

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
July 9, 2024**

Chairperson Patricia Maxwell (“the Chair”) called the meeting to order at 6:00 p.m. Present were Historic Preservation Commission Members: Michael Rausch, Chris Fisher, David Dorpfeld, Nancy Harm, Hannah Kastanos, and Wendy Warren.

A motion to approve the minutes from the June 11, 2024, Historic Preservation Commission Meeting was made by Wendy Warren and seconded by Chris Fisher. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

New Business

2. 10 Reed Street-Che Figata Restaurant- Chairperson Maxwell stated that Che Figata Restaurant has submitted an application for a new shingle sign on the front side of the building. Vince Schettini will be doing the work, and has included a rendering of what the sign will look like. The sign will be two-sided, the background behind the lettering will be the same rust brown color that is on the building trim, the border around the outside of the sign will be white, and the channel between the rust color and the white will be gold leaf. The sign dimensions are 2’ x 3’, and will have a black wrought iron bracket above to hold it perpendicular to the building. It will be on the left hand side of the building, so it will be similar to the set-up of Shipwrecked’s sign layout. There will be a picture of figs in the middle, which will be painted and carved out by Mr. Schettini, and will either be gold leaf or a coordinated color to match the rest of the sign. The actual letters of “Che Figata” and “Bistro” will be gold leaf, and “What The Fig!” is going to be a vinyl lettering that he has used before on his signs.

Michael Rausch stated that the only thing he does not see mentioned on the application is that the sign has to be at a certain height.

Chairperson Maxwell stated that she will make sure that they are aware of that.

Wendy Warren asked where exactly the sign will be hung.

Chairperson Maxwell stated that it will be hung to the left of the storefront window, closest to Shipwrecked. Shipwrecked’s sign is also on the left-hand side, as well as the ice cream shop’s sign, so they will all be uniform.

Hannah Kastanos asked if the outdoor vinyl that is being used, is the kind of vinyl lettering that

can be peeled off and stuck on a surface, that comes in one basic font.

Chairperson Maxwell stated that she believes that it is something that is three dimensional so that it looks raised.

Hannah Kastanos stated that she is just curious as to whether it is a standard universal font, or something hand carved and customized. Chairperson Maxwell stated that she wasn't sure; Chris Fisher added that Vince did excellent work, and that whatever form the vinyl lettering took, it would be of high quality.

A motion to approve the application received from Che Figata Restaurant for a new shingle sign at 10 Reed Street was made by Nancy Harm and seconded by Michael Rausch. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

3. 21 Reed Street-Violet Moon Apothecary + Mercantile- Chairperson Maxwell stated that Violet Moon Apothecary + Mercantile has submitted an application for store-front window signage at 21 Reed Street. The signage will be cling vinyl that the applicant will be installing themselves. Their signage will be similar to Che Figata's signage, as far as the lettering and style of script to spell out "Violet Moon Apothecary". All of the lettering will be done in a gold color vinyl.

Nancy Harm asked if they opted to not do a hanging sign out front like the other businesses.

Chairperson Maxwell stated that the applicant indicated that she might put a shingle sign out in the future, but it is too expensive as of right now. If they decide to do so, they will come before the HPC at that time.

A motion to approve the application received from Violet Moon Apothecary + Mercantile for store-front window signage at 21 Reed Street was made by Chris Fisher and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

1. 1 Ely Street-Heermance Memorial Library- Chairperson Maxwell stated that the Heermance Memorial Library has submitted an application for the replacement of sidewalk on the front side of the building. Initially, the library never intended to do a sidewalk replacement, but the blue stone in front is in bad shape. Upon the Library Board meeting with the Village Mayor back in February, a conversation regarding sidewalks was had. The Mayor indicated that

the Village could do the sidewalk replacement under the Consolidated Local Street and Highway Improvement Program (CHIPS), which is a program that allows Villages to pave, and do sidewalk replacements on local streets. At the time, Catherine Benson, the Library Director, did not realize that this meant that the sidewalks would have to conform to whatever standards are set forth by the NYS CHIPS program. It seems that the standard for sidewalk replacements under this program are for brushed surface concrete. So, when the Mayor said that the Village was ready to proceed with the sidewalk project, Mrs. Benson had Joe Garland rip up all of the old blue stone. Now they are stuck with just dirt where the stones used to be in front, while the project is waiting to proceed. Chairperson Maxwell stated that before she knew that it was a CHIPS funded project, she had asked Mrs. Benson if the library would consider either a surface that looks more like slate, similar to what is in front of the McQuade building next door, or the stamped concrete, like what is in front of the State Telephone building across the street. However, through discussions with the Mayor, she then understood that this project will be funded through CHIPS, and the Mayor believed that they would not support the stamped sidewalk. So, she presented all of this information to Mrs. Benson who held an emergency Library Board meeting, and they decided that since they did not even anticipate doing this project, and did not budget funds to do it, they would agree to whatever stipulations are laid out in the CHIPS program. The Village has 5 sidewalk projects this year that they are funding through CHIPS. The compromise with the Mayor was that the Village would have the Department of Public Works hold off on any of the work until after the HPC meeting tonight. She also suggested that DPW Superintendent, Scott Martell, check with Aaron Flach to see how he did the surface of the concrete sidewalks in front of the McQuade building. In further discussion with the Mayor, Chairperson Maxwell learned that the Village was going to do the sidewalks all the way up Ely Street on the west side, to the corner of New Street. However, the Village decided to hold off on the rest of Ely Street, because it is unclear as to what is going to happen under with the \$800,000.00 from the NY Forward Grant towards pedestrian infrastructure. Even if the section of sidewalk in front of the library is brushed concrete, it is possible that it will be temporary, since the work related to the grant may move forward starting in 2025 or later.

Catherine Benson, Library Director, stated that the renderings in the NY Forward Grant proposals show that the property in front of the library would be bumped out, and there would be no parking on their side of the street to make it a safer intersection. So, if this is done, they don't know where the sidewalk would actually be.

Michael Rausch stated that it is important to keep in mind that that was artist renderings as part of a grant proposal. There is no commitment to that yet. It could happen, but it is not a guarantee that the library would lose all of the parking in the front, or that the sidewalks would push out. It is just renderings that the state had drawn up showing what could happen.

Catherine Benson stated that the library does not want to invest in something that may or may not be torn up again in a couple of years.

David Dorpfeld asked if he understood correctly that if the Village uses CHIPS money to fund the sidewalk replacement, that it has to be built to the State's standards. So, in other words, it can't match the stamped concrete that is in front of the State Telephone building across the street.

Chairperson Maxwell stated that that is correct.

David Dorpfeld stated that that is too bad.

Chairperson Maxwell stated that the other thing to note, is that even though it is across the street, nothing on Ely Street is like the sidewalk in front of the State Telephone building. The closest thing is the normal concrete sidewalk with the slate look on the top in front of the McQuade building.

Wendy Warren asked if Aaron Flach did the sidewalk work himself in front of the McQuade building.

Michael Rausch stated that Mr. Flach did that sidewalk work himself. They colored it, roughed it up, and sealed it. He said that it sounds like the options are brushed white concrete, which is a stipulation of using the CHIPS money, which is not what the Board wants, stamped concrete would be nice, but nobody has the budget for it, something comparable to what is in front of the building adjacent to the library, or 2' x 4' pieces of flagstone which would be a tremendous amount of work.

Chairperson Maxwell stated that the other thing to consider is that the library is a public entity, and it is funded by taxpayer funds. So, they have a responsibility to the taxpayers to use the money wisely. Her opinion is that if the Board insists on something other than what is free, than they are putting the library in a position of not being able to come up with the money or having to take the money away from other things that they have already budgeted for this year. It is an unfortunate situation really.

Wendy Warren asked where the flagstone went once removed, and if it is possible to have it reinstalled until this issue is resolved.

Catherine Benson stated that not all of the flagstone has the same integrity as they had going in. There are a lot that are not worth saving. They are holding onto them to maybe do another project with a patio in the back.

Michael Rausch stated that he feels the best option is to keep continuity by having standard concrete, but have it colored.

Chris Fisher stated that someone can reach out to Aaron Flach to see how his sidewalks were done.

Wendy Warren stated that she wonders what the cost would be to add color in and add the stamping. Similar to what was done in front of the McQuade building.

Chairperson Maxwell stated that there actually isn't stamping done on the sidewalk in front of the McQuade building. If you walk Ely Street, in front of the Eagle Hotel, from Mansion Street around the curb, it is brushed concrete, from the Eagle Hotel across to the McQuade building, is this surface slate look, then there is a section that has a pebbled look on top because it is old and worn off with some of it broken, and then in front of the apartment building on the corner that is owned by Flach, that is all bluestone all of the way up to the corner. So, there is no continuity already.

Wendy Warren stated that they are moving towards continuity.

Chairperson Maxwell stated that that is correct, but she thinks that the Board also needs to consider that this is potentially a temporary measure. Either way the sidewalk has to be replaced. Understandably, people have complained, because people are walking down Ely Street, and there are uprooted sidewalks that pose a safety hazard.

Chris Fisher asked if the plan with the sidewalk replacement project was to continue up to New Street.

Chairperson Maxwell stated that that was the plan.

Chris Fisher stated that he is assuming that the CHIPS standards would be for a brushed concrete.

Chairperson Maxwell stated that that is correct. The reason that the Village is holding off on continuing up Ely Street is because of the potential reconfigurations pending NY Forward Grant project.

Michael Rausch stated that the \$800,000.00 in the NY Forward Grant proposal was to soften up the traffic, landscape, slow things down at the bottom of Mansion Street, bottom of Ely Street, both ends of Reed Street, put in crosswalks, sidewalks as needed, and put-up signage. The best

option going forward is to go with the standard sidewalk and see if it can be colored to match, at no expense. It seems like the easiest option.

Chris Fisher stated that he thinks that Aaron Flach should be consulted with to see if the same look could be achieved as his sidewalks.

A motion to approve the application received from the Heermance Memorial Library for the replacement of deteriorated blue stone sidewalks along 1 Ely Street with poured concrete, to be installed by the Village of Coxsackie Department of Public Works under the Consolidated Local Street and Highway Improvement Program (CHIPS), with the surface to be similar to that in front of the McQuade building if feasible, upon consultation with Aaron Flach, and if not feasible, a brushed surface will be used was made by Michael Rausch and seconded by Wendy Warren. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

Catherine Benson stated that the library is also looking to do some work on their roof, windows, and the installation of a handicap accessible door. She will present the application to the HPC once she gathers more information in time for the August meeting. The side door at the library has cracked, so she met with Stanley Doors about installing an ADA compliant door and outside button. However, she still needs to obtain other quotes and have it approved by the Library Board before moving forward. She would also like to get approval to have a glass sign on the outside of the library, as opposed to taking a temporary easel in and out of the building. She asked what criteria there was for signs in the Historic District.

Chairperson Maxwell stated that signs must be made of wood or metal. The Board will also need to know details such as dimensions and colors.

Catherine Benson asked if she needs approval from the HPC for replacing outside lights with something similar.

Chairperson Maxwell stated that the lighting would need to be approved by the Board.

Michael Rausch stated that in regard to the sidewalks, he will contact Aaron Flach to discuss what was involved in doing his sidewalks in front of the McQuade building.

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.

Public Comment Period

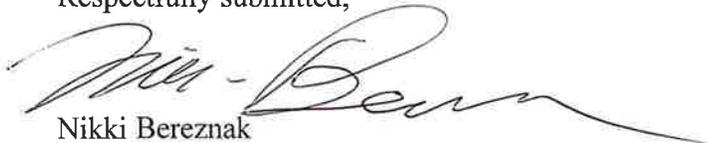
No public comments were offered.

Adjournment

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

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna", written in black ink. The signature is fluid and extends across the width of the page.

Nikki Berezna
Clerk