchairs too. It would be nice to have it all the same and even.

Chris Fisher asked whose responsibility is it to replace and maintain sidewalks.

Chairperson Maxwell stated that her understanding, at least in residential areas, is that it is the responsibility of the property owner. However, if they are being replaced, the property owner can approach the Village to get reimbursed for half of the cost.

Joseph Warren stated that he is certain that at the time when the sidewalks were done on Reed Street, that the property owners did not chip in towards the cost. That they were put in by the Village.

A motion to approve the application received from State Telephone Company for the replacement of sidewalk at 46 Reed Street, with the amendments for the sidewalk to be stamped concrete to match as closely as possible to the existing sidewalks on Reed Street, and that they offer their good stones to the Reed Street Bottle Shop for the replacement of their stones in front of their business was made by Michael Rausch and seconded by David Dorpfeld. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. The motion carried.

Old Business

1. 2-6 Reed Street/33 South River Street- (former Cumming's Hotel) – Chairperson Maxwell stated that there are no updates on this project at this time.

2. Training- Chairperson Maxwell stated that she has received webinars from the State, which are free to attend, and she will forward them to members as they are received. She reminded the Board Members that they need to complete 4 hours of training by the end of the year.

Other Business

Chairperson Maxwell stated that she would like to welcome Hannah Kastanos to the Historic Preservation Commission as the newest member. She will be signing the Oath of Office tonight. The Village Board approved her at their Board Meeting last night. She said that the Board looks forward to her joining them. The meetings are held on the second Tuesday of every month. If the Board has no business to conduct, they cancel the meetings, but they usually end up meeting around 10 months out of the 12 each year.

Public Comment Period

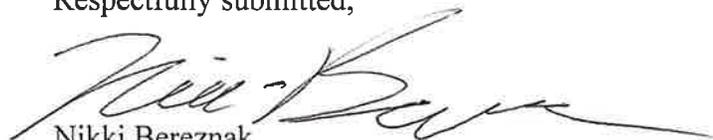
No public comments were offered.

Adjournment

A motion to adjourn the Historic Preservation Commission meeting was made by Michael Rausch and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. The motion carried.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", written in a cursive style.

Nikki Berezna

Clerk