

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
July 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, Nancy Harm, and Hannah Kastanos. David Dorpfeld and Wendy Warren were absent.

A motion to approve the minutes from the May 12, 2026, Historic Preservation Commission Meeting was made by Micahel Rausch and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos abstained. The motion carried.

New Business

1. 5-7 Mansion Street-Chairperson Maxwell stated that an application was received from 5-7 Mansion Street for exterior rear lighting fixtures at 5-7 Mansion Street. They are the same copper lights that were approved for Aaron Flach's building at 33 South River Street.

A motion to approve the rear exterior lighting fixtures at 5-7 Mansion Street was made by Chris Fisher and seconded by Hannah Kastanos. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Hannah Kastanos voted yes. The motion carried.

2. Yellow Deli- Chairperson Maxwell stated that an application was received from the Yellow Deli for signage at the Yellow Deli. It will be perpendicular to the building, most likely to the left of the front door. It will be carved using CNC (Computer Numerical Control), and made of HDU (High Density Urethane), to imitate wood, which will then be painted and hung for a wrought iron frame. They also want approval for the second sign out back. They gave an example of an existing sign they have at another property in Lancaster, PA. She has been having a hard time reaching the applicant, but she would like to have a further conversation with them, since Village Code actually doesn't allow for resin type signs, both in the Village as a whole, and more specifically the Historic District. She did email the applicant asking if they would be willing to use wood instead of the urethane.

Nancy Harm asked if she understood correctly that it can't just look like wood, it actually has to be made of wood.

Chairperson Maxwell stated that that is correct. She said that she will also reach out to the Village's coordinator at the State Historic Preservation Office to see if there is anything that they

have done historically, just to see if there is more information.

Michael Rausch asked why the sign has to be wood if it's painted.

Chairperson Maxwell stated that in Chapter 155-54(E) of the Village Code states, "Sign materials should be consistent with and complement the original construction materials and architectural style of the building facade on which they are to be displayed. All signs, excluding awning and window signs, shall be constructed only of wood, metal, stone or other appropriate material..." So, "appropriate material", when painted, could potentially meet this.

Michael Rausch asked how old that section of Village Code is.

Chairperson Maxwell stated that it hasn't probably been updated since 2008.

Michael Rausch stated that it may be time to update that to reflect things that are being used nowadays.

Chris Fisher stated that he feels the urethane is an appropriate material to use, especially if it is painted.

Chairperson Maxwell stated that she will reach out to SHPO just to see if there is a caveat, and what their recommendations are. She just doesn't want to set as precedent without checking first. The Board did allow Vince Schettini to put the leaf on the Che Figata sign, and that was the same material, but the sign itself was wood. She will just get some more information, and the applicant did say that it won't be a detriment to them if this item is tabled until the August meeting.

Michael Rausch stated that the applicant needs to be made aware of the height requirements for the sign also. Ten feet high, which is what the Code states, would put the bracket into the corbel. So, they will have to factor that in. They may have to put it higher.

Chairperson Maxwell stated that there is no issue at all with the back sign. Once the Dolan Block gets done, it would nicely blend in with the businesses having shingle signs.

Michael Rausch stated that he understands that they are trying to pick up foot traffic from the park.

Chris Fisher stated that he thinks that they will probably have to hang the sign bracket higher.

Chairperson Maxwell stated that she will be sure to tell the applicant that the bottom of the sign needs to be 10 feet above the sidewalk, and this item will be tabled until next month.

3. 14 South River Street- Chairperson Maxwell stated that the work for the Village building at 14 South River Street is currently out to bid. David Dorpfeld had mentioned that a handicap ramp would be put in. Someone wanted to consider Trex, but she told them that that wasn't appropriate in the Historic District. It could be used on an upper level, but the bottom level needs to be concrete or wood.

Michael Rausch stated that there's not enough room on the South side of the building, between the buildings, to put the ramp. So, they're looking to come from the back side, where the bathrooms will be. He doesn't necessarily love the idea because of access and egress into the museum, which really needs to be a one-way door. The ramp would be from the back of the building to the park sidewalk system.

Nancy Harm stated that that is important for the restrooms.

Michael Rausch stated that they will be keeping the front door, and the door to the left will access a small elevator as well. There will be access to the second floor from inside the building, which isn't there now. There's a back staircase which will go away. The upstairs will be completely remediated as well. He attended the Pre-Bid Conference yesterday just to see what was going on. There were probably a dozen people there from different companies, including Delaware Engineering, which seems promising. Bids are due by July 30th, but there is the ability to extend if there aren't enough submitted. The roof is done, and the back of the building is done, but some of that will come off in order to cut doorways in. The basement is useless, so there is no intention of using it.

Chairperson Maxwell stated that they will need to get Planning Board approval for a Site Plan since it has been unoccupied for so long as well.

Michael Rausch stated that the building will have the ramp in the back with bathrooms, hopefully useable space above the bathrooms, museum, meeting space, archival storage, and a Visitor's Center. There will still be access from the front, with 3 existing windows looking out at Reed Street. Windows on the South side will be blocked off from the inside upstairs. That will allow for more wall space usage. The plan is to brick in 1 or 2 of them and put in fake windows just to maintain the façade. The North side has no true windows and will not obtain any. The staircase goes up from the front of the building. The elevator will be in the far back right. There will be a singular bathroom upstairs. As for downstairs, there was talk of putting in 2 bathrooms initially. He thought that that was too few, but he doesn't know to what size. Once the bids are in, the goal is to get going this year.

The Board also discussed State Telephone's NY Forward Grant project to install equipment to improve cell service in downtown Cocksackie. Verizon Wireless has started the installation of the

antenna. There is no date for installation of the AT&T pole mounted unit yet.

The Board also discussed the Village's Pedestrian/Infrastructure NY Forward Grant project to improve pedestrian infrastructure downtown. There has been an initial conversation with engineering firm Creighton Manning, but there is no projected timeline yet.

Amy Bennett, of 5-7 Mansion Street, stated that her NY Forward Grant project to revitalize 5-7 Mansion Street for Mixed-Use is moving along. Sitcer Construction is nearing completion.

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. Nancy Harm voted yes. Hannah Kastanos voted yes. The motion carried.

The meeting was adjourned at 6:24 p.m.

Respectfully submitted,


Nikki Bereznak
Clerk