

**VILLAGE OF COXSACKIE**  
**HISTORIC PRESERVATION COMMISSION MINUTES**  
**September 9, 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, and Wendy Warren. Nancy Harm was present via Zoom Video Conference. Chris Fisher and Hannah Kastanos were absent.

A motion to approve the minutes from the August 12, 2025, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Wendy Warren. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Wendy Warren voted yes. Nancy Harm abstained. The motion carried.

**New Business**

**1. 45 Reed Street-Coxsackie General Store-** Chairperson Maxwell stated that the Board has received an amended fence application from Amy Bennett for 45 Reed Street-Coxsackie General Store. She asked if she understood correctly that the fence would be pressure treated lumber, and they would be replacing the sections, but not the posts.

Amy Bennett, via Zoom Video Conference, stated that that is correct. They will just be replacing the spaces between the posts, as the posts themselves are solid.

Chairperson Maxwell asked if Ms. Bennett would be adding a totally new fence section, or just new pickets.

Amy Bennett stated that they would just be adding new pickets. She said that this was in the prior application, but she has since learned that pressure treated wood needs some time to cure before it can be painted. So, she just wanted to let the Board know that there would be a period of time where the newly installed sections would not be painted. Since then, she has actually done some research, and started to look at galvanized fencing, and other options that would have more longevity. She has noticed that the picket fences around town are really not doing well. She just doesn’t want to get in a position again where she cannot keep up with the maintenance. They make some galvanized fencing that is green, and would blend in with the existing greenery, and be more invisible than what is there now. However, she needs a little bit of time to research other alternatives to having pressure treated wood there, and having it sit while curing.

Chairperson Maxwell stated that if Ms. Bennett is doing that, then the chances of this being replaced this fall are probably not possible. She asked if Ms. Bennett agreed with that assessment.

Amy Bennett stated that if she went the route of galvanized fencing, it is a much simpler process.

Chairperson Maxwell asked what the design was of the galvanized fencing.

Amy Bennett stated that she would like to have something to present to the Board showing the details. When she was told that pressure treated lumber was the way to go, but that there would be more time invested in letting it cure, and then painting it, that is when she started exploring other options.

Chairperson Maxwell stated that then this application that was submitted for pressure treated lumber would be voided, the Board won't even bother with any decisions tonight, and will have to wait until the October meeting to approve whatever designs Ms. Bennett has. She asked Ms. Bennett if that sounded correct.

Amy Bennett stated that since the application is before the Board, they can vote it up or down, she supposes, but she definitely wants to do a little bit more research, and she knows that she will have to submit an additional application if she decides to go with the more durable solution.

Michael Rausch asked if the fence is serving a purpose for containment at this time.

Amy Bennett stated that the fence is serving a purpose at this time, as there is a tenant with a dog. It also marks the property line, which she thinks is useful.

Michael Rausch stated that if it wasn't for the dog, he would have said that she could leave the posts, and take the fence sections down and get rid of those, in the meantime, if her intention is to replace it with pressure treated lumber, or metal, but if there is a purpose to the fence, then he understands.

Chairperson Maxwell stated that the Board would really like to see something happen this fall, because it's going to be even more noticeable over the winter with some of the trees and shrubbery not as full. So, if Ms. Bennett could assure the Board that she would have a design, materials, and a contractor ready to go in October, so that she could do the work in October and November, then she is willing to consider that. The next Historic Preservation Commission meeting is October 14<sup>th</sup>. She doesn't want to go through the winter with it looking the way it's looking.

Amy Bennett stated that she understands. She thinks that the picket fence that is on the property next to Chairperson Maxwell's property needs to be looked at also.

Chairperson Maxwell asked if Ms. Bennett means the property owned by Matthew Lee.

Amy Bennett stated that she does not know who owns the property, but she noticed it when she was going down Ely Street. It was actually looking at the disrepair of that fence, that made her think that she should look into getting galvanized fencing instead. She is not sure when their fence was put up, but they say that wood does not do well against grass, and anything wet.

Chairperson Maxwell asked if Ms. Bennett is talking about when coming down lower New Street, towards her house, if it is the fence on the left.

Amy Bennett stated that that is correct.

Chairperson Maxwell stated that that fence was just put in three years ago, and the reason that it doesn't look that great is because she has painted the side facing her, but the neighboring property owner hasn't put a finished coat on any of it, it is still primed.

Amy Bennett stated that that is good to know, because that one terrified her to learn that it was only three years old.

Chairperson Maxwell stated that her side looks brand new, because she painted it, but the neighboring property owner's side looks the way it looks, because he doesn't wash it, and it is only primed on pressure treated lumber. So, it is not going to look good until it is finally painted, and he is not moving too fast on that. He is not in the Historic District, so this Board does not have any authority in enforcing that.

Amy Bennett stated that she understands. She brought it up, not because she wants to rat out any neighbor, but because when driving around she noticed that these wood fences aren't holding up well in spots. She just wants to make sure that she gets something with longevity.

Chairperson Maxwell stated that she doesn't think that any of the Board Members are disagreeing with that, it is just that they want assurance that Ms. Bennett can be ready in October, and that the fence will be installed by December.

Amy Bennett stated that it depends on the material. If it is painted pressure treated lumber, then again, there is a period of time that it needs to cure, but if it was the galvanized fencing, then she thinks that it is a much quicker job, but she does want to talk to her guys. She literally just came up with the idea of galvanized fencing about an hour ago.

Chairperson Maxwell stated that if Ms. Bennett ends up staying with the pressure treated lumber, it doesn't have to be painted this fall. The Board understands that. However, it does have to be installed this fall. That way, it is showing an attempt to improve the appearance of the property in

the Historic District.

Amy Bennett stated that she hopes that she has shown a willingness to improve the appearance of her property by filing two permit applications. She is definitely trying.

Michael Rausch stated that the fence that is there now is about as basic of a picket fence that you can buy. It is a 4 foot high, primed fence, made of pine. You can buy it like that in sections, and it is as basic as basic can get. It has been there for quite a while, but it really wasn't a durable fence to begin with, when it was put up. If they are not maintained, they don't last but 10 years. He thinks it has been that long.

Amy Bennett stated that that is her guess as well. That the fence is around 10 years old. So, that is the interesting thing, if it was just pine, and not pressure treated, it has less of a shelf life.

Chairperson Maxwell stated that the fence was never pressure treated. It is pine, and is the typical section that you'd buy from Lowe's back in the day, between treated fence posts. That is really what it is. She doesn't even think that there is a finished coat of paint on it. She is pretty sure that the previous owners just left it primed. It's probably more durable than you think. She is not trying to talk Ms. Bennett out of galvanized fencing, but again, depending on the design, and being in the Historic District, she has never encountered a galvanized fence. She would have to check with the State Historic Preservation Office (SHPO) to see what is even allowed.

Amy Bennett stated that that would be worthwhile. She thinks that the gate on the rear of the property is galvanized fence.

Chairperson Maxwell stated that what is in the rear would not be appropriate for the front of the property.

Amy Bennett stated that she had just seen it used on the property, so she thought that that may be ok.

Chairperson Maxwell stated that the previous owners put that up around the same time that they put up the picket fence.

Michael Rausch stated that the fence was put up before the Board had reorganized this committee.

Amy Bennett stated that it would be of great use is to contact SHPO. Where she is in a Historic District in New York City, she had to get her windows done, and she reached out to SHPO who was able to give her guidelines to follow that would be approved immediately. That sort of guidance in talking to SHPO, would be helpful. She was just walking in a very historic park down

there, and they have green, galvanized metal fencing that they had used. It looks very nice because it blends in with the plantings, and things like that. She would like to get guidance.

Chairperson Maxwell stated that she will look into a galvanized fence, and if she sees anything on SHPO's website, she will send Ms. Bennett a picture of it. She might have to reach out to their representative there, and that may take some time. She asked Ms. Bennett if in the meantime, the Board could approve this amended application with the treated wood, so that she can move forward if she decides not to get the galvanized fence, and that way it gives her more time to put up the pressure treated lumber.

Amy Bennett stated that she would love that, because if in her research she decides that galvanized fence isn't the way to go, and the lumber is the way to go, then she has a permit in hand, and she can move ahead.

Chairperson Maxwell stated that the Board would like to see it painted, but they know that she can't do that immediately. A lot of them have been in a similar situation where they had to let the wood season over the winter.

A motion to approve the amended application received from Amy Bennett to replace the current picket fence at 45 Reed Street-Coxsackie General Store, with pressure treated picket lumber, leaving the posts, and horizontal supports, and with the caveat that the leveling of the tops of the posts will be consistent with what was approved at the August 12<sup>th</sup> meeting, was made by David Dorpfeld and seconded by Michael Rausch. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Amy Bennett thanked the Board.

Chairperson Maxwell stated that if Ms. Bennett decides before the October meeting that she is going to stay with the pressure treated lumber, to please let her know so that they can make note of it.

Amy Bennett stated that she knows that if she goes with galvanized fencing she will have to submit another application.

### **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 Wendy Warren and seconded by David Dorpfeld. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:17 p.m.

Respectfully submitted,

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

Nikki Berezna  
Clerk