

**VILLAGE OF COXSACKIE**  
**HISTORIC PRESERVATION COMMISSION MINUTES**  
**August 12, 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 absent.

A motion to approve the minutes from the July 8, 2025, Historic Preservation Commission Meeting was made by Chris Fisher and seconded by Wendy Warren. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. David Dorpfeld abstained. The motion carried.

**New Business**

**1. McQuade Building-** Chairperson Maxwell stated that they held the Joint Public Hearing with the Planning Board on July 17<sup>th</sup>. The Planning Board left the Public Hearing open until their next meeting on August 21<sup>st</sup>, in order to receive any written comment from the public. However, the Historic Preservation Commission closed the Public Hearing. Chairperson Maxwell stated that they can start by looking at the details on the front elevation view. She asked Aaron Flach if the top windows along the roofline were already installed.

Aaron Flach stated that they have received the windows, but they are not installed yet.

Chairperson Maxwell asked if she understood correctly that they are the same aluminum clad, black trimmed, windows.

Aaron Flach stated that that is correct. They are aluminum clad, 6 over 6 windows.

Chairperson Maxwell asked if that is true for the back of the building also.

Aaron Flach stated that that is correct.

Chairperson Maxwell asked if the porch trim, the arches, and the trim around the door will be the same light gray as the gray on the lintels.

Aaron Flach stated that he is going to make everything white.

Chairperson Maxwell asked if she understood correctly that this includes everything, including the lintels that are that light gray color now.

Aaron Flach stated that that is correct. Everything except the windows and the doors will be white.

David Dorpfeld asked if both doors would be restored, along with all of the side lights and everything.

Aaron Flach stated that that is correct. On 9 Ely Street, there was a really ornate, elliptical top. They took that all apart by hand, and replaced all of the little glass pieces.

Michael Rausch stated that that is a lot of work. It is very involved.

Aaron Flach stated that the one on 9 Ely Street had a bird design that was built into it, made out of lead. That had to all be restored.

Chairperson Maxwell asked if the porch floor will be gray.

Aaron Flach stated that that is correct. The floorboards on the porches will be gray.

Chairperson Maxwell asked about the tread on the steps.

Aaron Flach stated that they will be gray also.

Chris Fisher asked what material will be used there.

Aaron Flach stated that it is wood, but he is not sure what the material is.

Chairperson Maxwell asked if it needs to be replaced, or if it is in good shape.

Aaron Flach stated that it does not need to be replaced. It was installed by John Hammerer, and he got it from the Twelve Tribes, so it may even be mahogany.

Chairperson Maxwell asked if she understood correctly that if it needed to be replaced, it would be wood again.

Aaron Flach stated that that is correct.

Chairperson Maxwell stated that the same goes for the stairs.

Aaron Flach stated that that is correct, and as for the porch that is not there yet, they already have all of those pieces.

Chairperson Maxwell asked if she understood correctly that that little porch would just have the door, the archway, and then the stairs coming down, with no railing in the front.

Aaron Flach stated that it will have railings coming down the side, but it will just have a small landing, and steps coming down to the sidewalk.

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

Aaron Flach stated that that is correct. The other side didn't originally have an overhang. That was custom done probably in the 1880's. It is pretty Victorian looking, and you can see where they took a couple of windows out, and put the French doors in their place. Everything behind the flashing of that porch was in pretty rough shape. It sustained a lot of water damage. It's all repaired and solid at this point.

Chairperson Maxwell asked if the ground floor windows were already installed.

Aaron Flach stated that they have already been installed.

David Dorpfeld asked about the blocked off windows on the alley side.

Aaron Flach stated that they are going to keep them blocked off, and use it as a design element, because where they are recessed, is where the chimneys are. He doesn't think that they were ever intended to be windows. That will all be white also.

Chris Fisher asked how the entrance to the pub/lounge would be accessed under the porch.

Aaron Flach stated that there will be access underneath the deck. There are two doors there, and they will both go to the same space. So, you would take a couple of steps down, and go underneath the porch, and there will be a door there.

Michael Rausch stated that it seems like they are pretty large doors. They are not small and cramped.

Aaron Flach stated that there are also interior staircases that would go back out to the hallway, if someone wanted to come out on the first floor, or out the back. There is an exit on the back side of the building also.

Michael Rausch asked if that was currently all secure.

Aaron Flach stated that that is correct.

Chairperson Maxwell asked if when looking at the stairs, if they will all be made out of wood.

Aaron Flach stated that that is correct.

Chairperson Maxwell asked if she understood correctly that the railing would be white, along with the back of the riser.

Aaron Flach stated that that is correct. The State Historic Preservation Office (SHPO) doesn't care about color, so it was not included on some of the plans.

Chairperson Maxwell stated that SHPO doesn't care about color, landscaping, or signs, but this Board has to.

Hannah Kastanos asked what type of railing would be used.

Aaron Flach stated that the railing will be wood.

Hannah Kastanos asked why type of design the railings will be.

Aaron Flach stated that they will match the other one. They are a square spindle, with a little design in them.

Chris Fisher asked if Mr. Flach had them already.

Aaron Flach stated that he already has the railings. John Hammerer bought a lot of the supplies ahead of time, but then never got around to installing them. So, they have all of that.

Chairperson Maxwell asked if the railing on the back would be white or black.

Aaron Flach stated that the railing would be white.

Hannah Kastanos asked if it would be same white throughout.

Aaron Flach stated that that is correct.

Chairperson Maxwell asked about the panes in the ground floor windows.

Aaron Flach stated that they are already installed, and they are 6 over 6 paned.

Michael Rausch asked if there would be a ramp in the back for handicap access from the parking area.

Aaron Flach stated that there would not be a ramp.

Chairperson Maxwell stated that Mr. Flach did tell the Planning Board that the building would not be ADA compliant. There is no elevator inside, and there will be stairs. So, people would not be able to access the rooms. She asked that when looking at the North side of the building, which is the side that faces the Eagle Apartment building, if the windows have already been installed. She also asked if the trim on the elliptical window would also be black.

Aaron Flach stated that those windows have been installed, and the trim around the elliptical window should be black to match everything else.

Chairperson Maxwell asked if when looking on the North side of the building, there will be the bluestone retaining wall that runs down the slope.

Aaron Flach stated that they will be trying to use bluestone that is similar in size to what is already there. That will be tied into the existing stones, and brought straight out to the telephone pole. The grade of it will be lower as it gets closer to the street.

Chairperson Maxwell asked if she understood correctly that there will be grass in between the stones and the building.

Aaron Flach stated that that is correct.

Michael Rausch asked if Mr. Flach would be burying everything, as far as telephone lines, etc.

Aaron Flach stated that that is correct. All lines will be run underground.

Chairperson Maxwell asked if there would be landscaping on that side.

Aaron Flach stated that there would not be landscaping on that side. The way that the building is situated, and with the way that the grade is higher than the ground floor, he rather just keep it simple.

On the front, the flagstone sidewalks that are there will just be re-set with pea gravel underneath. It will be nice and level from the sidewalk back to the staircase. The existing metal railings that are there will just be sanded down and re-painted black.

Chairperson Maxwell stated that they don't have to look at the signage or landscaping tonight, but in Mr. Flach's email, he mentioned that there would be Boxwood around the trash enclosure.

Aaron Flach stated that his Architect showed some type of evergreen plant in the Site Plan, and he knows that this Board doesn't want the white vinyl, so his thought was having just a wood stockade type fence. This way, it could just be stained, instead of painting, and either Boxwoods or Arborvitae around it.

Chairperson Maxwell stated that Mr. Flach had mentioned to the Planning Board that he would plant Arborvitae in between the enclosure and the Library parking lot. So, she just wondered if these Boxwoods would be in addition to the actual fence.

Aaron Flach stated that he thinks he will just stick with the Arborvitae, which was discussed at the Planning Board Meeting.

Chairperson Maxwell asked if the enclosure would definitely be stained wood, in a natural color.

Aaron Flach stated that that is correct.

Chris Fisher stated that it would look nice naturally grayed out.

Michael Rausch stated that he would recommend that Mr. Flach not plant the emerald version of Arborvitae, and pick something more deer resistant.

Aaron Flach stated that deer seem to not bother Boxwoods.

Chairperson Maxwell stated that in terms of the lighting, the poles look very similar to the ones in front of the Dolan Block.

Aaron Flach stated that they are the same.

Michael Rausch asked if they are in the back.

Aaron Flach stated that they are in the back, which will be required for parking per the Site Plan review.

A motion to approve the updated Historic Preservation Commission application received from Aaron Flach, for the restoration of the McQuade Building, was made by Michael Rausch and seconded by Chris Fisher. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorfheld voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted

yes. The motion carried.

**2. 45 Reed Street-Coxsackie General Store**-Chairperson Maxwell stated that this Board had discussed the non-compliance for the shed installation behind 45 Reed Street. Amy Bennett would like to present her perspective on that, and also the Board can review the picket fence repair and repainting, in addition to that. Ms. Bennett has submitted an application for the picket fence repair and repainting.

Amy Bennett, via Zoom Video Conference, stated that she is glad Ms. Maxwell clarified that that's what she wanted to make clear, that they are here to make a determination on two permits, not an offense. One permit is for the shed that is already installed, and one permit is to repair the fence surrounding the side yard on 45 Reed Street. She read the fine information that Ms. Maxwell sent her, and she believes that it is more geared toward someone who consciously refused an order of this commission. Regardless, she thinks that in their correspondence, Ms. Maxwell said that either \$50.00, or \$100.00, is sort of the max fine that would be considered, but she wants to just put it out there, that she believes that it is only for those that consciously refuse to follow an order of the commission.

Chairperson Maxwell stated that she didn't say that the max fine would be \$100.00. She said that there could be a compromise of either \$50.00, or \$100.00, and they did not make a final decision on that.

Amy Bennett stated that she has asked Sophie Roussel, her tenant, to be present tonight via Zoom Video Conference as well. She said that the situation began when she reached out regarding a plastic shed at 65 Mansion Street. Around that time, Ms. Roussel was looking for some space for storage of items for her child, such as a stroller, car seat, etc. Ms. Bennett thought that instead of putting the plastic shed in a landfill, it could just be moved to 45 Reed Street. She reached out to this Board, because she is very aware that you have to have approval before putting anything in the Historic District, and was told that plastic is not allowed down there, but metal sheds are. At that point, she cc'd Ms. Roussel on the email correspondence, since she was willing to purchase the metal shed. She is not saying that Ms. Roussel is at fault at all, in any of this. She understands that Ms. Roussel is merely the tenant, and she is the landlord, and therefore responsible. She wanted Ms. Roussel here tonight in order to offer her perspective of what happened. Ms. Bennett stated that in the prior month's minutes, it makes it seem like she is just doing whatever she wants, but she wants Ms. Roussel to speak to this, so that the Board can see the timeline of what occurred, and that this wasn't consciously disobeying procedures.

Sophie Roussel, via Zoom Video Conference, stated that she needed more storage at 45 Reed Street, so they looked into getting a shed. After Ms. Bennett stated that it needed to go before the Historic Preservation Commission, she called the Village Office, and they directed her to speak to

the Code Enforcement Officer, Michael Ragaini, who said that as long as the shed is within the property line, and as long as it doesn't exceed a certain size, it was all ok to move ahead with putting up. So, she found the proper place to put it within the property line, and made sure that it was not too large, and made of steel. Something happened with her email during this time, so she didn't receive an email that she should have received, that mentioned an application. She really believed that she had done everything that she needed to, and later found out that that wasn't the case.

Amy Bennett stated that it is not Ms. Roussel's fault at all. She said that Ms. Roussel shouldn't feel bad, as it is on her as the landlord, but she does appreciate her telling the facts of what occurred.

Sophie Roussel thanked the Board and stated that she is sorry for any stress that this may have caused.

Amy Bennett stated that she just wanted Ms. Roussel to speak because two things sort of happened. Firstly, she was diligent in following up, but she didn't really know the difference between the Historic Preservation Commission, and the Building Department. She wasn't told that there was this separate commission. She said that she thinks there may have been a misunderstanding on whether it is just the façade of the buildings that are regulated, or it also includes where the dumpsters are behind the building. Secondly, the follow up emails from Chairperson Maxwell were not received. That is what caused the impression that they were just ignoring emails, they don't care, and they were going to put up a shed where they want to put it, which was not the case at all. She thinks that the shed is within the parameters of what is acceptable within the Historic District for a shed. She said that if it is not within the parameters, to please let her know, but she would hope that the permit would be approved. The other thing that occurred that she would like to talk about, was that in the July 8<sup>th</sup> meeting, Chairperson Maxwell stated that Ms. Bennett would like to postpone the discussion, because she was not ready to address the shed, and she would just like to say that that is not the case at all. The reason for postponing is because on July 2<sup>nd</sup>, she received an email from Chairperson Maxwell stating that the Board was going to take all of her past transgressions into account, and sentence you on this shed issue, and that included a sign violation in Steve's Clothing, that she was never told about, a neon opening sign that was in the Cocksackie General Store, and a fence in a yard. Even though she doesn't think that these past transgressions can be really used, if she hasn't had a chance to address them in the hearing, she is going to address them now. So, the sign in Steve's Clothing was a sign in support of Gaza. She received a call from Hannah Kastanos, not as a member of this Board, but as a fellow Cocksackie citizen, saying that people didn't like the sign. In past correspondence, Chairperson Maxwell stated that somebody else dealt with the sign issue, so that Ms. Bennett didn't have to, but this is why it is important to have hearings and reach out, because she was the one who dealt with that sign, and it wasn't easy. She understands that nobody wanted to talk to her

tenant, Anna Taylor, about it.

Chairperson Maxwell stated that if there was a fine levied by that banner being in her window, it didn't originate with this Board. Political signs aren't allowed in business storefront windows in the village. This Board has never imposed a fine on Ms. Bennett's properties.

Amy Bennett stated that she does understand, but in that case, somebody probably should have contacted Ms. Taylor and told her that it was an inappropriate sign, but nobody did because it is not super comfortable, so it fell to her to handle. The only reason she is addressing it, is because the Board said that they were going to talk these past sign violations, and count it against her on this permit. So, with the Gaza situation, she went to Ms. Taylor. It wasn't a comfortable conversation. Ms. Taylor was not thrilled, but she said that because they are her buildings, she has a right to say whether there can be political speech in the windows, and she doesn't think that it is appropriate for a historical downtown, to have political speech. So, Ms. Taylor did take it down, even though she wasn't happy with her, and then she put up a Palestinian flag. Hannah Kastanos, again, reached out about the flag. Ms. Taylor had done her research, and the ACLU considers it protected speech to have a flag. So, at that point, she was kind of caught in between. As a result of her asking Ms. Taylor to take down the political Gaza sign, she was flamed on Twitter as a known Zionist, there was a boycott of the Coxsackie General Store, and her store in Brooklyn, where she employs 75 people, and they can't deal with politics there, because she needs to pay salaries, and not worry about boycotts. She is saying this only so that the Board understands, that if somebody reaches out, you can receive the full story. It was her that had that sign taken down, and she definitely suffered because of it, but it's the right thing to do for the historic downtown. So, she did it. She is not going to spend much time on the neon "Open" sign. She had a manager, who without her permission, put the sign there. She hates neon signs in historic downtowns. The moment Chairperson Maxwell told her it was there, she told her tenant to remove it, and she doesn't ever want to see it again. The fence, and the yard, and the pictures of the flag that she sent to this Board in preparation for tonight, was to make the point that if you pay attention to somebody, you can over pay attention to how someone is managing their properties. The pictures she sent, were not of her fence, that is of another fence in the Historic District that is in disrepair, and other yards that aren't perfectly maintained. She is trying. She has a lot invested in the downtown. She loves the village. She was the one who reached out about the shed, she didn't just go ahead and do it. The reason Donna, one of her tenants, appeared before this Board, is because she was very clear to her that she needs to go through the Historic Preservation Commission, and Ms. Roussel as well, even though it didn't really work out. Another example of her really wanting to follow the rules, is when Chairperson Maxwell said to her that she really needed to repair the fence, and asked when it was going to be done, she replied to Ms. Maxwell in their July 2<sup>nd</sup> email, that she really needs a permit first. She can't just go ahead and do it. The reason she knew that she needed a permit, is that she read the May, June, and July HPC minutes, and the Board was not happy with Susan Baldaserini because she went and repaired something behind her building. The

Board stated that Ms. Baldaserini needed a permit, but they were not going to go back and retroactively do one. Ms. Bennett said that she is trying to be compliant, but at the July 8<sup>th</sup> meeting Chairperson Maxwell stated that she has not heard back from Ms. Bennett, and that she told her that she needed a permit. That was a shock to her, and kind of made her a little sad, because she was the one who brought up the fact that she needed a permit. She has a couple of other things, but the main point is that she wants to reset their relationship, because she is not a scofflaw. She is collaborative with anything, and a lot of the Board Members have her phone number. Anytime someone needed something, she was responsive. When Hannah Kastanos called about the sign violation, she took care of it. She said that she knows that Chairperson Maxwell mentioned the NAPC guidelines. She actually read them, and they do recommend a collaborative approach, and not a punitive one. The reason that she wanted the May, June, and July HPC minutes presented to the Board in preparation for tonight's meeting, is because they painted a picture of her not complying, and doing what she wants, and she doesn't think that that is grounded in fact, and is not the way that she has presented herself. She knows that it is not who she is. So, before the Board tonight is the determination on the shed permit, and the permit to repair the fence. As far as the fence goes, it is going to be a white picket fence. She will just be replacing the slats where they need to be replaced, and re-painting it.

Chairperson Maxwell stated that some of the things extrapolated from the emails are a little bit out of context, but she is not going to argue about the emails at this point, and none of the other Board Members, by the way, are privy to those emails, aside from the copies they received in preparation of tonight's meeting, because the reason she responds in email, and not by phone, is because she wants it documented, and it should be documented, because it is part of the public record. She can't involve the rest of those members in the conversations, without violating public meeting law. That means, the rest of the public should be attending if more than two of them are on an email with Ms. Bennett. That means that anything they would approve later would be invalid, and would be in violation of their Certified Local Government guidelines from SHPO, which allows them to get grants, and be a certified Historic District.

Amy Bennett stated that she is not upset that nobody else was on those emails. She doesn't mind at all. She respects the Board's process in whatever they need to do. It was important for her to point out that she was the one who inquired about needing the permit for the fence, because she feels that the impression of her is that she just does whatever she wants, which is not true.

Chairperson Maxwell stated that she does not know where Ms. Bennett got that impression, because she certainly did not imply that in the emails, and they are going to be a part of this application. So, they will be a matter of public record. Anybody who wants to can look at them going forward. A shed is a small piece in a downtown district, she recognizes that. So, really, they just want to discuss what they can get from Ms. Bennett to ensure that this doesn't happen again. When she mentioned the sign violation, the lettering, and the flag, Ms. Bennett corrected all of

those, and the Board appreciated it, and they didn't need any further action. So, this shed was another thing that happened, and again, Ms. Roussel was not at fault. She can understand why things got confused. They just need to resolve this and move on.

Amy Bennett stated that she agrees. She's thought about it, and it's hard, because she can't have her tenant get perfect information from the Village. That's outside of her hands.

Chairperson Maxwell stated that Ms. Bennett is the building owner, at the end of the day, and as she has acknowledged, it is your responsibility. As she said, she understands that Ms. Roussel did not get the correct information. That part of it, the Board all agrees on, she believes.

Amy Bennett stated that she hears what Chairperson Maxwell is saying. She thinks that the way to ensure that it doesn't happen again, is that the next time a tenant asks for anything, she'll just say no. Which is fine. They don't need any more sheds downtown. She felt empathetic to Ms. Roussel and her family.

Chairperson Maxwell stated that there is one thing that she thinks that Ms. Bennett might have a misunderstanding about, and that is the repairs, because when she mentioned in the email about the fence repairs, she said that it didn't need a Building Permit, but needed a Historic Preservation Commission Permit, Ms. Bennett came back and said that she didn't want to go ahead with the repairs because of what happened with the shed. Anything that is done to the exterior needs to have an application, that is really the bottom line. This includes landscaping, parking, painting, windows, doors, anything. It is just a matter of sending an application in, they look at it during a meeting, if they can't get all of the answers to what they think may be an issue, they go back to the applicant, and then it gets approved. It is not a difficult process.

Amy Bennett stated that she totally understands. That is why when Ms. Maxwell asked her when she was going to start on the fence, she said that her understanding is that she needs to apply for a permit first.

Michael Rausch asked if with all of the properties that Ms. Bennett has been acquiring over several years now, if she would be establishing a property manager, that they could have a direct interface with, because she is not always in town, and they understand that.

Amy Bennett stated that she was going to address that issue as well, because she was referred to as an absentee landlord, and that kind of hurt her feelings also. She lives at 42 Freleigh Place, and she is up there often. If she didn't have a child applying to colleges, she would have been up there all summer, but she needs to tour colleges. Kenan Moran is her partner. He's up here quite a bit. She's sure that everyone sees him more than they see her. For now, they are the property managers. She has thought about the next stage, but she is new to this. She has only been doing

this since 2021, but she now has her go to plumber, electrician, handyman, etc. To professionalize, and have a property manager, she thinks that that would be too much for now. although, in the future, if she does hire somebody, she will inform the Board. She would like to stay hands on, because the problem with a property manager, like her manager at the store who put up the neon sign, it's hard to control them doing things that are not necessarily authorized. So, for now, it would be both her and Mr. Moran. She can provide the Board with Mr. Moran's information if they want. He is up here all winter.

Chairperson Maxwell stated that if Ms. Bennett gives the Board authorization in an email, and cc's Mr. Moran, then going forward she can send correspondence to the both of them.

Amy Bennett stated that she will absolutely send that email authorizing Mr. Moran to engage in correspondence.

Michael Rausch stated that with the Zoom capability, that also allows Ms. Bennett to not have to come to the meetings in person, as she is doing tonight. So, it should never get to this point again.

Amy Bennett stated that if she knew that she was on the agenda for prior meetings, she would have shown up to defend or explain herself, but she didn't, and she only found out when she started researching, and looking at the minutes. She understands that in writing, you don't have the inflection as well, but when she read the minutes, she was honestly a little hurt, because it doesn't sound like who she is, or how she wants to present herself. However, she will send an email right away authorizing the Board to speak to Mr. Moran.

Chairperson Maxwell stated that that would be a correction going forward that would be very helpful. She has a thought of a way for solving this that may be acceptable to Ms. Bennett and certainly would address the other issue that she, (Chairperson Maxwell), raised about the fence. She knows that Ms. Bennett didn't install the fence, and it was like this when she bought the property, but the fence is uneven. If Ms. Bennett would be willing to have, whoever is going to fix the fence, by replacing any broken slats, missing slats, broken top pieces, that they also level those top posts so that they are all the same height, that would benefit her by improving the property, and benefit the downtown district, rather than imposing a monetary fine that doesn't do any good.

Amy Bennett stated that she is in agreement that the money saved by not paying a fine, can instead go towards the labor of repairing the fence. She has no problem with that.

The Board agreed that this is reasonable.

A motion to approve not imposing any fines, or other remedies per the Village Code, on the missing application for the shed behind 45 Reed Street (Coxsackie General Store), and to approve

the application received from Amy Bennett for the repainting, repair, restoration, and replacement where needed of the fence, including the gate, and for the posts being leveled off with the crowns put back on, was made by Wendy Warren 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.

Chairperson Maxwell asked Ms. Bennett if this would be done by the fall.

Amy Bennett stated that she should be able to have it done by the fall. She asked if she could keep the two posts on either side of the gate higher.

Chairperson Maxwell stated that that is fine, so long as the posts going across the front, and down the sides, are all the same height.

Amy Bennett thanked the Board.

Chairperson Maxwell thanked Ms. Bennett for her continued investment. The Board does appreciate it. She said that she is sorry that this incident spiraled to the extent that it did.

Amy Bennett stated that it is ok, and that she understands the importance of what this Board does.

Chairperson Maxwell asked if there was any status update on 5-7 Mansion Street.

Amy Bennett stated that she has applied and submitted everything for the first stage to SHPO, and she believes that she has her contractors. She has spent around \$50,000.00 on the electric, but it is not the electric in the building, but rather setting up the equipment to upgrade the electric in conjunction with Central Hudson. They will be providing more power to that entire group of buildings, since 5-7 Mansion is getting upgraded.

Chairperson Maxwell asked Ms. Bennett if she could send a copy of the approved Phase 1 and Phase 2 from SHPO, to the Board, once received. If SHPO approves whatever Ms. Bennett is doing, the only thing that this Board ends up being concerned about is exterior improvements. Ms. Bennett already has approval from the Planning Board for the interior.

Amy Bennett stated that she is very aware that the exterior improvements is this Board's purview, but she doesn't think that she has any plans to change the exterior. It's actually in pretty decent shape, but if anything comes up, she will reach out.

### **Old Business**

**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.

**Adjournment**

A motion to adjourn the Historic Preservation Commission meeting 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.

The meeting was adjourned at 6:52 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", with a long horizontal flourish extending to the right.

Nikki Berezna  
Clerk