

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
August 9, 2022

Chairperson Patricia Maxwell called the meeting to order at 6:00 p.m. Present were Historic Preservation Commission Members: Michael Rausch, Lucas Baker, David Dorpfeld, Nancy Harm, and Wendy Warren. Diane Fausel was absent.

A motion to approve the minutes from the July 12, 2022, Historic Preservation Commission Meeting was made by Wendy Warren and seconded by Michael Rausch. Patricia Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

New Business

Chairperson Maxwell stated Lia Post is present tonight to discuss her application for exterior painting at 45, and 49-53 Reed Street.

Lia Post presented the Board with large pictures and sample paint swatches for reference.

Chairperson Maxwell asked Ms. Post if she knew when the work would be scheduled.

Lia Post stated that she is still waiting on an estimate, but it may be sometime in September.

Chairperson Maxwell stated that the Public Hearing will be held on the second Tuesday in September so the work can be done after that. She said that Ms. Post's applications seem complete from what she has reviewed, and the Board does not generally disapprove color choices unless it clashes with the rest of downtown.

David Dorpfeld asked if the buildings will be pretty much the same color.

Lia Post stated that the middle building will be different. The general store will still be navy blue with red columns, but the middle building will have the blue and green colors, instead of the existing maroon and black.

Nancy Harm asked if the yellow will also be replaced.

Lia Post stated that the yellow trim will probably get replaced but not the whole building.

Nancy Harm asked if the windowsills will also be repainted.

Lia Post stated that the windowsills will be the darker blue/gray color.

Michael Rausch asked if Ms. Post is doing two separate paint schemes for the buildings.

Lia Post stated that that is correct. There will also be three separate awnings.

Chairman Maxwell asked if she is correct in understanding that the green awnings will be over Pilothouse Paper and over Heartland Realty, and the blue/tan awnings will be over the general store.

Lia Post stated that that is correct.

Michael Rausch asked if he is understanding correctly that the awnings over Heartland Realty and Pilothouse Paper will be the same, and the awning over Mansion & Reed General Store will be different.

Lia Post stated that that is correct.

Lucas Baker asked if there are two different color schemes, with one on the side of Pilothouse Paper, and one on the other side of that building.

Lia Post stated that that is correct.

Michael Rausch asked if Ms. Post is painting Mansion & Reed General Store.

Lia Post stated that they are repainting the building the same color. They are just freshening up the paint.

Michael Rausch asked what color it is now.

Lia Post stated that it is dark blue with red columns.

Michael Rausch asked Ms. Post how old the existing awnings are.

Lia Post stated that they are around 20 years old.

Chairperson Maxwell asked if Ms. Post will be using a satin sheen.

Lia Post stated that she will probably be using a satin sheen.

Chairperson Maxwell asked Ms. Post to verify that before the Public Hearing and final approval.

Michael Rausch asked if any wood restorations will have to be done.

Lia Post stated that some caulking will have to be done in the middle building because of the weathering, but no replacement of boards will be needed.

Michael Rausch asked if the door to the far left going upstairs to the apartments will be changed.

Lia Post stated that they would repaint it the same darker green to match the one used on the Pilothouse Paper storefront.

Chairperson Maxwell asked if the door to the upstairs on the Mansion & Reed General Store building will also be painted.

Lia Post stated that that door will be repainted light blue to match the front of that building.

Michael Rausch asked if Ms. Post is just focusing on the first level of buildings, or the yellow above will also be repainted.

Lia Post stated that they were planning to see about the cost to repaint the yellow above, but it seems too costly to be covered by their existing grant. So, they are focusing on first levels of the buildings.

Chairperson Maxwell asked what color the trim around the windows will be.

Lia Post stated that the trim around the windows will remain white.

Chairperson Maxwell stated that from what she sees, the application is complete enough to move forward with scheduling a Public Hearing in September.

Lucas Baker asked if he is correct in understanding that on the back of the buildings there will be painting of the cinder block a navy color, the decking will be painted a blue spruce semitransparent wash, and the door will be the glass tile color.

Lia Post stated that that is correct. The one side of the building is brick, so they don't want to paint that.

Michael Rausch asked if Ms. Post plans on painting all the way from under the deck to the ground.

Lia Post stated that she believes that they will plan to do the whole thing right to the ground.

Michael Rausch asked if this this painting on the back is just on the block addition on two sides.

Lia Post stated that that is correct.

Michael Rausch asked if Ms. Post will be also doing the back deck including the railings, side porch, and steps with the blue spruce color.

Lia Post stated that that is correct. They will be all matching.

Chairperson Maxwell asked if everything in the back, including the walkway to 1 Mansion Street, will have the blue spruce stain.

Lia Post stated that that is correct. It will all have the same color.

Motions & Resolutions

A motion to accept the application received from Lia Post for the exterior painting of buildings, to include the back cinder block addition, decking and stairs at all levels, including the walkway to 1 Mansion Street, as well as the replacement of awnings at 45, and 49-53 Reed Street as complete for purposes of scheduling a public hearing, and to schedule the hearing for Tuesday, September 13th at 6:00 p.m. was made by Nancy Harm and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Old Business

Chairperson Maxwell stated that she has not heard from Aaron Flach regarding the continued review of the application for 2-6 & 33 South River Street (former Cumming's Hotel). It is possible he is waiting to combine that application with the Planning Board application. So, the review is on hold for now.

Chairperson Maxwell stated that she will reach out to the fellow Board Members about their availability in order to schedule training in an afternoon in August and/or September. Once some dates are narrowed down, she will check with the Village Clerk to see if use of the Board room is available.

Other Items

Chairperson Maxwell stated that when letters were sent out to residents/business owners in the Historic District, the Zoning Map with the Historic District overlay was included. She would

suggest that that map also be attached to the HPC applications going forward. She feels that it would be helpful for people.

The Board Members agreed that this is a good idea.

Michael Rausch asked who created the map.

Chairperson Maxwell stated that Delaware Engineering updated it last year in conjunction with the Village Code Chapter 75 amendment.

Chairperson Maxwell stated that a letter was received from the NYS Historic Preservation Office (NYSHPO) regarding an audit request. In order for the Village of Coxsackie to retain its CLG certification and status, and therefore take advantage of NYS grants for buildings in the Historic District, specifically now 14 South River Street, audits are conducted every 3 years. Voluminous material had to be sent to them, including three years' worth of agendas and minutes, two applications from each year, training records, membership lists, and resumes. The letter stated that they approved everything. The only thing they suggested is that the Village HPC updates the inventory of historic buildings. This has not been done since 1980. They also suggested that instead of sending a signed application back to an applicant upon approval, the HPC sends a cover or form letter as well. She said that she will draft a letter for the Board to use going forward. Other than that, they approved everything.

Nancy Harm asked what the inventory consists of.

Chairperson Maxwell stated that the inventory would be of other sites that could be added to the Historic District.

Nancy Harm stated that the advantage would be future funding.

Chairperson Maxwell stated that the other advantage would be for property owners to use tax credits from both the federal and the state.

Public Comment Period

No public comments were offered.

A motion to adjourn the Historic Preservation Commission meeting was made by Wendy Warren and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Nikki Berezna
Clerk