

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
November 12, 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, and Hannah Kastanos. Nancy Harm and Wendy Warren were absent.

A motion to approve the minutes from the October 8, 2024, Historic Preservation Commission Meeting was made by Hannah Kastanos and seconded by Michael Rausch. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. David Dorpfeld voted yes. Hannah Kastanos voted yes. The motion carried.

New Business

1. 12 Reed Street-Coxsackie Creamery- Chairperson Maxwell stated that Sharon Mahota, of the Coxsackie Creamery, has submitted an application for the installation of solar panels on the roof of 12 Reed Street.

Sharon Mahota stated that there will be 37 panels. The company that she is using conducted a couple of site visits to check the roof structure. The roof is not perfectly flat, so there will be a mix of ballasted and secure panels. The solar panels should produce 62% solar power to help offset the electric costs.

Chairperson Maxwell stated that the highest point of the panels is 6 inches, so they should not be visible from the street.

Sharon Mahota stated that the company she is using has worked in Historic Districts before. They will send the full specifications to the Building Inspector. The ballasted panels will be set on concrete.

Chairperson Maxwell stated that the panels will be placed 18 inches from the roof edges, so it shouldn’t pose any visibility issues.

David Dorpfeld asked if the roof is fairly new.

Sharon Mahota stated that the roof is 3 years old.

David Dorpfeld stated that he just wonders what happens when a roof needs to be replaced.

Hannah Kastanos asked if the solar company checked the weight of the panels on the roof.

Sharon Mahota stated that the company confirmed that the roof can handle the weight.

Hannah Kastanos asked if there would be visible wires or boxes.

Sharon Mahota stated that she is not aware of visible wires or boxes.

Chris Fisher stated that the wires are usually run into the building.

Sharon Mahota stated that that is correct. She believes that conduit would run to the meter in the back of the building.

A motion to approve the application received from Sharon Mahota, of the Cocksackie Creamery, for the installation of solar panels on the roof of 12 Reed Street was made by Chris Fisher and seconded by David Dorpfeld. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. David Dorpfeld voted yes. Hannah Kastanos voted yes. The motion carried.

2. 1 Mansion Street-Village Blooms- Chairperson Maxwell stated that Jessica Cahill, of Village Blooms, has submitted an application for a hanging sign at the corner of 1 Mansion Street and Reed Street, at the new business location of Village Blooms. The building is owned by Amy Bennett.

Jessica Cahill stated that she is planning to open business at the new location on December 1st in time for Christmas by the River. She brought the sign with her to the meeting to show the board members. The sign will be mounted on a green iron bracket on the corner of the building. She asked if there was a height requirement.

Chairperson Maxwell stated that the bottom of the sign, per the Village Code, needs to be 10 feet above the sidewalk, so the sign has to be hung high enough to accommodate that . She asked if the sign would be hung on the right or left corner.

Jessica Cahill stated that the sign would be hung on the right corner. She thinks that it will be more visible there. She is also proposing storefront window lettering to match what she currently has on the storefront in West Cocksackie.

Michael Rausch asked what color the vinyl on the windows would be.

Jessica Cahill stated that the vinyl will be white.

Michael Rausch asked if she would have hours posted on the door or windows.

Jessica Cahill stated that she would have the hours posted on the right window.

Chairperson Maxwell stated that she likes that the sign colors happen to match the surrounding businesses' signs downtown.

Michael Rausch asked if he understood correctly that there would be no lighted signs.

Jessica Cahill stated that there would be no lighted signs.

Chairperson Maxwell stated that if Ms. Cahill decides to have a lighted sign, she would have to seek approval from the HPC Board, and it cannot be flashing.

Jessica Cahill asked if she would need approval for repainting (the door and panels) leading to the alleyway.

Chairperson Maxwell stated that she would need to seek approval before repainting.

A motion to approve the application received from Jessica Cahill, of Village Blooms, for the hanging of a sign and including storefront window lettering at the corner of 1 Mansion Street, owned by Amy Bennett, was made by Michael Rausch and seconded by Hannah Kastanos. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. David Dorpfeld voted yes. Hannah Kastanos 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 will continue to forward any webinars received from the National Alliance of Preservation Commissions (NAPC) to the board members. The NAPC allows for the downloading of webinars on their website in order to fulfill training requirements. The board members need to complete 4 hours of training/year. There is a deadline of December 31st.

Public Comment Period

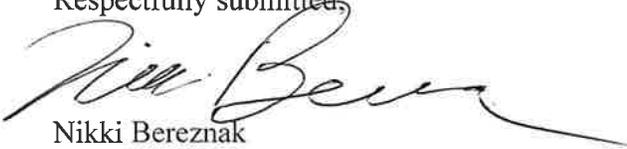
No public comments were offered.

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. Chris Fisher voted yes. David Dorpfeld voted yes. Hannah Kastanos voted yes. The motion carried.

The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

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

Nikki Berezna
Clerk