

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION
MINUTES – SPECIAL MEETING
October 15, 2019

CALL TO ORDER

Chairperson Pat Maxwell called the meeting to order at the Coxsackie Village Building at 5:47 PM.

ROLL CALL

The following members were in attendance: Pat Maxwell, Michael Rausch, Linda Deubert, Betty Cure, Wendy Warren, Diane Fausel, David Dorpfeld, and Janet Gerrain. The Chairperson declared a quorum. Aaron Flach was also in attendance to answer any questions regarding 6 Mansion St. and 48 South River St.

APPROVAL OF MINUTES

A motion was made by Betty Cure and seconded by Wendy Warren to approve the minutes of the meeting of October 8, 2019. The motion was carried.

NEW BUSINESS

Aaron Flach – 6 Mansion Street (McQuade Cottage) amended application for vinyl siding: Pat Maxwell summarized research previously emailed to members regarding the use of vinyl siding in the Historic District. Chapter 75, Historic Preservation Districts, does not specifically exclude vinyl siding. Also, 6 Mansion Street, unlike Reed Street., is located in a mixed residential zoning district which does not exclude the use of vinyl siding on single-family residences (see Zoning Chapter 155-47, Design Standards). Therefore, because it is surrounded by other homes using vinyl siding and is screened from the street by buildings on Mansion and Ely Streets, the Commission can approve the siding in this limited instance. Therefore, the application, as amended at the October 8th meeting to replace cement with vinyl siding is accepted as complete for the public hearing scheduled for 6:30 PM tonight.

Aaron Flach – 48 South River Street (Patrick Henry's) application for repairs: The false peaked roof has been removed and the original flat roof has been restored to be historically correct using a rubber membrane flat roof. There is a two-story cinder block addition on the rear of the structure that is not part of the original building. This will be brought down to the ceiling level of the first floor, with temporary roofing to secure it for the winter. Any further renovations, excluding minor repairs corresponding with the roof work, will need further review by our Commission as well as site plan application review by the Village Planning Board. Once site plan approval has been obtained, the Historic Preservation Commission will give final approval of exterior renovations and repainting. Diane Fausel made a motion, seconded by Janet

Gerrain, to accept the application as complete for the public hearing to be held at 6:45 PM tonight. The motion carried.

PUBLIC COMMENT – OTHER - none

ADJOURNMENT

Michael Rausch made a motion, seconded by David Dorpfeld, to adjourn the Historic District Preservation meeting at 6:01. The motion carried.

PUBLIC HEARINGS (Aaron Flach was the only attendee from the public):

1 Mansion Street and 45 Reed Street:

At 6:01 PM the chairperson opened the public hearing regarding the proposed rear porch addition behind 1 Mansion and 45 Reed Streets and the exterior paint choices for 1 Mansion Street, as put forth in the application submitted at the October 8th meeting. No concerns or comments were voiced. At 6:15 PM Janet Gerrain made a motion, seconded by Michael Rausch, to close the public hearing on 1 Mansion and 45 Reed Streets. The motion carried.

38 South River St.

At 6:16 the chairperson opened the public hearing regarding the exterior renovations, improvements and repairs to 38 South River Street, as put forth in the application submitted at the October 8th meeting. No public came forth. At 6:30 PM Linda Deubert made a motion, seconded by Betty Cure, to close the public hearing on 38 South River Street. The motion carried.

6 Mansion St.

At 6:31 the chairperson opened the public hearing regarding the exterior renovations, improvements and repairs to 6 Mansion Street, as put forth in the application submitted at the September 10th meeting and amended at the October 8th meeting. No public came forth. At 6:45 PM Wendy Warren made a motion, seconded by David Dorpfeld, to close the public hearing on 6 Mansion Street. The motion carried.

48 South River St.

At 6:46 the chairperson opened the public hearing regarding the roof restoration and repairs to 48 South River Street, submitted at the October 15th meeting prior to the public hearing. No public came forth. At 6:53 PM Michael Rausch made a motion, seconded by Betty Cure, to close the public hearing on 48 South River Street. The motion carried.

HISTORIC DISTRICT MEETING RECONVENED

At 6:54 PM Pat Maxwell reconvened the meeting of the Historic District Commission.

APPROVAL OF APPLICATIONS

1 Mansion and 45 Reed St.

Diane Fausel made a motion, seconded by Wendy Warren, to approve the proposed rear porch addition behind 1 Mansion and 45 Reed Streets and the exterior paint choices for 1 Mansion Street, as put forth in the application submitted at the October 8th meeting. The motion carried.

38 South River St.

Betty Cure made a motion, seconded by Janet Gerrain, to approve the renovations, improvements, and repairs to 38 South River St, as put forth in the application submitted at the October 8th meeting, with an exception, stipulating that all vents must be installed on the back (river side) exterior of the building. The motion carried.

6 Mansion St. (McQuade Cottage)

David Dorpfeld made a motion, seconded by Diane Fausel to approve the renovations, improvements and repairs, as put forth in the application submitted at the September 10th meeting and amended at the October 8th meeting, with two corrections: the doors will be painted with Sherwin Williams exterior paint #6914 (Eye Catching) and the rubble to be removed is on the south side of the driveway entrance. The motion carried.

48 South River St.

Linda Deubert made a motion, seconded by Wendy Warren, to approve the roof restoration and repairs to 48 South River Street, submitted at the October 15th meeting held prior to the public hearing. The motion carried.

PUBLIC COMMENT, OTHER

Pat reminded everyone that all members of the Historic District Commission will need to do an online training on historic preservation. She will send us the details.

A discussion of pavers for Reed St. will be on the agenda for the November meeting.

ADJOURNMENT

Michael Rausch made a motion, seconded by Janet Gerrain, to adjourn the meeting at 7:03 PM. The motion carried.

Respectfully submitted,

Linda Deubert, Secretary