

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
August 8, 2023

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, and Wendy Warren. Diane Fausel was absent.

A motion to approve the minutes from the May 9, 2023, Historic Preservation Commission Meeting was made by Michael Rausch 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

National Bank of Coxsackie, 3-7 Reed Street - (ATM Machine Installation) – Chairperson Maxwell asked those that were present on behalf of the National Bank of Coxsackie to give an overview of the ATM installation project.

Nicole Bliss, Vice President/Human Resources Officer for the National Bank of Coxsackie, stated that overall, the project is simple. They are looking to install an ATM machine at their 3-7 Reed Street building location. The machine itself will be housed inside, with the front façade outside, so that people on Reed Street can access it without having to enter the bank. There will be a dome camera and LED light installed above the ATM façade on the outside of the building. They provided the Board with specs on the ATM, the LED light that would need to be added, as well as the dome camera that would need to be installed.

Chairperson Maxwell asked why the bank decided to locate it where it is proposed on the right side of the building, as opposed to another part of the building.

Donald Gardner, Chief Operations Officer for the National Bank of Coxsackie, stated that the front of the building is definitely where they want the ATM to allow for foot traffic on Reed Street. The interior floor on the left side of the building is raised a lot higher, so it would be more difficult to put an ATM on the left side of the building versus the right.

Chairperson Maxwell asked why that would make it more difficult.

Donald Gardner stated that the interior floor is not as level with the sidewalk.

Nancy Harm asked if the bank location downtown has a lobby.

Donald Gardner stated that there is a lobby on the left side when you first come in the doors. The bank really doesn't have a lobby on the right side. That is where the ATM would be.

Chairperson Maxwell asked if she is correct in understanding that on the left side it is wide open because there are two desks there, but there is a step up.

Donald Gardner stated that that is correct. It would make the ATM too high on the outside of the building.

Chairperson Maxwell asked if they have given any consideration to putting the ATM inside the front doors.

Donald Gardner stated that they had considered that, but there is not a lot of room in between the two doors. All of their ATM machines are outdoors in other locations. They do not have any in vestibules. If inside, you would have to have a card to access the door locks. Having it outside is far easier. It allows for easier access, and people can see it and maybe utilize it more often.

Chairperson Maxwell stated that if people already have their debit card to access the ATM, that same debit card could open the doors. So, that wouldn't be that much more difficult for the user.

Michael Rausch asked if the picture that was provided was true to the scale of how big the machine façade would be.

Donald Gardner stated that it is not exactly to scale. It is more of a rendering.

Michael Rausch asked if the bank still uses the lock box on the outside of the building.

Donald Gardner stated that they don't utilize the drop box much, but it does still get used.

Chairperson Maxwell stated that the dimensions of the ATM look like they are 44 1/4" x 61". She asked if that fits the space of the two side by side windows.

Donald Gardner stated that that is correct.

Wendy Warren asked if they would be taking those windows out.

Donald Gardner stated that they would have to take those two panes out and put something above it. There would have to be some kind of windowpane or enclosure around it.

David Dorpfeld asked if they would be keeping those panes above it.

Donald Gardner stated that they are going to try to keep the panes above.

David Dorpfeld stated that he thinks that that would be nice.

Michael Rausch stated that the bank was originally three buildings that were merged into one. He doesn't know how original the windows are, but the bank is looking to completely alter the exterior of the building by doing this. The camera could be blended in, but the LED light design doesn't match at all. He asked if the modern LED light would be pointing straight down.

Donald Gardner stated that NYS law requires 1 candle foot power for 30 feet for safety purposes. So, it is a fairly bright light.

Michael Rausch stated that that is bright, and it is also going to affect their neighbor to the right as far as light goes.

Donald Gardner stated that it would mostly affect directly in front of the building as opposed to side to side.

Michael Rausch stated that it is possible that it will illuminate the front of the neighboring building as well.

Donald Gardner stated that that is possible. They are going to do their best to make sure that the light isn't going to shine into the apartments across the street, or any neighboring property.

Chairperson Maxwell asked if there was a reason that the ATM will be placed on the far right of the 3 windowpanes, as opposed to the far left of the panes.

Donald Gardner stated that they chose that side because it is a corner that is not really needed on the inside of the building. It is sort of out of the way in the corner and can be boxed in if they wanted to.

Chairperson Maxwell asked if the middle pane could be considered.

Donald Gardner stated that if they chose the middle pane, there would be potential office space around it. They are looking to avoid that.

Chairperson Maxwell stated that the bank is also applying for the replacement of the façade through the NY Forward Grant. She asked how this project would fit in with that restoration improvement work. She asked if they get approved for that grant work, if the ATM would then be moved.

Donald Gardner stated that the ATM would not be moved. It will affect the windows, because part of that grant proposal is for an upgrade to the windows.

Michael Rausch stated that while the bank façade is not original, it is the same façade that has been in place since the glass block came out. The Board's goal is to keep preservation on as many buildings as they can. Even though it is not original back to 100 years ago, it has been in place as it is now for around the better part of 50 years.

Wendy Warren stated that it has been the same since the creation of the Historic District.

David Dorpfeld asked how far the ATM machine would extend into the street.

Nicole Bliss stated that it would be pretty much flush with the pillars on the outside of the building.

Chairperson Maxwell stated that she just wishes there was another way, because it is obtrusive. She understands that there is a demand for it downtown. She asked if it was viable to put it in 16 Reed Street instead.

Nicole Bliss stated that there is no money handled at 16 Reed Street. That space is purely administrative. It would pose more of a security issue since there would have to be cash brought over across the street to load it.

Michael Rausch stated that with the idea of putting the ATM in the vestibule, obviously the inner doors are not as secure as they would like them to be. Both sides of the lobby have stations for customers that were built in at some point. He understands that the bank would have to make an investment in the interior doors because they are not secure enough.

Donald Gardner stated that they would need to install something a lot more secure if that was the case, because the bank would be letting both noncustomers and customers into the bank from off of the street.

Wendy Warren stated that personally, as a customer, she feels more comfortable accessing an ATM from inside a vestibule. She likes how you can use a card to get in, and the doors close behind you while you are doing your transaction. She said that if they could fit this machine on a wall inside, they could still box it in inside the lobby of the bank.

Donald Gardner stated that they had actually heard the opposite from quite a few customers. They prefer not to have to swipe a card and get locked in while using the ATM. A lot of people like the more open feeling of just walking up to an ATM, and not feeling locked in or confined. It is also more visible on the outside rather than on the inside.

David Dorpfeld asked how the ATM would be lit up.

Nancy Harm stated that there will be an LED light above it, and the machine will light up as well.

Michael Rausch stated that there will be a dome camera with an LED light pointed down as well, that will have to illuminate a certain portion of left to right, and straight out in front.

Chairperson Maxwell stated that her only reference is that when you go to the ATM at the Bank of Greene County, there is lighting at all times. She is assuming that would be the same in this instance.

Donald Gardner stated that that is correct.

Chairperson Maxwell asked how much of the dimensions of roughly 3 ½' x 5' is the actual ATM mechanics.

Donald Gardner stated that the screen size is roughly a 17" screen.

Chairperson Maxwell asked if she is correct in understanding that that 17" screen is what will be illuminated all of the time on the outside of the building.

Donald Gardner stated that that is correct.

Michael Rausch asked if he is correct in understanding that the screen doesn't go dark in non-use.

Donald Gardner stated that that is correct.

Chairperson Maxwell asked if what was included in the application is the actual size of the dome camera.

Nicole Bliss stated that the specs were sent to the Building Inspector, Michael Ragaini, as part of the Building Permit application narrative.

Michael Rausch asked if it would be similar to what is on the outside of 16 Reed Street.

Donald Gardner stated that it will be the smallest one that they can get.

Nicole Bliss stated that they also plan to blend it in the best they can.

Chairperson Maxwell asked if the part shown beneath the LED light in the submission is the light or the camera.

Nicole Bliss stated that that part shown beneath belongs to the light. It is directional so that you can move it.

Michael Rausch stated that it is a tilting mechanism to allow for adjusting the light.

Chairperson Maxwell asked if she is correct in understanding that the measurements of 7 ½" x 9 3/16" isn't what is going to be lit up, that is for the whole unit.

Nicole Bliss stated that that is correct.

Michael Rausch stated that until the light is put up, you cannot truly see the amount of illumination it will provide. Sometimes these types of LED lights are adjustable in the sense of how bright they can be. He is unsure if it will be a "soft" light or "day" light. If it is "day" light it is much brighter.

Wendy Warren asked what New York State's lighting requirements are.

Donald Gardner stated that they do not dictate wattage, but how much candle foot power.

Nicole Bliss stated that there is a meter that they could use to test how much candlelight the light gives off at different measurements.

Wendy Warren asked if every ATM location is similar in how much light is given off.

Donald Gardner stated that it really depends on the location. There may be a streetlight nearby that is helping illuminate the area, or it is completely dark. The location really matters. He said that there is a streetlight on the corner of Reed Street that may help in this instance.

Michael Rausch stated that the specs of the LED light show 15W to 35W which may mean that it is adjustable. It just doesn't state the lumens. Lumens is really what you are looking for with an LED light system. That would tell you how much light is being thrown out.

Chairperson Maxwell asked just to clarify that it is the smaller light that they are looking to get, that is between 15-35 watts, and not the larger one that is between 60-80 watts.

Nicole Bliss stated that that is correct.

Donald Gardner stated that that is what their electrician recommended.

space

Chairperson Maxwell stated that she knows that they picked the blue as historic, which is also the trim color across the street at 16 Reed Street, but she asked if there would be any thought of making that background color around the actual mechanism in a gray, or color that blends better with the façade of the bank, so it's not as obtrusive. The blue will kind of stick out like a sore thumb in her opinion.

Nicole Bliss stated that if that is what the Board desires, then they would be fine with that.

Chairperson Maxwell stated that she likes the color, but it will already be a new thing to see a 5' ATM frame there to begin with, so she feels that it would be less intrusive in a neutral color to blend in with the building.

David Dorpfeld stated that he agrees with Chairperson Maxwell's suggestion.

Michael Rausch stated that the Board's goal is to keep the most architectural integrity that they can in the Historic District.

Wendy Warren stated that she does not know if they can allow the windows to be changed.

Chairperson Maxwell stated that there is nothing in the Village Code that says someone can, or cannot, change the windows, but the HPC has to approve it if they do.

Wendy Warren stated that she thought that they had to be the same size and style.

Chairperson Maxwell stated that they do for a replacement window. She is not sure about an ATM, but that is a good point. The Building Inspector is not going to sign off on this application until the HPC does, but she would have to find out the answer about the windows first. Because they are changing the opening, the Code states that any window cannot be reduced in size from what it already is in the Historic District. So, she doesn't know if this would be an exception or not. She will have to ask the Building Inspector. She asked if this approval could wait an additional month.

Nicole Bliss stated that they can wait.

Chairperson Maxwell stated that the Board is trying to be fair but also cover all of the bases.

Wendy Warren stated that she just feels that it really changes the look of the front of the bank.

She understands the need for the ATM, but she doesn't like the idea of putting it where the windows are.

Nancy Harm asked if there are any statistics on ATM use with everyone sharing money using things like Venmo. She asked if people are still going to ATM machines.

Donald Gardner stated that it is still a little of both. Some people still prefer cash.

Wendy Warren stated that it is especially useful if there is an event downtown.

Michael Rausch stated that with everything changing, the life expectancy of an ATM may only be 10-15 years.

Wendy Warren stated that there is the drop box on the right side of the door. She asked if there is a problem with putting this ATM on the left side of the door.

Nicole Bliss stated that inside the building, there would not be enough space because of the step up.

Donald Gardner stated that they looked at different ways to do install the ATM with the vendor, and they all reached the same conclusion that that corner is the best spot for it. The right side is where it makes the most sense.

Nicole Bliss stated that on the outside of the building you only see the face, but on the inside, it is a pretty deep machine that takes up space. It also needs to be enclosed for when it is being loaded, or having money removed, that it is protected.

Chairperson Maxwell asked if the step up inside is original to that part of the building. She stated that she is wondering how robust the support is in front of one of the windows in the brick building. She is wondering if an ATM could go where one of those windows is on the left side of the front door.

Donald Gardner stated that the step up is pretty old. It has got to be almost original to the bank.

Chairperson Maxwell asked if they had figured out how much additional cost would be encumbered by placing it where one of those windows is. It would still keep it out of the way of customers. The only different that she sees between the right side and left side is the step up, because if it is over to the far left it is not going to interfere with any future bank use for desk space etc.

Donald Gardner stated that it would require more construction with that step up. He said that he isn't even sure if it could be done.

Chairperson Maxwell asked if they had priced it out.

space

Donald Gardner stated that they had looked at it and ruled it out fairly early because it would be a much bigger job than putting it to the right. The step up is pretty high.

Michael Rausch stated that right now there are also radiators that are boxed in on the inside. He asked if there was a basement there as well.

Donald Gardner stated that there is a crawl space on the left side.

Michael Rausch stated that he is just wondering if the platform was built around heating pipes. Obviously, if there is a whole radiator run there on the left side of the building, that is a different story. He believes that there is. The Board didn't think about that earlier, but that changes everything on the left. He said that the Board will have to look at what the rules are on changing windows, because obviously it's an entire change of an exterior window look.

Chairperson Maxwell stated that it is not only for appearances sake. The buildings are supposed to maintain their character under NYS Historic Preservation Law, but when it comes to issuing a Building Permit, it is also a fire issue, because you are not supposed to reduce openings without approval. Regardless of what the Board does, or does not approve, the Building Inspector would still have to approve that also. She asked if it would work if the old windows that are taken out to accommodate construction were put back in, in front of it, except for the portion of the machine that people have to access. That is something that she would like them to find out before their next meeting. If in fact reducing the size of the window isn't an issue, then maintaining the original appearance is the biggest issue for the HPC, because it does drastically change the appearance of the building.

Nancy Harm stated that if it could be centered it would look even better.

Michael Rausch stated that the Board is all hoping that the ATM façade is much smaller than what the rendering shows.

Chairperson Maxwell stated that she will go down to measure the windows.

Michael Rausch stated that it is a screen that is on all of the time, and it is 17". So, it is basically the size of what used to be a standard computer monitor.

Chairperson Maxwell stated that she understands that it is a big investment. The Board is not minimizing that by any stretch of the imagination, they are just trying to make it work the best within Preservation Law guidelines.

Michael Rausch stated that with the windows, he would like to see them retain as much of that look of the windows as possible.

Nicole Bliss stated that she is wondering if they cannot retain the original window, if they could wrap it to look like the window, instead of having a color.

Michael Rausch stated that it is just something to take a deeper look at. The windows are likely very old, and nobody knows how fragile they are until they start being removed.

Chairperson Maxwell stated that it may only be temporary if, in fact, they were successful with their NYSF grant application. It wouldn't necessarily be that way forever, because if they received the money to change out the windows, then they could replace them all in conformity.

Nicole Bliss stated that the intention is to replace the windows with more of a single storefront look like Che Figata and the windows at 16 Reed Street.

Chairperson Maxwell stated that that would be even easier to adapt.

Michael Rausch stated that the Board is sorry to make it difficult for them. However, they are also trying to do what they (the HPC) are here for, which is to retain the integrity of the building to the best of their ability.

Chairperson Maxwell stated that there is no allowance for flashing lights in the Village Center Zoning District. So, whatever light is there, it has to be a steady light.

Michael Rausch asked if there was any intention of putting up an awning or hooding if weather becomes a problem.

Donald Gardner stated that they had thought about that but wanted to get through this approval first.

Chairperson Maxwell stated that actually, if they (the bank) are thinking about that, they should incorporate that in this application so that they do not have to come back again.

Wendy Warren asked if the picture of the façade in the window was drawn to scale.

Donald Gardner stated that it is just a basic rendering. It is not in proportion.

Wendy Warren asked if she was correct in understanding that the 61” height is on the inside of the building, and just the 17” is on the outside.

Chairperson Maxwell stated that looking at the specs again, it looks like the aluminum surround is 61” high. So, that would take up most of that window. She said that she will measure it so that everybody knows, but she thinks that everyone’s hope that it is smaller than it shows on the rendering is a bit optimistic. It actually seems like it may be taller than it shows. So, she proposes that the Board tables this until September, pending more information, and asked that the applicants find out the feasibility of showing more window front. She said that she will talk to the Building Inspector about the window reduction before they reconvene in September. She said that if the applicants are seriously considering an awning, to include it now and not wait.

Nicole Bliss asked what the next meeting date would be.

Chairperson Maxwell stated that the next meeting would be September 12th.

Nicole Bliss asked if they should submit items ahead of time, or just bring it with them to the next meeting.

Chairperson Maxwell asked that items be emailed to her.

Old Business

1. 2-6 Reed Street/33 South River Street- (former Cumming’s Hotel) – Chairperson Maxwell stated that there are no updates on this project at this time.

Public Comment Period

A reporter from the Catskill Daily Mail, (name not given), stated that she had some questions regarding the Newbury Hotel.

Chairperson Maxwell stated that it is not located in the Historic District. It is in the Village Center Zoning District. So, it would not be overseen by this Board.

The reporter asked about details and information regarding the NY Forward Grant.

Nikki Berezna, Clerk, stated that they have a separate website of www.coxsackieny.com, where all of the information like the proposed projects from the applicants are posted.

The reporter asked if there are more applications submitted than what will be awarded.

Michael Rausch stated that he can share some information, since it is already available to the public, and since he serves on the Local Planning Committee for this grant. He can say that there are 20 applications submitted. Of those applications, the committee members, and members of the State, have to go through all of them. There are monthly meetings that are open to the public. He encouraged the reporter to visit the website, where there is information such as the past meeting minutes or come to a meeting in person.

Other Business

David Dorpfeld asked who approved allowing Che Figata to still have the street blocked off with the planter boxes.

Michael Rausch stated that the Village Board approved that.

David Dorpfeld stated that it does not look good at all, and asked how long the outdoor usage is good for. He said that he understands it during the height of Covid, but now it is taking up a lot of parking spaces. He wasn't sure if anything could be done since it is in the Historic District.

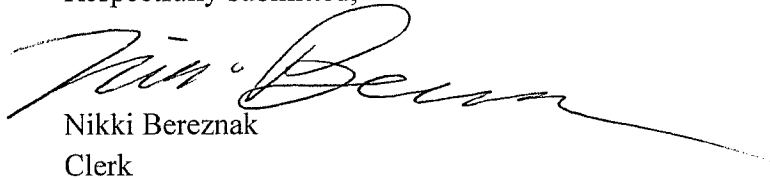
Chairperson Maxwell stated that they don't have any authority over parking or traffic. She said that Che Figata did have banners that were not allowed in the Historic District, so they were asked to remove them and replace them with smaller signs, which they did.

Adjournment

A motion to adjourn the Historic Preservation Commission meeting was made by Wendy Warren 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.

The meeting was adjourned at 6:54 p.m.

Respectfully submitted,


Nikki Berezna
Clerk