

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
May 6, 2025

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, Hannah Kastanos, and Wendy Warren. Nancy Harm was present via Zoom Video Conference.

A motion to approve the minutes from the April 8, 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. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. David Dorpfeld abstained. The motion carried.

New Business

46 Reed Street- Chairperson Maxwell stated that the Board needs to review the application received from Young/Sommer, LLC, on behalf of Verizon Wireless, for the installation and operation of a small antenna on the roof of the existing State Telephone building at 46 Reed Street. James LaValle, of Young/Sommer, LLC, is present tonight to answer any questions the Board may have. They have already presented this project to the Planning Board, and have scheduled a Joint Public Hearing, along with this Board, for next Thursday, May 15th at 6:00 p.m. That is why this Board is meeting tonight, instead of the originally scheduled date of next Tuesday, May 13th, in order to allow for enough time to advertise for the Public Hearing.

Nancy Harm left the meeting at 6:05 p.m.

Chairperson Maxwell asked if Mr. LaValle could give an overview of the project.

James LaValle, of Young/Sommer, LLC, stated that this project is pretty straightforward, and relatively simple. What they are doing is co-locating on the State Telephone building. There will be no drilling through the roof, since it will be ballast mounted. When looking at the roof profile, there are two chimneys up there, as well as another antenna up there, which is likely for State Telephone’s local use. The equipment will be connected to the antenna via cables and coax that are run on the exterior of the building. The power will be upgraded and a new meter put in. He said that if the Board is interested, exhibit 4 of the submission document shows what the service will be after the installation.

Michael Rausch stated the goal, with the Historic District streetscape, is to see as little of it as possible. He stated that if he is understanding correctly per the submitted plans, that the setback is approximately 12 feet. He asked if for every 5 or 10 feet moved, it would equate to another foot in

height, if they had to, or if this height in the plans is a set height that is established.

James LaValle stated that he is not sure what the exact measurements would be, should they have to move it back more.

Michael Rausch stated that he would like to know how many feet higher the tower would have to go, for how many feet moved back.

Chairperson Maxwell asked if Mr. LaValle could get that information in time for the Joint Public Hearing.

James LaValle stated that he can absolutely find out that information.

Michael Rausch stated that that is really his only question. He has already talked to State Telephone Company regarding their existing antenna on the roof, and he was told that that is likely a TV antenna that is no longer in use, and they will look into getting rid of it. He would just like for the public to see as little of the new antenna as possible, and if that means a potential of moving it back another 10-15 feet, and maybe it means only increasing the height by a foot, then it may be beneficial. He asked if Mr. LaValle could describe the cage that is going to be set at the foot of the building with the equipment in it. He asked if it will be behind the brick wall, that is behind the pocket park, next to the building.

Chairperson Maxwell stated that she would also like to discuss the covering that goes up the side of the building to hide the wiring to the antenna.

James LaValle stated that the wiring run up the side of the building will be shielded and color matched in order to blend in with the building itself.

Michael Rausch stated that he would like to confirm the placement. Next to the State Telephone building on the left, there is a small pocket park that has a brick wall. He would like to know if the equipment will be in front of, or behind, the brick wall. The wall is about 5 feet high.

James LaValle stated that it would be concealed behind the brick wall.

Michael Rausch asked if he understood correctly that there would be some kind of fencing around the equipment that is painted a color to match.

James LaValle stated that they use privacy slats that are color matched, to match whatever building they are mounting to.

Chairperson Maxwell stated that gray or black could work, because State Telephone Company has those colors on their building.

Michael Rausch asked if they will be using some type of cover to run the lines up the wall of the building, or if they will be entering through the exterior and run on the inside.

James LaValle stated that they will be run up the wall and covered. They try not to mount on the inside of the building unless they absolutely need to, but it will be colored to match also.

Hannah Kastanos stated that she was just wondering about the dimensions of the antenna, and what the actual footprint of the whole setup is.

James LaValle stated that he believes that at the widest point, the base of the stand device is 3 ½ to 4 feet.

Hannah Kastanos asked if she understood correctly that this technology is newer. She asked how long this “Can-tenna” technology has been around for.

James LaValle stated that these types of antennas have been utilized for the last 18-20 years or so. That is new in terms of telecommunications.

Hannah Kastanos asked if it is pretty reliable and safe.

James LaValle stated that it is absolutely reliable and safe. This antenna has the capacity to operate on three different channels of bands. If all three of those bands were turned on and maxed out at 100%, it will still operate at less than 2% of the FCC allowable levels of RF radiation. They are very reliable, very safe, and regulated by the Federal Government. Studies are conducted routinely, and if anything were to change in the future, they are required to update their technology accordingly.

Michael Rausch asked how much traffic capacity it could handle. There are festivals downtown, a hotel, a lot of street traffic, and apartments.

James LaValle stated that it is designed to fill the coverage gaps. He cannot give an exact number of devices that it could connect to all at one time, but even at 500 people it could probably handle it with no issues.

Michael Rausch stated that the Event Center could potentially have 300 people, although he realizes that not everyone may be on their phone at once.

James LaValle stated that if there were 500 people all on their phones browsing the internet at once, he is sure that you would see a drop in the efficiency, but they would still be able to utilize their phone.

Aaron Flach asked if he understood correctly that this is for supplemental cell service.

James LaValle stated that this antenna supplies full service for where there is none currently. So long as there is not intense demand on the unit itself, you should be able to see calls, texts, internet, and streaming all work as normal. It is completely as functional as a normal cell tower; it is just miniaturized. The only difference is that when it is miniaturized, the ability to cover larger areas is diminished. These antennas are built to cover between .1 to .3 miles. This antenna is omnidirectional, so it will cover the entire area in that radius. The higher band signals are much better at penetrating buildings, apartments, and structures.

Aaron Flach asked if you are not a Verizon customer, if you would still connect through roaming.

James LaValle stated that it is for Verizon service only. If you have AT&T, it will not pick up your signal. This is specific to Verizon.

Michael Rausch stated that AT&T is coming next. AT&T has plans to mount on a pole on Reed Street, across from State Telephone Company, with some form of a mini-cell.

Wendy Warren asked if she understood correctly that the plans for the wiring is to run up the side of the building. She asked if there was an option discussed to run the wiring up the back of the building, where the equipment will be.

James LaValle stated that the equipment and all of the wiring will be on the side of the building, but will be shielded the first 5 feet behind the brick wall of the pocket park, and then will continue to be covered and color-matched going up the rest of the way, to make it as visually appealing as possible.

Michael Rausch asked what the timeframe of the project is once approved. He asked if it was possible that this project gets done this year.

James LaValle stated that it is possible. After the Public Hearing next week, if approved, they can order the equipment. Last year, there was a 7-9 month delay. This year, it seems to be going better, but it is ultimately up to however long it takes to receive the equipment. Once the equipment is received, it is a very brief build. A full tower takes 2-3 months; a tower of this size should only take a week or two.

Michael Rausch stated that he wants to be clear that his question regarding the placement and height isn't to stop the project, he is just trying to figure out what can be done to make this fit the overall aesthetic of the area downtown.

James LaValle stated that he will touch base with his team tomorrow, and ask them how much higher the tower would have to be, in order to move it back 10 feet or so. Just to get an idea.

Chris Fisher asked if he understood correctly that the fencing that goes around the equipment is 10 feet tall. He asked if the equipment is that tall.

James LaValle stated that the equipment is not 10 feet tall. He believes that at its highest point, the H-frame is between 6 and 6 ½ feet tall. For full towers, there is usually 6 feet of chain link fence with barbed wire on top, but because of where this one is going, they are not going to enclose it with barbed or razer wire. That is why the fence is a little higher than usual, to make sure that nobody can get inside of the area.

Chris Fisher asked if Mr. LaValle had a picture of the outdoor equipment.

James LaValle showed him a picture in the project plans.

Chris Fisher asked if there was something that would be heard running outside.

James LaValle stated that you would not be able to hear anything, unless you got up close enough to it to hear the buzz of electricity.

Michael Rausch stated that it will be next to an existing generator that runs tests once in a while.

Chairperson Maxwell stated that as the Historic Preservation Commission, their main concern is the aesthetics. That being said, this project will not be approved tonight. This meeting is just for the Board to determine whether or not they been given enough information in order to deem the application as complete, in order to schedule a Public Hearing. If the Board Members think of any more questions, they can email either herself, or the Clerk, and they can be passed on to the applicant in order to receive answers in time for the Public Hearing.

James LaValle stated that he is assuming that he will be here for the Public Hearing next week, but if not, Scott Olson, who attended the Planning Board Meeting, will be present that evening. He will touch base with his team tomorrow in order to get an idea of what it would look like to move the tower back further. He stated that if anyone else has any questions, please feel free to call or send an email.

A motion to approve the application received from Young/Sommer, LLC, on behalf of Verizon Wireless, for the installation and operation of a small antenna on the roof of the existing State Telephone building at 46 Reed Street, and the enclosed equipment installed on the East side of the building behind the pocket park, as complete for the purpose of scheduling a Joint Public Hearing along with the Planning Board, for Thursday, May 15th at 6:00 p.m. was made by Michael Rausch and seconded by Chris Fisher. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. 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, and his nephew Wayne Flach, Jr., who is present tonight, painted some sample colors on bricks in order to determine what colors they would like to go with. They have decided to go with the Green/Black on the bricks. He can provide the Board with the exact Sherwin Williams color name at a later time. They have decided to go with “Black Magic” on all of the trim.

Chairperson Maxwell asked what color the windows would be.

Aaron Flach stated that the windows will be black.

Chairperson Maxwell asked if Mr. Flach brought any pictures showing the colors.

Aaron Flach showed the Board Members pictures of the colors on his cellphone.

Chairperson Maxwell asked what color the doors will be.

Aaron Flach stated that they are going to stick with Green/Black on the doors too, and stick with a two color scheme.

Chairperson Maxwell asked if she understood correctly that the trim around the doors would be black.

Aaron Flach stated that that is correct. The bricks are Green/Black, and all of the trim is “Black Magic”.

Chairperson Maxwell stated that she thought that Mr. Flach stated that the door will be Green/Black.

Chris Fisher asked if he understood correctly that the only thing that will be Green/Black is the brick.

Aaron Flach stated that that is correct.

Hannah Kastanos asked if Mr. Flach is still planning to do the copper lighting fixtures.

Aaron Flach stated that that is correct. He could do an accent color on the actual doors.

Chairperson Maxwell asked if she understood correctly that Mr. Flach is definitely having Green/Black brick, and "Black Magic" windows and trim.

Aaron Flach stated that that is correct.

Chairperson Maxwell stated that it sounds like the only thing Mr. Flach is unsure about is the doors right now.

Wayne Flach, Jr. stated that they talked about the "Snowbound" color for the door.

Aaron Flach stated that "Snowbound" is an off-white color.

Wayne Flach, Jr. stated that it has a gray tinge to it, which is recommended to go with the gray and black color scheme.

Chairperson Maxwell asked if the doors will be the off-white color.

Aaron Flach stated that they are not sure yet.

Chairperson Maxwell stated that they do not have to approve the door color tonight. The windows were the biggest concern, since she knows that Mr. Flach is eager to order them.

Aaron Flach stated that the windows were the biggest concern, as well as opening up the currently bricked in windows. They are ready to get moving on that.

Chairperson Maxwell stated that she would suggest that the Board approve the Green/Black on the brick, the black windows, and maybe wait on the other approvals in case Mr. Flach wants to

change his mind regarding the door color. They can also approve the “Black Magic” on the trim. She asked the Board Members if that was agreeable.

Hannah Kastanos asked if there was other trim not mentioned earlier.

Chairperson Maxwell asked about accent colors for the corbels.

Aaron Flach stated that the accent color would be “Black Magic”.

Chairperson Maxwell asked what color the band that hides the lighting will be.

Aaron Flach stated that that will be “Black Magic” also.

Chairperson Maxwell asked if she understood correctly that when Mr. Flach said “trim”, he meant all of the trim on the building, including the corbels.

Aaron Flach stated that that is correct. All of the brick is the Green/Black, and the trim bands, and upper trim, will be the “Black Magic”. He asked if he was good with the copper lighting fixtures that he previously provided specifications on.

A motion to approve the Green/Black for the brick on the exterior of the building, the “Black Magic” for all of the trim on the building, black aluminum clad windows, copper lighting sconces, and door color to be determined at a later time, was made by Chris Fisher and seconded by Wendy Warren. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

Michael Rausch asked Mr. Flach what his lead time was on receiving the windows.

Aaron Flach stated 4-6 weeks.

Chairperson Maxwell asked who Mr. Flach’s supplier was for the Weathershield windows.

Aaron Flach stated that he usually goes through Andy Kennedy, of Mario’s True Value Home Center, in Valatie. He used them for the Spa building, the Wire Event Center, and the McQuade building. He also used Mr. Kennedy for the old school building as well, even though Mr. Kennedy was with a different company at that time.

Michael Rausch asked how many windows there were in the building.

Wayne Flach, Jr. stated that there will be about 30 windows, once they open up those bricked in areas.

Aaron Flach stated that they will be back before this Board at some point to talk about the Dolan Block, because they are getting closer on that project architecturally.

Chairperson Maxwell stated that they will try to coordinate that with the Planning Board, in order to save Mr. Flach from having to do two separate mailings for a Public Hearing. This way, they can just hold a Joint Public Hearing for both Boards.

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

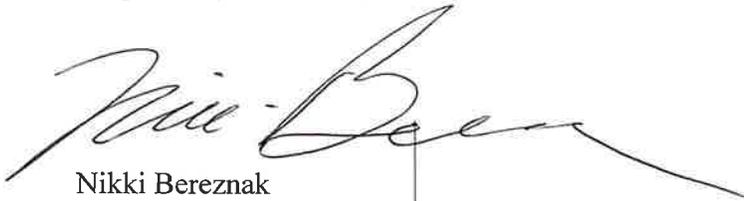
No public comments were offered.

Adjournment

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

The meeting was adjourned at 6:39 p.m.

Respectfully submitted,



Nikki Bereznak
Clerk