

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
May 9, 2023

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, Diane Fausel, Nancy Harm and Wendy Warren.

A motion to approve the minutes from the April 11, 2023, 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. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Old Business

1. 2-6 Reed Street/33 South River Street-(former Cumming's Hotel) – Chairperson Maxwell stated that Aaron Flach has submitted plans for the continued review of the application for 2-6 Reed Street, and 33 South River Street. She stated that the plans were done by Theodore Kondoprias, an architect out of Albany, NY. When she looked at the South side, it looks like Mr. Flach is going to be adding a piece of AZEK to help bring out an intricate panel. That is not something that is currently there, as far as she could tell from the pictures she took.

Michael Rausch stated that there is a series of corbels there that the previous owner had added. Mr. Flach is probably putting some relief in, in order to give it a little bit more design.

Chairperson Maxwell thanked Aaron Flach for submitting the plans and stated that tonight will be a Sketch Plan conference. She said that starting with the South side elevation, which is the rear of the building, she would like to know if the window that is going to stay on the far left of the top floor is going to be sized to match the other ones.

Aaron Flach stated that the window will stay the same size as the other windows on the top floor.

Chairperson Maxwell asked if she understood correctly that Mr. Flach is not changing any openings that exist.

Mr. Flach stated that he is just basically putting in 2 over 2, aluminum clad windows.

Chairperson Maxwell asked if these will be weather shield.

Mr. Flach stated that that is correct. He will provide the Board with the specifications.

David Dorpfeld asked if they would be black.

Mr. Flach stated that they will be gray. The color is called "Gray Matter".

Chairperson Maxwell stated that they had approved the windows, but it was more than 2 years ago. So, they are going to have to renew that application by including it in this one.

Mr. Flach stated that also, the plan is to augment the trim along the top in keeping what's there, but also adding a raised panel piece of trim in between each corbel. That will be 6 inches away from each of the corbels. He will keep the brick chimneys as they are. There's a detail for the addition of an AZEK trim piece to finish that out and give it a stronger appearance. Also, the Mid-Hudson Cable box with the overhead wires will be brought over by the electrical box, in such a way that it's not on the right side.

Chairperson Maxwell asked if all of the utilities will be on the lefthand side.

Mr. Flach stated that that is correct.

Michael Rausch asked if that is where the gas is now, even though it is not in use.

Mr. Flach stated that that is correct. He said that they will probably use a combination of gas furnaces, and heat pumps, for heating and cooling.

Chairperson Maxwell asked for clarification on when Mr. Flach said "chimneys" earlier if he means the pillars.

Mr. Flach stated that that is correct. He is assuming that the pillars used to be chimneys at one time. He said that with the mailboxes, he would probably center them between two windows, as opposed to the way they are now. They have just temporarily moved them out of the way so that they can mount the electrical equipment.

Michael Rausch asked if Mr. Flach will be taking the planter boxes out.

Mr. Flach stated that he thinks that they will be taking the planter boxes out.

Chairperson Maxwell stated that on the plans it mentions a stone base border. She asked if that would be showing if the boxes came out.

Mr. Flach stated that that is correct. He said that they are also going to move a coach light that's on the top of the door. They want to move that to the side.

Chairperson Maxwell asked if Mr. Flach is keeping the same doors, and just painting them. Or if he is getting new doors.

Mr. Flach stated that they would be replacing the doors. They would still be the same 6 panel steel doors. He said that on the East side of the building, the idea is that they would basically open up 2 windows that were bricked in at one point. They would match the other existing windows.

David Dorpfeld stated that the one existing window is smaller.

Mr. Flach stated that the new windows will match the smaller window. Again, it will be the same 2 over 2 style. There will also be that same raised panel detail along the top. There is also a plan to have an LED lighting strip hidden under the existing trim that separates the bridge from the second floor. It would glow on the brick of the first floor. The idea is that they will put a 1 x 8 AZEK board across so that it hides the LED strip. You wouldn't see it; it would just glow on the bricks. The lighting would be subtle. On the right side, there's a door that was bricked in at one point. They would put a new door at the opening, and that would be the access to that front apartment unit. There would also be an awning above that door. The same awning would go above the other 2 doors, so that the entrances would all have some detail there.

Michael Rausch asked if Mr. Flach would put an awning above the single door in the back as well.

Mr. Flach stated that he would not. The exterior light fixtures would be the coach light by each door, which is relatively simple. He knows that a traditional coach light would be best, so he'll send the Board some specs showing detail.

Chairperson Maxwell stated that the Board needs both lighting detail, as well as window detail.

Aaron Flach stated that the east side door towards the back is the entrance to the units upstairs. The door that is in the middle is the entrance to the apartment in the middle of the first floor. The door that they are going to install is for the apartment on the front side of the building, on the Reed Street side. The reason he brings this up is because if you go to the front North elevation, you'll see that they opted to go with large windows, that are all in line with what was originally there. He thinks that they were all doors at one time, but his thought was that they would go back to fixed windows. The door that is coming out on the front, is the door that is going in on the side, if that makes sense.

Chairperson Maxwell asked if she understood correctly that rather than accessing that apartment from Reed Street, the apartment will be accessed from South River Street.

Mr. Flach stated that that is correct. He really doesn't want any of the apartments to be accessed from Reed Street. He would want the apartment living space to be on the side or the back.

Michael Rausch asked if the Reed Street door on the far right would be utilized for a store.

Mr. Flach stated that that is correct. You can see where the brick is recessed above the columns; that would go back to a glass transom. Then they would do (3) 4 foot windows. The one window on the side is a little bit smaller, but that is how it was originally. This is all going back to what was originally there. If you walk into that apartment door that's there now, you can see where it was filled in with block. He said that on the top floor, they would basically go back to 6 windows, as opposed to 5, and they would all match in size.

Michael Rausch asked if he understood correctly that those 6 windows on the top would be similar in size to those on the bottom right, but the 3 windows on the bottom left are going to be larger.

Mr. Flach stated that that is correct.

Michael Rausch asked if that space on the bottom left is an apartment or store.

Mr. Flach stated that that is an apartment as well.

Michael Rausch asked if on the East side, the intent is to get rid of all of the electric wires on that side.

Mr. Flach stated that all of those temporary wires, etc., are going to go away.

Michael Rausch asked if this includes the fuel oil lines as well.

Mr. Flach stated that those should all go away.

Michael Rausch asked if Mr. Flach is going to re-do the sidewalks and stoops at some point.

Mr. Flach stated that that is correct, and obviously they will repair the exposed brick that is below the stone. It is in rough shape, so that will be repaired.

Chairperson Maxwell asked if on the front Reed Street side, there'll be (3) 5 by 6 glass, storefront looking doors. She asked if there will be a solid wall on the inside of the apartment, or if those people will have those storefront windows.

Mr. Flach stated that they'll have curtains or window treatments.

Chairperson Maxwell asked if she understood correctly that Mr. Flach's plan is to have them be open for whoever might have that apartment.

Mr. Flach stated that that is correct.

Chairperson Maxwell asked if that apartment is empty now.

Mr. Flach stated that it is not.

Chairperson Maxwell stated that that's probably going to be a Planning Board question, because you're not supposed to have residences on the first floor, but she knows there's an exception if it's an unbroken lease. So, that's something he'll have to go through when he brings this to the Planning Board.

Mr. Flach stated that this is all existing residential. His initial plan was just to do the one commercial space. There will be 8 residential units and 1 commercial unit.

Michael Rausch asked if they would be 1 bedroom apartments.

Mr. Flach stated that that would be 1 bedroom apartments.

Chairperson Maxwell stated that she knows that it's not anything that the HPC has authority over, but she asked Mr. Flach if he will be redoing the courtyard inside.

Mr. Flach stated that he is still kicking that idea around. He thinks that it will depend on the commercial tenant.

Chairperson Maxwell asked if it was Mr. Flach's plan to do as much of the outside work as possible, sooner rather than later, before he goes through the full Planning Board approval.

Mr. Flach stated that that's pretty much the plan, to get the windows, and all that exterior stuff squared away, as they're doing some renovations on the residential side. He still has five tenants living there, but as they get places renovated, he wanted to do the windows and stuff in conjunction with the work that they're doing inside. It's a lot easier to work on a building when nobody's there yet.

Chairperson Maxwell asked what Mr. Flach's anticipated timeframe is for doing the exterior work that they would be approving.

Mr. Flach stated that he would plan on getting most of it done by Christmas.

Chairperson Maxwell stated that she just wanted to make sure that it's not something he's going to start next month.

Mr. Flach stated that it will be just over the course of the summer.

Chairperson Maxwell stated that that definitely works well in terms of approving it for Public Hearing, in terms of the HPC's role in this. She asked if Mr. Flach is going to hold off with the Planning Board for a while.

Mr. Flach stated that now that he has some drawings put together, he can go see them as well. He said that if the Planning Board decided that they don't want him to have a commercial space on the first floor, then he would just keep with the plan to make it an apartment, but he can't imagine they would not want it to go back to what it was.

Chairperson Maxwell stated that again, she knows that the rule is that the first floor in the Village Center is supposed to be storefronts, and that means commercial space, and not residential. Residential is confined to the second and third floor. So, she would imagine that the Planning Board would prefer to see it utilized that way. Especially because that one has been vacant. So, there again, that works out well. She said that she assumes, because she thinks that he mentioned before, that on that door, besides the transom on top, he's keeping those iron pillars as well.

Mr. Flach stated that they would stay, and there would be a storefront glass door.

Chairperson Maxwell stated that logistically, they can accept the Sketch Plan tonight, and then depending on how Mr. Flach wants to proceed, they could either approve the plan as complete for purposes of scheduling a hearing in June, with a Public Hearing in July, or expedite it if he needed to, by having a meeting before the Public Hearing in June, and then follow the hearing with an approval, but she's still encouraging him to do the Public Hearing together with the Planning Board. So, whatever he decides, she does need to know tonight, whether he would like to get their approval in June, July, or if it doesn't matter.

Mr. Flach stated that he would say that July is fine, and he'll make a plan to get in front of the Planning Board.

Chairperson Maxwell stated that again, it's up to him. She said that he doesn't need to send out the neighborhood notification letters for the HPC, which is the expensive part. So, a Public

Hearing for the HPC usually is kind of a non-event. Nobody shows up. However, it is required. She said that given the fact that it's a prominent building in downtown, she's sure there'll be more interest than there might be otherwise.

Mr. Flach stated that if they are going to be renovating the apartments that are vacant, the idea is that he would want this to be approved so that he could do the windows and stuff like that.

Chairperson Maxwell stated that she's assuming that Mr. Flach's focus right now, is to finish up the hotel on the South River Street site. He agreed.

A motion to accept the Sketch Plan received from Aaron Flach for 2-6 Reed Street/33 South River Street as complete, for the purpose of allowing the Board to continue to move forward with their review for June, and July, and to tentatively schedule a Public Hearing in July, was made by Michael Rausch and seconded by Nancy Harm. Patricia Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Mr. Flach stated that in the meantime, he'll send the Board a spec for light fixtures too, because he knows that they need that.

Chairperson Maxwell stated that they need a completed application, they need the specs for the lighting, and the specs for the windows.

2. Other - Chairperson Maxwell said that the Board doesn't really have any other new, or old business, unless someone else has heard of a proposal. Michael Rausch stated that the only other buildings being worked on is 1 Reed Street, so they've started all that work. Chairperson Maxwell stated that she saw the scaffolding work, but now she sees that the painters have more tarps wrapped around the scaffolds.

Public Comment Period

No public comments were offered.

Adjournment

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. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:29 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Shannon Slater". The signature is written in black ink and is positioned above the printed name and title.

Shannon Slater

Treasurer