

**VILLAGE OF COXSACKIE  
HISTORIC PRESERVATION COMMISSION MINUTES  
October 8, 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 September 17, 2024, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Nancy Harm. Patricia 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.

**New Business**

**3. 21 Reed Street-Violet Moon Apothecary-** Chairperson Maxwell stated that the Violet Moon Apothecary has submitted an application for a new awning at 21 Reed Street, owned by Amy Bennett. The current exterior awning over the store front windows has deteriorated. The new awning that is being proposed is very much like the awning at Patrick Henry’s, except it is black with a gold stripe, and the one at Patrick Henry’s has more of a beige stripe.

Michael Rausch stated that it seems to be fitting of the style of the Historic District.

Chairperson Maxwell stated that they are just seeking approval to install the new awnings. The contractor is Matt Reynolds, of The Reynolds Group, out of Schaghticoke. They are not doing anything differently, just replacing the same awning.

Hannah Kastanos asked if she understood correctly that the awning would be black and gold.

Chairperson Maxwell stated that that is correct.

A motion to approve the application received from the Violet Moon Apothecary for a new awning at 21 Reed Street was made by David Dorpfeld 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.

**4. 17 Mansion Street-Dave Merchant-** Chairperson Maxwell stated that Dave Merchant has submitted an application for exterior improvements at 17 Mansion Street.

Dave Merchant, owner of 17 Mansion Street, gave an overview of the exterior improvements he is seeking approval for. He is looking to paint 2 sides of the brick exterior of the building with a green slate color, replace windows with black Marvin windows, and restore the front of the building back to what it looked like originally with storefront windows, and trimmed, to bring it back to the original character. The contractor will be Sitcer Construction.

Chris Fisher asked if Mr. Merchant was going to put the shutters back on.

Dave Merchant stated that he was not sure yet. It all depends on how it looks after mortar repairs have been made.

Chairperson Maxwell asked if Mr. Merchant is going to keep what is currently under the windows, or replicating what is currently there.

Dave Merchant stated that he will have to replicate what is currently there, because all of that has rotted out. He is also going to get rid of the aluminum door that is there.

Chairperson Maxwell asked Mr. Merchant what he thought the timeframe was for the project.

Dave Merchant stated that there are certain things that he is ready to move forward on. He has a 10 week wait on the windows. Sitcer Construction has enough that they can start on, on the exterior of the building, such as chipping away at the repairs that need to be made. He would like to get the outside painted this year, and for the face of the building to be re-done. He cannot order certain windows until the frames are done. The earlier the better.

Chairperson Maxwell stated that there is obviously a lot of inside work that Mr. Merchant can do also.

Dave Merchant stated that the inside work can be done over the winter.

Chairperson Maxwell asked if the windows would be the same size.

Dave Merchant stated that the windows will be the same size.

Michael Rausch asked if he understood correctly that they would be custom windows, but not arched.

Dave Merchant stated that that is correct.

Hannah Kastanos stated that she would like to see a third color utilized.

Chris Fisher stated that it seems like there will be three colors between the paint, trim, etc.

Chairperson Maxwell asked if she understood correctly that green, black, and beige will be utilized.

Dave Merchant stated that that is correct.

Michael Rausch stated that a multi-color paint scheme does make it stand out.

Chairperson Maxwell asked the fellow Board Members if they have any problem with waiving the Public Hearing requirement, since it is a single building, on the corner, and Mr. Merchant is improving the building to be restored to a more historically accurate exterior façade and exterior.

All Board Members agreed to waive the Public Hearing requirement.

Michael Rausch asked Mr. Merchant to come up with a color scheme for when he decides to put an awning back up.

Dave Merchant stated that he can always come back before the Board in the spring when he has more details on colors for awnings etc.

Chairperson Maxwell asked if Mr. Merchant will be putting up shutters.

Dave Merchant stated that he is not 100% sure, because there is quite a bit of mortar repair work that needs to be done. If they are able to do it, then they will have shutters, but if it is going to cause a further problem for the bricks, then they probably won't.

Chairperson Maxwell stated that having shutters is not imperative. A lot of the buildings had shutters originally, and they do not anymore. She asked Mr. Merchant if the front of the building is going to get painted also.

Dave Merchant stated that the front of the building will get painted.

Michael Rausch stated that he understands that the front door will be re-done, but he asked if the door to the upstairs apartment on the right will be re-done also.

Dave Merchant stated that that apartment door will be re-done also.

Michael Rausch stated that Mr. Merchant will have to let the Board know that information when the time comes.

Chairperson Maxwell asked if there would be a transom over the door.

Dave Merchant stated that the door itself is actually reset. So, when they put the new door in they will try to put a transom over the top.

Chairperson Maxwell asked if there will be new windows on the backside of the building also.

Dave Merchant stated that there will be new windows on the back of the building as well. Every window in the building will be replaced with new similar windows.

Chairperson Maxwell asked if the doors will be replaced with new, more historically appropriate doors.

Dave Merchant stated that that is correct.

Chairperson Maxwell stated that when Mr. Merchant gets to the point in his project where he is picking out doors, awnings, or any other little items, he could come back before the Board to present them with that information for approval.

Dave Merchant stated that those items will likely be addressed in the springtime. He just wants to get the bulk of the project out of the way first.

A motion to approve the application received from Dave Merchant for exterior improvements at 17 Mansion Street as presented, with the detail that was gathered during the meeting, and with the doors and other smaller details to be postponed until such time that he is ready to present that information to the Board was made by Chris Fisher 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.

**2. South River Street-** Chairperson Maxwell stated that the Board needs to review the application for overhead street lighting on South River Street from Aaron Flach. Originally, when submitted last year, the application was for seasonal lighting. He is now looking to have the overhead street lighting year round on South River Street. She has read the chapter in the Village Code pertaining to lighting, and there is nothing to prevent overhead street lighting. The reason that she is bringing this up, is because the next application that the Board has received is from the Christmas by the River Committee for the same thing on Reed Street. It is going to be

the same type of lighting that Aaron Flach already has, with cable going across the street.

Wendy Warren asked if the Christmas by the River lights will just be seasonal, or year round also.

Chairperson Maxwell stated that the Christmas by the River lights will be year round as well.

Hannah Kastanos stated that her only concern would be whether or not it is the same style of lighting.

Chairperson Maxwell stated that the Board will discuss that after Mr. Flach's request.

Michael Rausch asked if it becomes an issue where a number of residents living on the second story of buildings downtown are disturbed, if Mr. Flach would be willing to go to a timer based lighting. This way it is not on all night long.

Aaron Flach stated that he would be willing to put the lights on a timer if needed.

Michael Rausch asked if the current lights were on a sensor.

Aaron Flach stated that they are just on for 24 hours a day. They have been for almost a year now. They draw so little power, and they were in a hurry to get them going for the holiday season, that because the wintertime has a lot of dark hours, they set them to be on for 24 hours, and just never changed them after that.

Michael Rausch stated that what may come up is putting them on a timer.

Chairperson Maxwell stated that as of right now, Mr. Flach has the advantage of owning both the buildings, and there is a large one that is currently vacant, but it may be something that the Board asks him in the future.

Michael Rausch stated that looking at Reed Street, there is a lot of residential living on the second floors, and they may have to compromise with putting them on a timer, so that it is not too bright at night.

Wendy Warren suggested considering a dimmer for the lights as an alternative to a timer.

Hannah Kastanos stated that she doesn't feel that the lights are very bright.

Michael Rausch stated that until they are up on Reed Street, it is tough to say how much light

they will truly give off. He doesn't think that they will generate a lot more light.

Aaron Flach stated that a dimmer might be cool in that the lighting could be more like candlelight after a certain hour. He is not sure whether or not the current lights are dimmable.

Hannah Kastanos stated that she used to live on the third floor of a building on Reed Street, and there were two very bright streetlights. So, she doubts that the overhead lighting will be competing with the normal street lights.

Chairperson Maxwell stated that she wants to clarify that the dimmable lighting is a suggestion for Reed Street, not the current lighting on South River Street.

Aaron Flach stated that as a disclaimer, when going around the corner, the lights are just above the second floor windows. They have the two lamp posts on Reed Street, that are different than the big overhead street lights on the telephone poles. So, you may lose some of the effect with the big overhead lights shining down over them. You may lose some of the level of ambiance at those spots.

Michael Rausch stated that more than likely, if the Village is putting this forward, they may be plugged into an outlet that is attached to the pole. Much like what is utilized for the hanging light up decorations during the holiday season. He asked Mr. Flach if he was currently plugged into a vacant apartment.

Aaron Flach stated that they are just hooked up to the electric service for one of his buildings. He is also helping with the proposed lights on Reed Street. He told the Christmas by the River Committee that they should use the same 3/8" stainless steel cable attached to an anchor in the brick. That way they don't rust or deteriorate over time. However, if somebody at some point says that they don't want it attached to their building, it can easily be removed, caulked or mortared back in. It is not something that would permanently damage the building. There will be a little bit of a blank spot kind of where the Post Office is, because there is nothing really between where the National Bank of Coxsackie's building is, and Barry Rausch's property. He would like to start with running the lights across at each end of Reed Street.

A motion to accept the renewal of Aaron Flach's application for lighting on South River Street, with the change from seasonal lighting, to year round lighting was made by Wendy Warren and seconded by Hannah Kastanos. 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. Reed Street-Christmas by the River Committee-** Chairperson Maxwell stated that the

Christmas by the River Committee has submitted a similar application for overhead streetlights on Reed Street. She said that she will be present, along with the Christmas by the River Committee, at the Village's upcoming Workshop Meeting on Thursday, October 10<sup>th</sup>, to present their plan to the Village Board for year round, dimmable, or timed, lighting on Reed Street. If needed, she said that she will be willing to seek opinions on the lighting from those that live on second or third floor apartments of the buildings downtown. However, her opinion is that the street lights are brighter than the proposed lighting, so it may not be an issue.

Aaron Flach stated that it may be worth asking Central Hudson if there is a decorative street lighting plan.

Michael Rausch stated that there may be settings within the LED street lights to make them warmer, but Central Hudson would have to be willing to make that change.

A motion to approve the proposal received from the Christmas by the River Committee for overhead lighting on Reed Street, subject to approval and any restrictions imposed by the Village of Coxsackie Board was made by David Dorpfeld 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.

#### **5. Renewal Request for HPC Members with terms that expired in September 2024-**

Chairperson Maxwell stated that there are 4 members on the HPC Board whose terms are up in 2024. She asked if everyone would like to continue with their positions.

All Board Members responded that they would like to continue with their positions.

Chairperson Maxwell stated that Dave Dorpfeld, Hannah Kastanos, and Wendy Warren will be reappointed at the Village Board Meeting on Monday, October 14<sup>th</sup>. They will have to sign the Oath of Office book in the Office after that date.

#### **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.

**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. David Dorpfeld voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:41 p.m.

Respectfully submitted,

  
Nikki Berezna  
Clerk