

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
March 11, 2025**

Chairperson Patricia Maxwell (“the Chair”) called the meeting to order at 6:07 p.m. Present were Historic Preservation Commission Members: Michael Rausch, Chris Fisher, Nancy Harm, and Hannah Kastanos. David Dorpfeld and Wendy Warren were absent.

A motion to approve the minutes from the January 14, 2025, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Hannah Kastanos. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Nancy Harm abstained. The motion carried.

New Business

45 South River Street- Chairperson Maxwell stated that the Historic Preservation Commission received an application for roof, fascia, and molding restoration, replacement, and repairs at 45 South River Street. However, two of the Board Members have a conflict of interest since they co-own the property, and must recuse themselves, and tonight, two Board Members are absent, leaving a lack of quorum to take any action. Therefore, review of this application will have to be postponed until the April meeting.

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 installation of new wood windows, in a 2 over 2 grid pattern, which will be gray, the repainting of the exterior with new black/gray color scheme, and the upgrading of lighting, doors, and trim, for a more historically appropriate look.

Aaron Flach asked if the Board still had the original submitted plans from May 2023. These were drawn up by his architect at that time, a Theodore Kondoprias, out of Albany.

Chairperson Maxwell stated that she does not have that present for tonight.

Aaron Flach stated that anywhere a window was closed in, he is looking to open it back up to its original size.

Chairperson Maxwell stated that she would like to start by looking at the East side of the building. She said that Mr. Flach originally stated that two of the windows would be reinstated,

she asked Mr. Flach if that was still true.

Aaron Flach stated that that is still the plan.

Chairperson Maxwell asked if they would all be the same size.

Aaron Flach stated that they would all be brought to whatever the original size was.

Chairperson Maxwell asked if the electric box was coming off.

Aaron Flach stated that he has the new electric service mounted on the back side, which is the South side. He said that there was originally a door on the East side that he would like to put back in. All of this is shown on the original plans, he is sorry that he did not have an electronic copy.

Michael Rausch asked if Mr. Flach is sticking with 9 units.

Aaron Flach stated that that is correct.

Hannah Kastanos asked if they would be 1-bedroom apartments.

Aaron Flach stated that that is correct.

Nancy Harm asked if he was still having retail space.

Aaron Flach stated that he originally wanted to have 1 retail space on Reed Street, but as of right now, he does not have enough interest in commercial retail. If that eventually happens, he can revisit that idea, but for now, all units are going to be living space.

Hannah Kastanos asked how much he would be charging for these apartments.

Aaron Flach stated that he is thinking that they will be in the \$1,300.00-\$1,800.00 range per month.

Michael Rausch stated that it looks like the windows will be opened back up, the vent and fill pipe for the oil will go away, and the electric service will go away all on that side.

Chris Fisher asked Mr. Flach how he likes Weather Shield windows.

Aaron Flach stated that he loves them. He uses them everywhere. He has Weather Shield

windows in the Wire Event Center, Patrick Henry's, the McQuade Building, and the old school building. The only one that doesn't have Weather Shield windows is 10 Mansion Street.

Michael Rausch asked what the price difference is between Weather Shield windows and Marvin windows.

Chris Fisher stated that Marvin's are probably about 30% higher.

Aaron Flach stated that he agrees that they cost a decent amount more.

Nancy Harm stated that it looks like these new windows will be all wood, whereas the old ones are metal.

Aaron Flach stated that they are wood interior, but they are aluminum clad exterior. Which is what the new ones will be also.

Michael Rausch asked if he understood correctly that a door would be going back in on the far right of the East side.

Aaron Flach stated that that is correct.

Chairperson Maxwell asked if there would be a double window, or plate glass window, to the right of where the door is going.

Aaron Flach stated that it will be a larger double window, in a 2 over 2 configuration.

Michael Rausch asked if there was a reason that Mr. Flach is doing that for that spot.

Aaron Flach stated that he could do a large single window instead. He is just doing it so that it lines up with the existing window sills, and it doesn't look weird.

Chairperson Maxwell asked if Mr. Flach would repair the brick, or cement over, on the bottom of the building above the sidewalk.

Aaron Flach stated that what he'd rather do is either a blue stone, or field stone, base. He would leave the brick, but he is afraid it might get destroyed. A stone veneer would certainly last longer.

Michael Rausch stated that not much would be seen anyway. It is less than a foot on that side of the building. He said that Mr. Flach could just scrape all of the loose material out, and patch it

back over, it would be easier, and cheaper.

Chairperson Maxwell stated that she thinks that that would look better, rather than putting in blue stone. She asked Mr. Flach if he would be doing the sidewalks over again.

Aaron Flach stated that that is correct.

Michael Rausch asked if Mr. Flach would be re-doing the step stones as well.

Aaron Flach stated that he would be re-doing the steps. This was all laid out in the original plans

Chairperson Maxwell stated that whatever approval is given tonight, will be subject to making sure that it coincides with the drawings that were presented before. She asked if the other two doors on the East side will remain the same.

Aaron Flach stated that that is correct.

Chairperson Maxwell stated that moving onto the back side of the building, she asked if Mr. Flach would be doing away with the wooden window boxes.

Aaron Flach stated that that is correct.

Chairperson Maxwell asked if Mr. Flach would be centering the mailboxes between the two windows.

Aaron Flach stated that that is correct. The windows will remain the same size on this side of the building also. Anywhere on the building that a window has been bricked in, will go back to the original size.

Michael Rausch asked if the columns were structural, or if they were chimneys at one time.

Aaron Flach stated that he believes that they were chimneys at one time.

Chairperson Maxwell asked if he would be keeping those.

Aaron Flach stated that he will be keeping the columns. There is also a plan to have an LED lighting strip hidden under the existing trim that separates the bridge from the second floor. the idea is that they will put a 1 x 8 AZEK board across so that it hides the LED strip. Because of the overhang, it will create a glow on the brick of the first floor.

Michael Rausch asked if the corbel look is going to stay.

Aaron Flach stated that that is correct.

Michael Rausch asked if he understood correctly that the electric lines will shift from the East side, to the South side, as will any type of telecommunication wires, and coax will be going away, but Mr. Flach is going to bring fiber into the basement.

Aaron Flach stated that that is correct. He said he will have ductless mini splits installed on the roof.

Chairperson Maxwell asked if they would be visible from the street. She also asked if the building has a false front going around the top of the building.

Aaron Flach stated that the building has about a 2 foot parapet.

Michael Rausch stated that you should not be able to see it from the street.

Chris Fisher asked if he would have 9 of them, 1 for each unit.

Aaron Flach stated that he would have 9 of them.

Michael Rausch asked what kind of shape his roof is in.

Aaron Flach stated that it is rubber, and needs a little bit of love, but generally speaking, is in good shape. The mini splits have stands that get mounted, and you can rubber around them.

Chairperson Maxwell asked if she understood correctly that the drawing that Aaron Flach submitted originally, and the past discussion about storefront windows being all on the front of the building, still holds.

Aaron Flach stated that that is correct, but they will just have curtains since they will now be residential, instead of commercial.

Chairperson Maxwell stated that in the original discussion, it was mentioned that the storefront windows would be 5 x 6 on the one side, and 3 x 4 on the other side.

Aaron Flach stated that that is correct. He is looking to mimic what was there with large glass.

Chairperson Maxwell stated that originally, Mr. Flach was going to put in (3) 4' windows on the

right. She asked if this is still correct.

Aaron Flach stated that this is correct. The others would be (3) 5 x 6 windows.

Chairperson Maxwell asked if he would be keeping the iron pillars.

Aaron Flach stated that he would be keeping the pillars, as well as the transom glass. The windows will be Weather Shield windows. They will be wood with aluminum cladding. The name of the color is "Gray Matter", which is a medium gray. He felt that it would fit nicely with his black and gray color scheme.

Chairperson Maxwell stated that it looks like his color scheme will be a black exterior wall, with some black accents on the woodworking along the top. The corbels will be black, with "Harbor Gray" on the rounded parts.

Aaron Flach stated that he stole that color scheme from a building on Main Street in Chatham. He likes the way it looks.

Michael Rausch asked if he understood correctly that aside from the accent colors, the main color will be a satin "Space Black".

Aaron Flach stated that that is correct.

Michael Rausch asked what the color that is on the building now is called.

Aaron Flach stated that the current color is "Eggplant", which is much too purple. It is not the look he wanted. The satin "Space Black" has more of a gunmetal, blueish feel, when paired with the gray.

Chris Fisher asked who makes the paint colors.

Aaron Flach stated that he is pretty sure they are Benjamin Moore colors.

Chairperson Maxwell asked if Mr. Flach would be open at all to reversing the color scheme, and having the walls be gray, and the trim black.

Aaron Flach stated that his preference is for the black.

Hannah Kastanos stated that personally, she rather see black on a Victorian building, than gray. She would like to see the building in Chatham to get a better idea. She asked if the building in

Chatham was brick as well.

Aaron Flach stated that the building in Chatham is also painted brick.

Chairperson Maxwell stated that in order to make this work for Mr. Flach, with having to order the windows and doors, the Board could approve the window and door schematics as presented, since they have already gone over this before, and hold off on approving the paint until the next meeting in April.

Aaron Flach stated that the only thing that he needs to get a move on is ordering the windows, because of the lead time.

Michael Rausch asked what kind of gray the windows will be.

Aaron Flach stated that “Gray Matter” is a light gray, close to the “Harbor Gray” listed on the Benjamin Moore color page presented to the Board.

Nancy Harm asked what color the doors would be.

Aaron Flach stated that he is not sure yet.

Michael Rausch asked if the windows would be gray around the whole building, not just certain sides.

Aaron Flach stated that all of the windows around the building will be Weather Shield “Gray Matter”.

Chris Fisher asked if Mr. Flach knew what color he wanted for the doors yet.

Aaron Flach stated that he’s not 100% sure yet, but is thinking maybe a tan/orange color.

Chairperson Maxwell asked if he was thinking like the orange on the window lettering for Patrick Henry’s.

Aaron Flach stated that he is not thinking that bright of an orange, more so a tan.

Chairperson Maxwell asked if the doors that Mr. Flach is ordering come painted.

Aaron Flach stated that the doors only come primed.

Chairperson Maxwell stated that she would like to see the building in Chatham Mr. Flach is referencing, and look at the originally submitted plans.

Michael Rausch stated that you may be able to look at the building on Google Street View to get an idea.

Aaron Flach presented the Board with a video on his cell phone, taken of the building he was referencing in Chatham.

Michael Rausch asked if Mr. Flach is ready for lighting approval yet, or if he is just trying to get ideas.

Aaron Flach presented the Board with two photos showing an AFX Gale 2 ft. LED outdoor wall sconce fixture, and an Arc Waterproof Wave outdoor LED wall sconce fixture. He stated that he wants the lights to be kind of modern.

Michael Rausch stated that that is not necessarily the kind of look that everyone is going for on Reed Street.

Chairperson Maxwell stated that if acceptable to the rest of the Board, she would suggest having a motion to approve the “Gray Matter” aluminum clad, Weather Shield, 2 over 2 windows, for the exterior of the building on all three sides.

A motion to approve the “Gray Matter” aluminum clad, Weather Shield, 2 over 2 windows, for the exterior of the building on all three sides was made by Chris Fisher 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. The motion carried.

Chairperson Maxwell stated that the Board will postpone the final determination on the exterior colors, until the Board has a chance to review the building in Chatham that Mr. Flach is using as a reference.

Aaron Flach stated that he can wait until April for the lighting approval as well. He will have an LED strip that goes around on all three sides. That will not be seen, but will cast a downward glow.

Michael Rausch stated that Mr. Flach is leaning towards some very modern lighting.

Aaron Flach stated that in his opinion, the building really has very little architectural designs. So, in his mind, he would like modern light fixtures to add as a design element. The building has

junky coach lights on it now, and it doesn't bring anything interesting to the building. He feels that by adding something that casts a little bit of shadow, or something that glows, would make the building feel nicer.

Nancy Harm asked if Mr. Flach needs to do anything about steps and railings through any of the doors.

Aaron Flach stated that he will put a pipe rail where there are two steps to go into the side of the building. The building is not handicapped accessible.

Chairperson Maxwell asked if she understood correctly that wherever a railing is needed, there would be iron pipe railings, and painted black.

Aaron Flach stated that that is correct.

Michael Rausch stated that if Mr. Flach wanted to look for examples of something slightly fancier, the railings at Bob & Mary Irwin's building, or the Yellow Deli, are both inexpensive choices.

Chairperson Maxwell stated that she wants to confirm that there will be no handicapped access.

Aaron Flach stated that there will be no handicapped access.

Nancy Harm asked if Mr. Flach intended to both putting up awnings then, if the doors are recessed.

Aaron Flach stated that he is not intending on putting up shutters or awnings at this time.

Chairperson Maxwell suggested that the Board could approve the overall design of the building, including all of the details, subject to making sure that they are compliant with the original drawing that was submitted prior. If there are any other questions, they can be resolved at the April meeting. She doesn't think that anything the Board is doing by postponing will hurt Mr. Flach in the short term. Hopefully the windows will not take too long to order.

Aaron Flach is thinking the windows will probably take 4-6 weeks.

Chairperson Maxwell stated that the Board will table the final decision on paint colors until the Board receives better examples of the paint schematics. She said that the Board is trying to be as accommodating as possible; while also making sure it adheres to the Code, and not hindering progress. With that being said, the Board will also table the decision on lighting until the April

meeting as well. She said that she thinks that the lighting that will be buried under the molding, is going to change the color aspect as well, and will make the black be less dull and dark.

Aaron Flach stated that he thought about putting lights in between the windows, similar to the back side of Patrick Henry's, but he is also planning that with the Dolan Block building, so he doesn't know if that would be overkill. He's big on lighting effects, and feels that it helps look richer at night. That's why he is leaning towards a more modern light fixture, rather than just a standard issue coach light, but he is open to suggestions. He would want the light fixtures on both sides of each entrance door.

Chairperson Maxwell stated that the lighting can be discussed at the next meeting, but she would just like to reiterate that the LED strip lighting that shines down will not be disruptive to residents. However, other lighting fixtures may. So, you would have to take that into consideration.

2. 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 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. The motion carried.

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,



Nikki Berezna
Clerk