

**VILLAGE OF COXSACKIE  
HISTORIC PRESERVATION COMMISSION MINUTES  
January 10, 2023**

Chairperson Patricia Maxwell called the meeting to order at 6:02 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 November 15, 2022, Historic Preservation Commission Meeting was made by Michael Rausch 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.

**New Business**

1. **Coxsackie Creamery** - Chairperson Maxwell stated that the Board needs to review the application received from Coxsackie Creamery of 12 Reed Street. They are looking to replace the current entrance pad between the sidewalk and front entrance door. She said that Anson Tollefson, who will be doing the work inside 12 Reed St., is present this evening to answer any questions that the Board may have. The application is for the removal of the gray ceramic tile, and concrete will be poured to match the already existing blue stone.

Anson Tollefson stated that the tiles will be replaced with concrete, and he is going to stain the concrete to match the blue stone.

Michael Rausch asked Mr. Tollefson what is underneath the blue stone.

Mr. Tollefson stated that there is wood underneath the stone. He said that the front is blue stone, and the sidewalk is in front of that.

Chairperson Maxwell stated that the double doors seen in the picture are what the Historic Preservation Commission previously approved for replacement. They will be changed to the wider handicapped accessible doors with two side panels. She asked Mr. Tollefson if he was waiting to complete the previously approved work in conjunction with this approval for the entrance pad replacement.

Mr. Tollefson stated that he is going to complete the entrance pad replacement before the new doors are delivered in March.

David Dorpfeld asked about the color of the door.

Mr. Tollefson stated that he believes that they plan to paint the door to match the existing color scheme of the building.

Chairperson Maxwell stated that she did tell Sharon Mahota that she will have to let the Board know what color she finally decides on. She asked Mr. Tollefson if the molding would be touched up at the bottom.

Mr. Tollefson said that the molding will all be touched up.

A motion to approve the application received from Sharon A. Mahota at 12 Reed Street for the replacement of the current entrance pad between the sidewalk and front entrance door was made by Wendy Warren and seconded by Lucas Baker. 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**

**1. Former Cumming's Hotel (corner of Reed & South River Streets)** - Chairperson Maxwell stated that the Board needs to continue their review of the application received from Aaron Flach, of 2-6 Reed Street/33 South River Street (former Cumming's Hotel). For exterior lighting details currently provided by Aaron Flach. She said that Aaron Flach was supposed to be present at tonight's meeting to answer any questions that the Board may have, but it looks like he did not make it.

Nancy Harm stated that she has concerns about the number of lights around the new hotel and event center, and the fact that they are on until daylight.

Chairperson Maxwell stated that that would be a Planning Board issue.

Michael Rausch stated that at some point he is going to have to put lighting in the parking lots, because there is currently no lighting there. So, while some residents don't want to see any more lights, that will have to be addressed because of security issues.

Chairperson Maxwell stated that the proposed lights on the old Cumming's hotel will be the same lights that are currently on the outside of the spa. They are small accent lights. She said that they can go over the information they have been given, but they still need more information from Aaron Flach before any approval can be given. The lights will be placed by the front and side entrances of the building.

Michael Rausch stated that it seems like this is just accent lighting.

David Dorpfeld stated that he isn't sure that the lighting design is keeping with the historic look of the building. They seem more modern.

Chairperson Maxwell stated that they could be considered an industrial look. She said that she would like to wait until they have the whole package to look at before moving forward. It would make sense for Aaron Flach to continue any application review in conjunction with the Planning Board so that the Public Hearing could be combined, which would save money and time.

**2. Patrick Henry's Tavern** - Chairperson Maxwell stated that the Board can look through what Aaron Flach has submitted for signage. He shows that there will be lettering for "48 South River Street" on the transom in white. Regarding the store front windows, there will be "Patrick Henry's" with the "X" logo, the same one that is currently on the side of the building, on the left side as you face the building. Then on the other side it will say "Riverfront Dining" and "Outdoor Seating." The latter are all supposed to be in white.

Wendy Warren stated that Aaron Flach needs to submit something more clearly outlining what he is doing.

Chairperson Maxwell stated that he also did not include a completed preservation permit or dimensions, so the Board cannot do anything with this application until they have been given more details.

Lucas Baker stated that what has been submitted is not a mockup of what Aaron Flach is looking to get approved. There should have been more time put into this submission.

Chairperson Maxwell stated that the "Patrick Henry's Waterfront Tavern" is going to be on the left storefront window in blue and black, with orange lettering. The right storefront window will have the "Waterfront Dining" and "Outdoor Seating" in white.

Wendy Warren asked what the dimensions will be.

Chairperson Maxwell stated that she does not know because it was not included. That is why she was hoping that Aaron Flach would be present tonight. She said that he is also going to be ordering a retractable awning to replace what is there. There will be no lettering on the awning, but again, they do not have a picture, or colors, or dimensions.

Lucas Baker stated that by looking at the signage, it doesn't seem that the colors and graphics are necessarily historic. He knows that other businesses downtown have gold leaf, or a single color, and he isn't sure what the policy is on approving colors in a historic area.

Chairperson Maxwell stated that the Village Code Chapter pertaining to Historic Preservation does not specify color approvals. Just like with paint colors, unless it is atrocious, the Board tries to work with the applicant. She can see why Aaron Flach chose the colors he did, because it matches the colors on the spa and hotel. Whether the Board likes them or not, if Aaron Flach has met all the Code requirements the Board cannot deny it unless they feel he is doing work that is historically inaccurate or incorrect. She did receive the State Historic Preservation Office (SHPO) certification stating that Aaron Flach has done everything per their guidelines. However, SHPO does not concern themselves with the signage or paint colors. Those decisions are up to the local ordinance.

Lucas Baker stated that they can look to others for examples on historic signage and colors.

Chairperson Maxwell stated that since they still need more information from Mr. Flach, and he was not present at tonight's meeting, the Board will have to table any action relating to the applications received for lighting and signage at 48 South River Street.

After further deliberation from the Board, it was agreed that Mr. Flach will need to provide more details about both the lighting and signage before moving forward.

### **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. Lucas Baker voted yes. David Dorpfeld voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Nikki Berezna  
Clerk

