

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
April 8, 2025

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, Nancy Harm, Hannah Kastanos, and Wendy Warren. David Dorpfeld was absent.

A motion to approve the minutes from the March 11, 2025, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren abstained. The motion carried.

New Business

45 South River Street- Chairperson Maxwell stated that the Board needs to review a renewal to the 2021 application received from Michael Rausch for roof replacement, complete fascia replacement, underlayment replacement where needed, and repairs needed for any damaged trim and molding below the roof’s edge.

Michael Rausch stated that all fascia, molding, trim, and detailing will be painted in the same white background with red accents in order to replicate the current color scheme. He said that he will need to make an additional request for taking down the 3 chimneys. They were originally built for heating with coal stoves, but haven’t been used in 70-80 years. They are decorative only at this point, and compromised. If kept, they will need repointing, and new flashing to correct leaks. They are too costly to maintain, with no need for use. He said that he will also need to make an additional request to take out the skylight that is already covered over, and no longer used. This will be properly removed, and the roof will be repaired, before the new roof goes on. The vent pipe on the roof will be replaced in kind. There will be no mini-splits for heating and cooling on the exterior. The condenser will be in the back, with all connections going into the building.

A motion to approve the renewal of the application received from Michael Rausch, of 45 South River Street, for the additional work of roof replacement, complete fascia replacement, underlayment replacement where needed, repairs to any damaged trim and molding below the roof’s edge, the removal of 3 chimneys, and the removal of the skylight was made by Wendy Warren and seconded by Hannah Kastanos. Chairperson Maxwell voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. Michael Rausch and Chris Fisher abstained. The motion carried.

Old Business

1. 2-6 Reed Street/33 South River Street- (former Cumming's Hotel) – Chairperson Maxwell stated that the Board needs to review the application received from Aaron Flach, of W.A. Properties, LLC, for the repainting of the exterior with new black/gray color scheme, and the upgrading of lighting.

Aaron Flach stated that he has a conflict with his nephew, who is co-owner of the building, over the window color and exterior paint choices that were discussed at the March meeting. He said that the lighting sconces will remain copper colored per the photo sent previously. There will be no accent lights similar to those on Patrick Henry's on the building's exterior. Color choices for windows, doors, and exterior paint will need to be postponed at this time.

Chairperson Maxwell stated that discussion on the color choices for windows, doors, and exterior paint will be tabled until the May meeting.

Aaron Flach stated that the window facing west will also be replaced. He confirmed replacement of all windows.

2. Other- The Historic Preservation Commission Board had a general discussion with Aaron Flach regarding the Dolan Block renovations, and McQuade renovations.

Aaron Flach stated that those projects are not ready for the Historic Preservation Commission's review yet.

The Historic Preservation Commission Board had a general discussion regarding the NY Forward grant funding delays holding up several restoration efforts on Reed Street.

Chairperson Maxwell stated that there may be a possible shed application received from 45 Reed Street's tenant, the General Store building, in time for next month's meeting.

3. Training- Chairperson Maxwell stated that she will continue to forward any webinars received from the National Alliance of Preservation Commissions (NAPC) to the Board 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. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna". The signature is written in black ink and is positioned above the printed name and title.

Nikki Berezna
Clerk