

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
May 12, 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, and Nancy Harm. Hannah Kastanos, and Wendy Warren were absent.

New Business

1. 45 Reed Street (General Store)-Chairperson Maxwell stated that an application was received from Amy Bennett for the installation of Mitsubishi ductless air source heat pumps at 45 Reed Street.

Paul Fontaine, of Ridgeline Heating and Cooling, LLC, stated that he is here tonight as Ms. Bennett's contractor. He stated that they are looking at where they can put equipment on that building, so that they can decide where they would like to equip with heat pumps. The General Store and the first-floor rear apartment are the ones that are high on the priority list. Ms. Bennett also has two studio apartments, and another apartment on the third floor, that maybe can be looked at for down the road. What this Board is comfortable with as far as equipment being placed on the outside of the building, will determine how much of the building gets equipped with the heat pumps. The General Store in the front, and the apartment behind it in the rear, are the ones that Ms. Bennett is hoping to get done immediately. They are both connected to one mass furnace in the basement. It is causing uneven heating and cooling. The previous tenant was having trouble keeping comfortable.

Chairperson Maxwell asked if she understood correctly that at the very least there would be one heat pump, as shown in the picture as part of the application

Paul Fontaine stated that the heat pump shown in the picture is old. That has been there for a while, and is not working well. It was considered a heat source for the previous tenant.

Chris Fisher stated that it looks like it was just for the rear apartment.

Paul Fontaine stated that that is correct. It was just a single heat source for the rear apartment. What is being proposed right now, is for two heads to be installed in the General Store, on the exterior wall that faces that garden area, and for two heads to be installed in the rear apartment. The equipment combinations for the outdoor unit will be decided based upon what this Board is comfortable seeing, and where he can hide equipment.

Chris Fisher asked Mr. Fontaine if he could clarify where the line sets will be for each one of the units.

Paul Fontaine stated that there will be a 3' wide x 1' tall unit on the inside. There will be a small 2 1/2" hole that pokes out to the exterior of the building. The line set will be run as a vertical drop down and back in through the exterior of the basement. All that would be seen from the street would be that one vertical piece of line set coming down, to get from where it penetrates, back down to the basement where it re-enters the building. It won't be zigzagging, or snaking all over the place. It would just be a vertical strip down.

Chris Fisher stated that he understands that, but there would be like 4 of them on that one wall.

Paul Fontaine stated that if they don't do any of the above apartments, then it would just be two line sets on that large, tan, wall. Then, on the blue section on the rear of the building, there would be two more, but those are more tucked away and hidden.

Michael Rausch asked if they would be about 6 to 8 feet long.

Wendy Warren arrived at 6:05 p.m.

Paul Fontaine stated that they would probably be a maximum of about 8 feet.

Chris Fisher stated that they might be taller than that, because the ceilings are taller than that in the General Store.

Michael Rausch asked if the General Store had 10-12-foot ceilings.

Paul Fontaine stated that he believes that they are 10-foot ceilings, but the unit sits down, and everything comes out of the bottom of the unit. So, realistically, you are probably looking at 8 feet for where it will actually come down.

David Dorpfeld asked if they would be painted the same color as the walls.

Paul Fontaine stated that they can paint them to make them blend in.

Chairperson Maxwell asked if she understood correctly that there would be 2 of the vertical drops on the yellow part of the building side, with both about 8 feet tall.

Paul Fontaine stated that he can show the Board exactly where they will be on the picture included as part of the application.

Michael Rausch asked if they are about 4 inches wide.

Paul Fontaine stated that they are not even that wide. They are smaller, probably 2 ½-3" wide.

Michael Rausch asked if these units will be both heat and air conditioning.

Paul Fontaine stated that that is correct. There will be both heating and air conditioning.

Michael Rausch asked where the actual units will be set outside.

Paul Fontaine stated that they will be on the blue, rear, wall, where there is room under the deck. Those will not be visible from the street at all. There is also a small deck for the apartment on the side of the building, which can be utilized in the future if the Board allows for more units to be installed.

Nancy Harm asked if they were to add the 2nd and 3rd floor apartments, if there would be additional line sets run.

Paul Fontaine stated that there is a dryer vent on the one wall, and he has access from the 2 studio apartments that have a drop ceiling. He can come out right where that dryer vent is, and run the two line sets into one piece of conduit from the second floor.

Michael Rausch asked if that conduit would be slightly wider.

Paul Fontaine stated that it would be about an inch and a half wider. That would be for the future though. The first floor is something that Ms. Bennett really hopes to take care of first.

Michael Rausch asked if there were any restrictions on anything like this in the Village Code.

Chairperson Maxwell stated that there are no restrictions in the Code.

Paul Fontaine stated that he is hoping to be able to hide the units outside as much as possible.

Michael Rausch stated that he understands the need. He asked if they were using baseboard heat now.

Paul Fontaine stated that right now, they are using a natural gas furnace. It is technically serving both the apartment in the rear, and the storefront. However, since it is all on one zone, the heat coming off of the equipment in the storefront throws off the temperatures. Then, the apartment

ends up being cold, and the tenant was trying to run space heaters. It is a challenge. That is why they are hoping to get each of those spaces under control, to where they can be separate from each other.

Chairperson Maxwell asked if Mr. Fontaine would be taking the old furnace out.

Paul Fontaine stated that he was going to talk with Ms. Bennett to see about getting it to work well enough, and move that head down into the basement, to help take the chill off of the basement. He could even move that piece of equipment closer to the side deck in order to hide it, if that is helpful.

Chris Fisher asked if that unit is even worth saving.

Paul Fontaine stated that he would have to take a look at it.

Chris Fisher stated that it sounds like Mr. Fontaine is looking to have 2-4 units under this deck.

Paul Fontaine stated that he is debating between 2 heads on 1 multizone outdoor unit, or 2 single zones. That is depending on how much room he has to work with.

Michael Rausch stated that he imagines that the unit for the store is pretty large, because of the equipment they have in there.

Paul Fontaine stated that the largest multizone is a 30,000 btu multizone, which roughly would be 3' x 3'.

Chairperson Maxwell asked if she understood correctly, that for tonight, he is looking for approval for 2 conduits coming down in the same yellow paint color as the side of the building, and the same goes for the back of the building also, 2 conduits in the blue/green color. Those conduits would run underneath in the back, and the units that supply them would be under the deck. One would be to the left of the front window, and one to the right of the rear window. Those outdoor units would either be on the side or in the back of the deck.

Paul Fontaine stated that that is correct. He asked if the Board could just give some feedback afterwards regarding the potential additional units in the future, so that this way he can plan.

Nancy Harm asked about the potential for placing them on the rooftop instead.

Paul Fontaine stated that it is just a little more complicated, since you have to make sure that the roof is structurally able to support the weight of the units. It is something that can be considered,

but it does involve Engineers, and a crane to lift them to install.

Chairperson Maxwell stated that the issue with having rooftop equipment is that it creates a visual disturbance from the street.

Paul Fontaine stated that there is less visual disturbance where they are planning on placing them under the deck. He can put up lattice work to extend the cover as well.

Chris Fisher stated that the units are actually well hidden. What he can't stand seeing is the line sets coming down the side of the building. He knows that there is no obvious work around here, other than having them run inside of the building.

Paul Fontaine stated that if it means not getting exterior approval, then they can talk about trying to run something inside as well.

Chris Fisher stated that depending on what wall Mr. Fontaine is working on, it may be easier for him to run the line sets through the wooden floor, instead of punching through the brick.

Paul Fontaine stated that he would still need to punch out just for the condensate.

Wendy Warren asked if Mr. Fontaine would be able to run it in the basement instead.

Paul Fontaine stated that if they are running it on the inside, he could run the chase way down into the basement.

Chris Fisher stated that Mr. Fontaine could also run the condensate line into the basement, since there is probably a sump pump in the basement anyway.

Paul Fontaine stated that he could look into it.

Chris Fisher stated that he would prefer it to be run inside, personally.

Chairperson Maxwell stated that she would prefer that also. Personally, she doesn't have a problem with the conduits on the blue wall in the back, because it is more hidden.

Paul Fontaine stated that he can talk to Ms. Bennett about running the ones for the General Store on the inside, and just have the ones for the apartment poke outside of the building, just so there aren't lines running on the inside of the apartment walls.

Chris Fisher asked Mr. Fontaine if he thought that it would be feasible to run them inside.

Paul Fontaine stated that he doesn't think that there is anything prohibiting him from doing so.

Michael Rausch stated that it should be easier to drop down through the wooden floor into the basement, rather than punching out 2 holes through the thick brick on the exterior.

Paul Fontaine stated that this may make it easier in the future also. If, and when, it comes time to approve doing the second-floor apartments, you would just have 1 line outside, instead of 3.

A motion to approve the installation of heat pumps at 45 Reed Street, with lines and equipment to be placed inside for the General Store, and 2 conduits matching the outside blue color of the building, with units to be placed either under the rear deck, or under/next to the side deck, for the downstairs apartment, was made by Chris Fisher and seconded by Michael Rausch. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Paul Fontaine stated that should the applicant talk about adding the second or third floor apartment in the future, he will be sure to come back before this Board

Chairperson Maxwell stated that the Board would prefer for lines to be run in the rear of the building if possible, rather than the side of the building.

2. 3-7 Reed Street (former National Bank of Coxsackie)- Chairperson Maxwell stated that an application was received from Ballston Spa National Bank-Coxsackie Branch for a temporary sign. She has spoken with Pamela, from the bank, and it was recommended that they be given an extension for the temporary sign, which would expire by the next meeting in June. If they have not come up with any plans for a sign design by the June meeting date, then they would have to work with a small 8 ½" x 11" small door sign.

Michael Rausch asked if they were ok with that idea.

Chairperson Maxwell stated that the applicant was ok with that suggestion. She just wanted to see how the other Board Members felt first. The other option is to let the applicant know that after the extension expires, then the sign has to come down, and nothing goes back up without an application and approval.

Michael Rausch stated that after a month or two, he doesn't think that having the sign up alerting residents of the bank change is a necessity.

Chairperson Maxwell stated that she agrees. They are allowed to have a temporary sign up for 30

days, which they already have, but this would just be a waiver granting them an additional 30 days. After that, it could be the end of it.

David Dorpfeld stated that he does not see an issue with it.

Michael Rausch stated that he does not have a problem with it. However, if they need to continue advertising, that they just stick a small sign on the door.

Chairperson Maxwell stated that this also isn't out of the realm of what the Board has set as a precedent with other downtown businesses.

David Dorpfeld stated that it is in a window, it is not like they have a sandwich board on the sidewalk or anything.

Michael Rausch stated that it is pretty large though, in the glass above the front doors.

Wendy Warren stated that if they get a 30-day extension, then they should have to submit an application after that.

Chairperson Maxwell stated that she agrees.

A motion to approve granting a 30-day extension for the temporary sign for Ballston Spa National Bank-Coxsackie Branch at 3-7 Reed Street, with the caveat that the sign comes down at that time if they are not ready to apply for a sign permit, was made by Nancy Harm and seconded by Chris Fisher. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Old Business

A motion to approve the minutes from the April 14, 2026, 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. Wendy Warren voted yes. David Dorpfeld and Nancy Harm abstained. The motion carried.

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. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:43 p.m.

Respectfully submitted,

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

Nikki Berezna
Clerk