

**VILLAGE OF COXSACKIE  
PLANNING BOARD MINUTES  
July 17, 2025**

Chairman Robert Van Valkenburg, Jr. called the Planning Board Meeting to order at 6:02 p.m. Present were Planning Board Members: Matthew Bennett, Debra Jung, Jarrett Lane, and Patricia Maxwell.

A motion to approve the minutes from the June 19, 2025 Planning Board Meeting was made by Patricia Maxwell and seconded by Matthew Bennett. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Patricia Maxwell voted yes. Debra Jung and Jarrett Lane abstained. The motion carried.

**New Business**

**1. McQuade Building** – Chairman Van Valkenburg, Jr. stated that the Planning Board will be entering into a Joint Public Hearing with the Historic Preservation Commission to discuss the Historic Preservation Commission, and Site Plan applications, received from Aaron Flach, for the purpose of restoration of a historic 1830's building to an inn and pub/lounge at 2-6 Mansion Street.

Present from the Historic Preservation Commission were the following Board Members: Patricia Maxwell, Michael Rausch, David Dorpfeld, and Nancy Harm. Chris Fisher, Hannah Kastanos, and Wendy Warren were absent.

Chairman Van Valkenburg, Jr. opened the Public Hearing, and asked either Aaron Flach, or Don McDonald, who were both present, to give an overview of the project to the public.

Aaron Flach stated that he, and his co-owners, have been to several meetings in order to get everything lined up for this project. 2 & 4 Mansion Street are 1830's historic buildings, built originally by William Kirkland. It was the original location of the National Bank of Coxsackie. It is remarkable that the building is close to 200 years old, and yet all of the original mantles, original plaster works, built-in shutters, and other historical elements that are of value, are completely intact in the building. It's really a special, historic space, that has not been torn apart, re-done, or stripped out. It is a really unique property, and when plans for the building started to be worked on, they talked about the idea of apartment rentals, and different options that fit the space, but ultimately an 11 room inn would pose the best opportunity for people to visit the Village's unique downtown, but also stay in a 200 year old, wonderfully preserved, building. The average daily rate would probably be north of \$300-\$500/night. It is just going to be a special experience. In terms of the restoration portion of the building, they are guided by the NYS

Historic Preservation Office (SHPO) guidelines, since this project is also receiving federal and state tax credits for the historic restoration of the building. So, what that basically means, is that they are going to follow SHPO's standards in terms of re-using all of the original details, and that sort of thing. Which is important to him also. The ground floor of the building will basically be a pub/lounge, for guests to hang out.

Don McDonald, co-owner of the project, stated that he would call the pub/lounge a small restaurant instead. It will be similar in feel to the Stewart House in Athens. They will be keeping everything very historical, but at the same time have that feel of community. It is not going to be a typical bar, it is mostly going to be for any clientele that comes, to get breakfast or small items. They are trying to figure out if they can open it to the public, and when they can do that.

Aaron Flach stated that all of the plans and specifications have been submitted to appropriate parties so far. The use of the building is permitted via the Village Zoning Code. They have accounted for parking, sidewalks, access, egress, and have gone through all of the requirements with the Village Engineer, in order to make sure that all of those items are properly addressed. Again, the restoration of the actual building, including the structure, and the interior, are guided by their tax credit program, through NYS and federal departments of historic preservation.

Chairman Van Valkenburg, Jr. stated that there is a full size Site Plan available for public inspection, if any member of the public would like to review it.

Jason Warren asked where the parking would be located.

Aaron Flach stated that all of the parking for 10 Mansion Street is in the lot across the street on Betke Boulevard.

Catherine Benson asked where patrons are going to park.

Aaron Flach stated that there is parking behind the building. There are 12 spaces, and the Code requires that they have 11 spaces. They have enough parking for 1 space per room, and all of the parking for 10 Mansion Street is already across the street on Betke Boulevard. That is already a private parking lot for tenants in the building, and for Joan Tailleur's office.

Catherine Benson asked where the staff would park.

Aaron Flach stated that staff would mostly consist of housekeeping, and that has already been accounted for in the parking calculations.

Catherine Benson asked what the timeline for the project would be.

Aaron Flach stated that they will start getting bids, and doing some initial preservation, but they still need to iron out some details for various things. He would say that it will be probably a year to two years.

Nancy Harm asked if since the Heermance Library is adjacent, and there is already parking for the Library, if there is emergency exit and entrance through the Library, to the other parking lot, in case the driveway to the parking lot gets blocked for some reason.

Aaron Flach stated that there is no emergency exit or entrance through the Library parking lot. That is blocked off.

Mark Maraglio stated that he thought that there were driveways on both sides of the building, where you can come in on one side, and out on the other.

Don McDonald stated that there is currently, but they are going to close one side off.

Aaron Flach stated that the driveway on the Bauer side is pretty tight, and they are concerned about people hitting the building.

David Dorpfeld asked if there would be an elevator in the building.

Aaron Flach stated that there would not be an elevator in the building. It is not required since it is a historic building.

David Dorpfeld stated that Mr. Flach mentioned the parking that is on the other side of the street for 10 Mansion Street. He asked if this parking on the street will be shared for this building.

Aaron Flach stated that all of the guests and employees will park behind the building. The existing parking lot that is along Betke Boulevard consists of 24 spaces, and 10 Mansion Street has 9 apartments, and Joan Tailleur's office. So, they are more than covered there.

David Dorpfeld stated that the Mayor has talked about an Occupancy Tax on Short-Term Rentals, etc. He asked if this property would be subject to that Occupancy Tax.

Aaron Flach stated that the Village does not have one right now, but it would be subject to whatever local law gets put into place. He understands that it is not there now, but it probably will be at some point.

Catherine Benson asked who will be overseeing the project in terms of construction.

Chairman Van Valkenburg, Jr. stated that Village Code Enforcement would be in charge of any permits, and reviewing the project in order to make sure that it is in compliance.

Catherine Benson stated that she just doesn't want to see the same problems that occurred with the hotel project.

Aaron Flach stated that this project is just a restoration project, not a new build, so it is a little bit different, but he hears what she is saying. Once they get approvals, he will work with the Code Enforcement Officer going forward.

David Dorpfeld asked if there will handicap access.

Don McDonald stated that there will be handicap access to the ground floor only.

Aaron Flach stated that the rooms will be stair access only.

David Dorpfeld asked if that was allowable.

Aaron Flach stated that the stairs are original to the building, so they are keeping all of that. NYS code allows historic buildings to have different designs, such as not having an elevator, in order to maintain the character of the building.

Catherine Benson asked about construction vehicles entering and exiting the property.

Don McDonald stated that construction vehicles will stay on their side of the property.

Jason Warren asked if this property would be used in part with the wedding venue, kind of like an overflow from the hotel.

Aaron Flach stated that it may be used as overflow from the hotel when there are busy events downtown, but he thinks that this building will be busy on its own, since it is a different experience. So, he will say that it doesn't necessarily cater to the same group of people, but it could.

Jarrett Lane asked what Mr. Flach and Mr. McDonald plan on doing for the kitchen area of the building.

Aaron Flach stated that they are looking to keep the kitchen area pretty minimal. There is not a ton of room for things like range hoods. So, it would have to be pretty minimal electric cooking.

Don McDonald stated that it will have to be a pretty small/limited menu.

Catherine Benson asked if Mr. Flach and Mr. McDonald addressed the water drainage issue.

Aaron Flach stated that the water drainage issue has all been taken care of. He put catch basins in, and tied it into the Village drains that were in the back of the building. They have not experienced any issues with water since they have done that work.

Chairman Van Valkenburg, Jr. stated that he has noticed that it has been much better.

Aaron Flach stated that once it is landscaped and paved, it will look a lot different. Also, from the Library's perspective, there will be an enclosure around the dumpster container, and it will also be landscaped with some evergreen plantings. All of these items were addressed with both the Planning Board, and Mary Beth Bianconi, the Village Engineer.

Mark Maraglio stated that he thinks that this project is a good idea, and will enhance Reed Street and the downtown area.

Catherine Benson stated that that building has needed an influx of money for a long time. She looks forward to seeing it restored.

Aaron Flach stated that it is truly a phenomenal building.

Chairman Van Valkenburg, Jr. stated that he is happy to see something happen with a historic building like that.

Michael Rausch asked what the timeframe is on the windows.

Aaron Flach stated that he would like to get it enclosed and work on the exterior doors, etc. Infrastructure has to come first, such as plumbing and electrical. A few years back, the building was really in trouble, with water leaking down in between the dormers, and there was a ton of damage done to that front brick wall. The wall is about a foot thick, and several courses of bricks, so you cannot see it that much from the outside. Dr. Hammerer had the Twelve Tribes repair some of the bricks on the outside, probably about 15 years ago. However, that front brick wall is still in really bad shape, so they did put a new roof on, and rebuilt the original Philadelphia gutters, using some of the original pieces that were still there. So, at least now, the building is not taking on any water, or getting further damaged, but now it needs new life.

Catherine Benson asked if the Marvin windows in the front will be carried over to the back also.

Aaron Flach stated that that is correct. Some of them have already been done in the back.

Chairman Van Valkenburg, Jr. stated that there was a bit of a logistical issue with the mailing of the Public Hearing notifications. The Village Code states that the Public Hearing Notices need to be received ten days prior to the meeting, and they were mailed ten days prior. Because that happened, the Planning Board is going to leave this Public Hearing open for written comment to be received to the Village Clerk, in case anyone has additional comments. The Public Hearing will be closed at the next meeting in August. He feels that this is the best way to treat this issue. He didn't want to cancel the Public Hearing and reschedule, since everything did get mailed out. If anyone has additional comments, they can be put in writing to the Village Clerk.

A motion to close the Historic Preservation Commission Public Hearing at 6:23 p.m. was made by Michael Rausch and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. The motion carried.

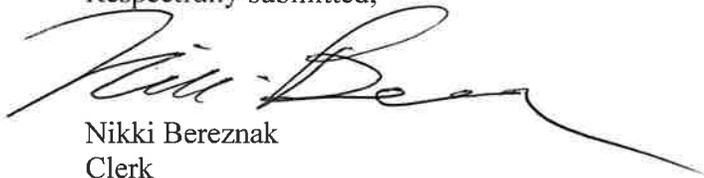
**Public Comment Period**

No public comments were offered.

A motion to adjourn the Planning Board meeting was made by Jarrett Lane and seconded by Matthew Bennett. Chairman Van Valkenburg, Jr. voted yes. Matthew Bennett voted yes. Debra Jung voted yes. Jarrett Lane voted yes. Patricia Maxwell voted yes. The motion carried.

The meeting was adjourned at 6:23 p.m.

Respectfully submitted,



Nikki Berezna  
Clerk