

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
March 10, 2026

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, Nancy Harm, Hannah Kastanos, and Wendy Warren.

A motion to approve the minutes from the October 14, 2025, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Chris Fisher. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. David Dorpfeld abstained. The motion carried.

New Business

1. NYS Forward Grant Schedule- Chairperson Maxwell stated that the Village put out a status report in February on the NY Forward Grant projects. There are two Village projects, 14 South River Street, and the Pedestrian/Infrastructure.

Michael Rausch stated that for the 14 South River Street Project, which will be turned into a Visitor’s Center/Museum, the Village received the Grant Disbursement Agreement back in the fall, and bids are expected to go out June 2026, with construction hopefully starting in late summer/early fall 2026. The exterior isn’t supposed to change much. The front façade will be restored top to bottom, the roof is done, the bathrooms will go on the back of the building, so there will have to be artist renderings showing that, the south wall will need to be fixed, along with a handicap ramp that is supposed to go on the south side, and then he is hoping that windows will be installed on the north side, since there are no windows there now. If everything stays on track, the opening is projected for March 2027.

Chairperson Maxwell stated that for the Pedestrian/Infrastructure Project, the Grant Disbursement Agreement was approved last summer, and the Village has had an initial conversation with engineering firm Creighton Manning.

She said that there are 5 private projects as part of the grant as well, and 4 of the 5 are located in the Historic District. She said to keep in mind that the property owners only have to go before this Board if they are doing any exterior work to the buildings. She said that she saw something on the NY Preservation website regarding technical grants that will be available for municipalities and museums in 2027. The grants are running in the neighborhood of \$10,000.00, but it might be worth looking into.

Michael Rausch started that the committee has someone specific that is putting in for grants as well, and he knows that they are currently working on one.

Chairperson Maxwell stated that for the Dolan Block Project, Aaron Flach is looking to restore the Dolan Block for Mixed-Use Redevelopment. He had indicated a start date for near end 2026.

For the 5-7 Mansion Street Project, Amy Bennett is looking to revitalize 5-7 Mansion for Mixed-Use, and Sitcer Construction is well under way, doing the interior work. Ms. Bennett is looking to replace the windows on the front. So far, it's Marvin fiberglass, but she is looking into Aluminum Clad. They would be just like the ones there, except white. On the back of the building, they were going to do vinyl windows, but Chairperson Maxwell told Ms. Bennett that she could not, since it is still part of the Historic District. They are revisiting that whole window and door scheme, because the Marvins would be very cost prohibitive. She also told Ms. Bennett to reach out to Aaron Flach regarding Weathershield windows, since that is what he uses. They are the quality of Marvins, but not as expensive.

Michael Rausch stated that he has been inside 5-7 Mansion Street, and they are moving right along building 4 units on each floor. They are re-doing everything over with the exception of the floor. They are doing all new framing, new electric, new plumbing, everything. They are moving along.

Chairperson Maxwell stated that if anybody asks, the building further up Mansion Street that is having work done, to go from a 4-family, to a 2-family townhouse style, is not in the Historic District. So, it is not under their jurisdiction for the exterior work.

Chairperson Maxwell stated that for the Village Public Works Site, the Village is looking to sell the property to Kearney Development, who will develop affordable Artist's Housing at the current Public Works site. Kearney Development has been working through various State approvals for funding for contaminated sites. This project does not concern this Board, but Planning Board approval will be needed down the road.

For the 1 Reed Street Project, Katlyn Irwin is looking to create an Art, Food, and Music Venue. She is finalizing plans with the Department of Health on the kitchen renovation. Only any outside ventilation will need to be reviewed by the HPC.

For the Cell Service Project, State Telephone Company is looking to install equipment to improve cell service in Downtown Cocksackie. This involves both Verizon Wireless and AT&T. Verizon Wireless has done a site survey and testing for 46 Reed Street, completed engineering design and electrical design, and received approval from both the Village Planning Board and Historic Commission. In December 2025, the design consultant turned the project over to the construction department, and they expect construction to be done in the first quarter of 2026. State Telephone

attempted to engage immediately with AT&T, but it took many months to get to the right people. There is no date for installation yet.

Michael Rausch stated that he continues to reach out about both of these projects.

Chairperson Maxwell stated that she would like to reach out to Mark Evans at State Telephone, because if the telephone pole that AT&T is supposed to use is by the Post Office, then this Board needs to review that.

Michael Rausch stated that he asked about that last year, and he was told that it doesn't qualify for this Board's review, because it is going on a telephone pole and not a building. It is supposed to look something like a transformer.

Chairperson Maxwell stated that she will need to reach out to Mr. Evans to get more details and clarify.

3. 21 Reed Street (former Violet Moon)- Chairperson Maxwell stated that Amy Bennett and Kenan Moran are looking to replace the awning at 21 Reed Street, which is the former Violet Moon Apothecary. The Board has been provided a picture of the potential awning, and it is a blue and grey color scheme. It is from Sunbrella, and it is called Marco Blue Grey. She did ask if they are looking to replace the hardware as well, and did not get an answer on that yet. She is assuming the current hardware will remain the same. If they are replacing the hardware, she would request that they do black metal instead of the weathered aluminum that's up there now. This way, it would be more in conformity of the other hardware that's on that side of Reed Street.

Michael Rausch stated that they tend to always try to reuse the hardware if possible.

Chairperson Maxwell stated that the other option would be to see if they could paint the current hardware black.

Michael Rausch asked if the Board reviewed this once before.

Chairperson Maxwell stated that they reviewed the one for Stevi's Violet Moon, but she picked out a black and gold striped combination and didn't go forward with it. The tenant left before they got it installed. They freshened up the trim painting, but that was it. The awning that is up there is ragged, leaning, and definitely needs replacement. They would like to replace it as soon as possible because it looks so unsightly. She doesn't foresee any real big hurdles.

Chris Fisher stated that the one on the General Store might need replacement as well. It fell down, and they have it temporarily rolled up.

Chairperson Maxwell stated that she can ask about that as well.

Michael Rausch stated that having an awning, you have to be cognizant of wind issues, or the brackets can be torn right out of the wall. They also have to be used once in a while, because they can rot while being rolled up all of the time. You have to air them out, and clean them once in a while.

David Dorpfeld stated that there is new technology now, where the awning can sense the wind, and the awning retracts by itself.

Chairperson Maxwell stated that this is the same weather resistant fabric that you see on lounge cushions.

Hannah Kastanos stated that the pattern looks like two different greys with a blue stripe in between.

Wendy Warren asked if the picture they were looking at was the only picture received.

Chairperson Maxwell stated that that is the only picture received, but the applicant is coming into the meeting now, and they can check with him.

Kenan Moran stated that he sent Ms. Maxwell a link directly to the awning company's website, and that will give her a better picture of the color saturation, since it is hard to see in a printed picture. The Macro Blue Grey is very soft and complimentary.

Chairperson Maxwell asked Mr. Moran if he had a sample.

Kenan Moran stated that he does not have a sample on him, as it was part of a larger book. He suggested taking a look at the link sent, as that is a true representation of colors that you can see on the phone.

Hannah Kastanos stated that she was able to pull it up online, and it shows a better representation of the colors. There are two different color grey stripes, a blue stripe, and a white as well. She asked what the color of the brick on the building was.

Kenan Moran stated that the brick on the building is a burnt orange red.

Michael Rausch asked if they had an issue with the awning at the General Store.

Kenan Moran stated that they are repairing the mechanism so that they can still use the awning.

Chairperson Maxwell stated that this awning sample looks very similar to the awning over the General Store. It seems to be a similar color scheme.

Kenan Moran stated that it is in the same color palette, but with thicker stripes.

Chairperson Maxwell asked if Mr. Moran would be open to painting the hardware a matte black.

Kenan Moran stated that it should be black.

Chairperson Maxwell stated that it is not, it is the powdered aluminum.

Kenan Moran stated that he would have to check with Amy Bennett, but he doesn't see why not.

Chairperson Maxwell stated that the Board cannot force them to change the color, it would just match that side of the street. It could be approved contingent to that answer.

Kenan Moran stated that he would like to get it approved if possible, so that they can order the awning, since it takes a good bit of time to get it ordered and made.

Chairperson Maxwell stated that they can approve it with the recommendation that they paint the existing hardware black.

A motion to approve the awning sample given to the Historic Preservation Commission for 21 Reed Street, with the recommendation that the applicant paint the existing hardware black, was made by Chris Fisher and seconded by Wendy Warren. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

4. 5-7 Mansion Street (Bender Building)- Michael Rausch asked Mr. Moran if there is a timeframe on the exterior work, such as the window and door replacements, for 5-7 Mansion Street yet.

Kenan Moran stated that they are working on getting the window samples.

Chairperson Maxwell stated that since the building is located in the Historic District, the exterior work needs approval from this Board first, once the applicant is ready. Being in the Historic District, you cannot change opening sizes of the windows and doors.

Kenan Moran stated that he does not think that that is an intention. He doesn't think there has been any talk of making any doorway smaller.

Michael Rausch stated that if any window or door had been replaced over the years and went smaller, they could go back to the original size.

Chairperson Maxwell stated that there is one window on the west side of the building that was smaller, and will have to go back to the original size.

Amy Bennett stated that they are looking to expand that window anyway, in order to let in more light.

Chairperson Maxwell stated that they can come back to this Board when they are ready to move forward with the exterior work for 5-7 Mansion Street.

2. 10 Mansion Street (Eagle Hotel)- Chairperson Maxwell stated that the applicants were talking about paint selections in order to spruce up the trim, but when she last talked to them, they had not come to a conclusion, and will probably continue this spring.

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 Nancy Harm and seconded by Wendy Warren. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:39 p.m.

Respectfully submitted,

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

Nikki Berezna
Clerk