

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
April 14, 2026

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, Hannah Kastanos, and Wendy Warren. David Dorpfeld and Nancy Harm were absent.

A motion to approve the minutes from the March 10, 2026, Historic Preservation Commission Meeting was made by Wendy Warren and seconded by Hannah Kastanos. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

New Business

2. 5-7 Mansion Street (Bender Building)- Chairperson Maxwell stated that the Board needs to review the application received from Amy Bennett for the replacement of windows for 5-7 Mansion Street.

Amy Bennett stated that she is looking to replace the upper front, back, and side windows, and rear doors on porch. The windows will be white Weathershield, with a 2 over 2 grid to match existing windows, in white Azek trim. She is also looking to replace 4 doors with 32-inch full-view glass doors. They are standard height, and have built in blinds. Sitcer Construction is doing the work.

Chairperson Maxwell stated that it is her feeling that having half screens would show the upper/lower grids.

Chris Fisher asked what color they would be.

Chairperson Maxwell stated that they would be white. She agreed with others that full screens would look better than half.

Scott Sitcer explained that the only white area that would be seen is the ¾" around the screen. There will be black mesh screens. You would only see the white if they are halfway open.

Michael Rausch asked if there will be air conditioners or mini splits.

Scott Sitcer stated that there will be mini splits.

Amy Bennett stated that she would prefer full screens with white trim. It seems like most of the buildings downtown have the white trim.

Chairperson Maxwell asked if the new doors will be the same size as the original doors.

Scott Sitzer stated that that is correct, and they will have built in blinds.

Chairperson Maxwell asked what colors the doors would be.

Amy Bennett stated that she would like to have the doors be white to match the windows. She would also like to have a screen door in the rear.

Michael Rausch asked if he understood correctly that the windows would have 2 over 2 grids.

Scott Sitzer stated that that is correct.

A motion to approve the application received from Amy Bennett, for the replacement of the upper front, back, and side windows, with white, Weathershield, 2 over 2 grid windows, with white Azek trim, and the replacement of 4 doors with 32-inch full-view glass doors, painted white, in standard height, and with built in blinds, at 5-7 Mansion Street, was made by Michael Rausch and seconded by Chris Fisher. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

1. 12 Reed Street- Chairperson Maxwell stated that an application was received from Sharon Mahota, of Cocksackie Creamery, for the repainting of the exterior of the building, including the front façade and window ledges/casings on the east side of the building, and repair/repainting of the brick wall using all existing colors.

A motion to approve the application received from Sharon Mahota, of Cocksackie Creamery, for the repainting of the exterior of the 12 Reed Street building, including front façade and window ledges/casings on the east side of the building, as well as repair/repainting of the brick using all existing colors 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. The motion carried.

Other

Chairperson Maxwell stated that she has reached out to Ballston Spa National Bank's downtown Cocksackie branch location regarding the window sign above their front door. She was told that it

is temporary. However, she let the Branch Manager know that any future signage and door/window stenciling will have to go through Historic Preservation Commission approval.

Old Business

1. 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.

2. 10 Mansion Street (Eagle Hotel)- Chairperson Maxwell stated that there have been no new updates received from the applicant at this time.

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. Chris Fisher voted yes. Hannah Kastanos voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", written in a cursive style.

Nikki Berezna
Clerk