

**VILLAGE OF COXSACKIE  
HISTORIC PRESERVATION COMMISSION  
MINUTES - REGULAR MEETING  
January 14, 2020**

**CALL TO ORDER – Regular Meeting**

Chairperson Pat Maxwell called the meeting to order at 6:07 PM.

**ROLL CALL**

The following members were in attendance: Pat Maxwell, Linda Deubert, David Dorpfeld, Diane Fausel and Wendy Warren. A quorum was declared. Michael Rausch arrived at 6:22 PM. Community members: Aaron Flach. Barry Jacob, Chris King and Eileen Goble were also in attendance. Dan Beechler and Judy Daoust, from the Cemetery committee, arrived near the end of the meeting.

**APPROVAL OF MINUTES**

A motion was made by Diane Fausel and seconded by Wendy Warren to approve the minutes of the meeting of December 10, 2019. The motion carried unanimously.

**NEW BUSINESS**

- A. Historic District – Aaron Flach’s proposal to include 52 and 60 South River St. in the Historic District** – Aaron reported that he would still like to see 52 (Old Power Building) and 60 South River Streets(warehouses painted dark green) become part of the Historic District even though he has learned that tax credits will not currently apply. He was advised by the NYS Historic Preservation office that the boutique hotel planned for the front of 60 South River Street won’t qualify for credits because of the planned 3<sup>rd</sup> story addition, nor will “The Wire” behind it because of its being considered part of the same parcel as the hotel, and therefore, all one project. These changes, however, will not affect the 2 million dollar grant from the Regional Economic Development Council (under the umbrella of Hospitality and Tourism) and he will still be able to get the tax credits for the McQuade Building and the former Patrick Henry building, both currently located in the Historic District. Pat Maxwell advised that the drawings that Aaron provided to us essentially completes the application so that a public hearing can be scheduled, followed by approval from the HPC for extension of the district (assuming no negative public comments needed to be addressed), with a recommendation to be forwarded to the Village Board for their subsequent approval before the application is finalized and the District is extended.

**A motion was made by David Dorpfeld and seconded by Wendy Warren to declare the application compete for purposes of scheduling a public hearing on extension of the Historic District, said hearing to be held February 11, 2020 at 6:00 PM. Motion carried unanimously.**

- B. Vacant lot – Reed St.**

Chris King and Barry Jacob are considering purchasing the 2 adjoining vacant lots on the south side of Reed Street. They requested information on how to proceed based on their plans to build a 5 story boutique hotel on the lots. They will also appear before the Planning Board, but wanted our input regarding Historic District and Village Center requirements. Pat advised them that all plans have to be approved, in addition to us, by the Code Enforcement Officer and the Village Planning

and Zoning Boards in accordance with the Village Code. However, the process can be streamlined by the departments' coordinating their reviews and public hearings, which has been done successfully in the past. Chris and Barry recently purchased and are renovating a 2<sup>nd</sup> home on Church Street. They very much like Coxsackie's location on the Hudson River and are committed to being here long term.

- C. **Term Renewals** – Commission terms ended for Betty Cure and Michael Rausch on December 31, 2019. Michael agreed to stay on for another 3 years and Pat will confirm with Betty. Pat will then forward their names to the Mayor for appointment per the Village Code.

#### **OLD BUSINESS**

##### **A. Cemetery Progress Report:**

1. **Fundraising** – The committee will be meeting soon to discuss fundraisers for 2020.
2. **Fencing** – When Dan Beechler arrived, he showed photos of the restored gate and decorative columns which will be re-installed in the spring. Everyone was very pleased with the outcome.
3. **Cleaning** – It was noted that the stone cleaning done in the summer and fall has been very noticeable and drawn positive attention. Wendy will set new cleaning dates in the spring.

- B. **Pavers on Reed St.** – This will be discussed more at the February meeting. Originally Aaron's proposal for diagonal street parking and one-way traffic was supposed to have been discussed at the Local Waterfront Revitalization Committee meeting earlier this evening but that did not happen.

- C. **Heermance Memorial Library porch and windows**– no new updates

- D. **Pomeroy Historic Markers** – Eileen Goble reported that she received approval for the marker submitted for the Heermance Memorial Library and it should be here by May. She will work with the Library Director and Friends of the Library to plan an event. Michael Rausch said that the goal for 2020 is to request two markers, one for the Town and one for the Village.

#### **PUBLIC COMMENT - none**

**ADJOURNMENT** - A was made by Michael Rausch and seconded by Diane Fausel to adjourn the meeting at 7:41 PM. The motion was unanimously approved. Our next regularly scheduled meeting is set for February 11, 2020 immediately following the public hearing.

#### **RESPECTFULLY SUBMITTED**

**LINDA DEUBERT, SECRETARY**