

**VILLAGE OF COXSACKIE  
HISTORIC PRESERVATION COMMISSION MINUTES  
June 14, 2022**

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

**Public Hearings**

Chairperson Patricia Maxwell called the Public Hearing to order at 6:00 p.m. for the proposal received from Shipwrecked at 8 Reed Street. The proposal is for the replacement of the current solid wood entry door with a full glass and wood door, to be more in keeping with store front entrances on Reed Street. The paint color will not change, with the wood trim to be painted the same evergreen color as the existing door.

No public comments were offered.

A motion to adjourn the Public Hearing for Shipwrecked-8 Reed Street was made by Michael Rausch and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Chairperson Patricia Maxwell called the Public Hearing to order at 6:15 p.m. for the proposals received from Aaron Flach for 2-6 Reed Street, 33 South River Street, and 20-34 South River Street (Dolan Block). Aaron Flach submitted an application for 2-6 Reed Street & 33 South River Street, complete with pictures of current conditions, for 2 over 2 replacement windows (aluminum clad & wood in gray), replacement doors with French style single glass panes, and removal of the “Maritza Bldg.” stone on the front of the building. The replacement windows will be back to the original size as determined by the lintels still present on the building. The bricked-in windows at street level will be opened and returned to their original storefront configuration with large glass planes similar to other storefronts in the historic district. It’s his intention to continue to have 8 apartments, with 1 apartment being removed to accommodate the storefront.

Aaron Flach submitted an application for 20-34 South River Street, complete with pictures of current conditions, for repairs and restoration of the cupola on top of the Dolan Building. The roof will be protected from further decay with an underlayment until such time as SHPO approves his application for restoration and historic tax credits. The louvered panels on all 4 sides will be restored/replaced with exact replicas and painted green to match the storefront window trim below, with black accent colors. He is also proposing to install copper fluted

downspouts on the building, subject to SHPO approval.

No public comments were offered.

A motion to adjourn the Public Hearing and return to the regular meeting at 6:30 p.m. was made by David Dorpfeld and seconded by Wendy Warren. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

### **Regular Meeting**

A motion to approve the minutes from the May 10, 2022 Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Nancy Harm. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

### **Motions & Resolutions**

A motion to approve the application received from Shipwrecked at 8 Reed Street was made by Michael Rausch and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

A motion to approve the application received from Aaron Flach for 2-6 Reed Street & 33 South River Street was tabled for further discussion until the July 12<sup>th</sup> Historic Preservation Commission Meeting. The Board asked Mr. Flach to provide updated spec sheets showing dimensions, as well as pictures, for the project before the next meeting. They need more details on items such as doors, window sizes, transoms and finishes.

A motion to approve the application received from Aaron Flach for 20-34 South River Street (Dolan Block) for restoration of the cupola, the roof membrane, all of the details regarding colors, and louvered panels considered accepted as presented, and the downspouts and final roof covering approved per SHPO's recommendations was made by Nancy Harm and seconded by Wendy Warren. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

### **New Business**

Sharon Mahota, of 12 Reed Street, submitted an application to the Board for changes to the front door. She is looking to replace the storefront doors with a handicapped accessible one.

Chairperson Maxwell stated that Mrs. Mahota has submitted applications to both the HPC Board as well as the Building Inspector, Mike Ragaini. Included in her application is a letter received from SHPO stating that her door change will not negatively impact the Historic District. She asked Mrs. Mahota if the three top parts of the door in the picture that was submitted were glass.

Sharon Mahota stated that that is correct. The top part of the door is windows, the other panels are to allow light to shine through.

Chairperson Maxwell stated that should the door be delivered before the Public Hearing, she would ask that Mrs. Mahota takes a picture of it and submit it to the Board. She asked Mrs. Mahota to confirm that the new door with the side light panels fits within the space where the two doors are now, so she's not disturbing the storefront window space.

Sharon Mahota stated that that is correct.

Chairperson Maxwell asked that a picture be taken of the storefront as well before the Public Hearing.

Sharon Mahota stated that she would also like to inquire about putting up a sign at 12 Reed Street. She asked if she should include it on the current application for the door or make separate application for the sign.

Chairperson Maxwell stated that it can be included on the current application if Mrs. Mahota wishes to do so.

Sharon Mahota stated that she can submit a revised application to include the sign information.

Chairperson Maxwell stated that Mrs. Mahota can submit the revised application with details of what she would like the sign to look like, with the actual sign picture pending. If Mrs. Mahota cannot decide on the sign information in time for when the next Public Hearing is scheduled, the Public Hearing for the sign can always be scheduled for another time, or it can be held in conjunction with the Planning Board during one of their meetings. The bottom of the sign has to be 10 feet above the sidewalk.

A motion that the application received from Sharon Mahota for 12 Reed Street, as submitted, be approved as complete for purposes of holding a Public Hearing on July 12, 2022 at 6:00 p.m. was made by Michael Rausch and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

### **Old Business**

A motion to approve the application received from Ravish Liquors at 47 South River Street for the installation of a sign was made by Nancy Harm and seconded by David Dorpfeld. Patricia Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Chairperson Maxwell stated that there are currently 2 vacancies on the Board after the resignations of Linda Deubert and Janet Gerrain. The Historic Preservation Commission has received a member application and resume from Lucas Baker. After review and discussion, the HPC Board agreed to recommend his approval to the Village Board. The Village Clerk will also continue posting the Historic Preservation Commission Member Application on the Village website and Facebook pages.

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

**Public Comment Period**

No public comments were offered.

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

The meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Nikki Berezna  
Clerk