

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
August 11, 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, and Wendy Warren. Hannah Kastanos was absent.

A motion to approve the minutes from the July 14, 2026, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. Chris Fisher voted yes. Nancy Harm voted yes. David Dorpfeld and Wendy Warren abstained. The motion carried.

New Business

1. Yellow Deli- Chairperson Maxwell stated that an application was received from the Yellow Deli for signage at the Yellow Deli. James World, who is the manager of the Yellow Deli downtown, will be here tonight to discuss the sign. The sign will look like the current one they already have in the back of the building. Mr. World also agreed to install wood instead of the High-Density Urethane (HDU).

Michael Rausch asked if it was ever determined if HDU signs are allowed in the Historic District.

Chairperson Maxwell stated that she contacted the State Historic Preservation Office (SHPO), and the woman she spoke to said that since it is not part of the exterior of the building, and it is attached via a bracket, the HDU could be considered. Chairperson Maxwell stated that since they already agreed to the wood, she rather have them stick to the wood, and not set a precedent going forward. That is just her personal preference. Mr. World also provided dimensions. The Village Code allows for 15 square feet, which would be like a 3' x 5' sign. She did suggest to him maybe a 3' x 3' sign.

James World, of the Yellow Deli, stated that at their Bellows Fall, Vermont community, they have a woodshop, and a pretty high-end Computer Numerical Control (CNC) machine that will cut shapes out, gouges out the lettering, and can even leave purposeful carving marks, etc. Whatever the material is, it will look the same, but they can do wood. It is just a little heavier, and may not last as long. It can also scale to any parameters.

Chairperson Maxwell stated that the Village Code states that for any sign hanging on the building like that, the maximum size is 15 square feet. Understanding that the flower, if you will,

will look strange at a 3' x 5', she wasn't sure what the Yellow Deli was thinking size wise.

James World stated that they do not want anything that big. They are thinking in the range of 3' x 3' to 3.5' x 3.5'.

Chairperson Maxwell stated that most of the signage downtown is 3' wide x 2' high.

James World stated that the only constraint relative to their sizing, is that because of the way that the flower is, it doesn't leave that much actual space in the middle for what is going to be written on it. There is a lot of traffic they get from the hotel, and also from the park, so it would be nice to have something that is outside catching people's attention. Just as long as it is readable. In the end, he will probably make a cardboard cutout of a couple of different sizes, and put them up there to look at and decide what size they want. Right now, it is so busy in the summertime, that they don't have time to do it at the moment anyway. He just wanted to see if they could get initial permission for it. It will probably go up in the late fall. He also thought about a perpendicular sign off of the back, but he didn't know if it would complicate this particular meeting. It is not as important to them as the front one. The back one would probably be as big or smaller than the front.

Chris Fisher asked if Mr. World knew what the size of the one on the back of building is now.

James World stated that he wasn't sure, he is thinking maybe 2' x 2', or 2.5' x 2.5'.

Michael Rausch asked if the sign on the front will be double sided.

James World stated that that is correct.

Chairperson Maxwell asked if the bracket will be similar to the one given as an example from their Lancaster location.

James World stated that that bracket was made by himself and a friend of his years ago. He also sent a picture of one he was looking at on Facebook that is not as ornate. He will probably end up buying an antique one that looks tasteful, rather than make another one.

Michael Rausch asked where the sign would be put in relation to the front of the building.

James World stated that the sign will be to the left of the door, and the bottom of the sign will be no lower than the window light.

Michael Rausch asked what the requirement for sign height is.

Chairperson Maxwell stated that according to Village Code, the bottom of the sign must be no lower than 10 feet above the sidewalk. She asked if she understood correctly that Mr. World is basically just looking for overall approval of the sign, subject to him revisiting the Board with exact dimensions of the sign, and the bracket.

James World stated that that is correct. He is just looking for initial approval, allowing him to move forward with spending more time looking into the exact details. He will first come up with a few different cutouts of different sizes, putting them in place, and walking up and down on the street to see what works best. From there, he can decide based on the height requirements, what he would want to do for the bracket. Then, he can get back to the Board and submit the information.

Chairperson Maxwell stated that if Mr. World could take a picture of the size he determines he would like to use, he can send that to her via email. This way, the Board will have the height, and what the sign will actually look like. The same goes for the bracket. The Board can have the information to approve at whichever month's meeting he is ready for.

James World stated that he can do that.

Michael Rausch stated that Mr. World can get an idea from looking at all of the other signs downtown also. The flower shop, Che Figata, Shipwrecked, and Unquiet all have similar signs. They didn't use a template for a bracket either. They all just went with something similar.

David Dorpfeld stated that they want to promote uniformity downtown.

Michael Rausch stated that the Yellow Deli's position will also get very good visibility from the park, the hotel, and foot traffic downtown.

James World asked if there was any problems with the flower cut out design.

Chairperson Maxwell stated that the Board had no problem with the design. She said that it will be the only shingle sign on South River Street except for Unquiet, which is further down, and the Yellow Deli's will be a totally different shape from all of the others. So, it can stand from having some differentiation, even though, as Mr. Dorpfeld mentioned, the Board tries to keep as much consistency as possible downtown. She also suggested looking at the brackets that are downtown, because they range from very simple, to a little more ornate.

Chris Fisher stated that if the flower is 3.5 feet, that bracket is going to stick out 24 inches.

Michael Rausch stated that Mr. World should keep in mind that the further it sticks out, the more it is susceptible to truck traffic, snowplows in the winter, etc.

James World stated that he will keep that in mind.

Chairperson Maxwell stated that tonight the Board can just approve the overall design.

James World stated that the sign may not be done until October. Things start slowing down in September for them.

Michael Rausch asked if the paint would match the color scheme on the building.

James World stated that the yellow that is on the front of their building is actually a shade lighter than what a lot of their more recent delis have been painted. They think that they will lean towards a slightly darker yellow, which adds a little more richness to it.

Michael Rausch asked if he understood correctly that it is a little more mustard color, than light yellow.

James World stated that that is correct.

Chairperson Maxwell stated that if they decide to repaint the building, that they would need to submit a separate application for that.

James World stated that since they have the lighter yellow color now, he would paint the sign to match that. He can always change it later on to match, should they decide to repaint.

Michael Rausch stated that he just wanted to give Mr. World a heads up that there is work that will be happening on either side of the Yellow Deli in the near future.

A motion to approve the overall design of the yellow, flower, Yellow Deli sign, with specifics of size, and bracket, to follow at a later date 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. Wendy Warren voted yes. The motion carried.

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 Wendy Warren. 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 6:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna", written in dark ink.

Nikki Berezna
Clerk