

**THE VILLAGE OF COLD SPRING
HISTORIC DISTRICT REVIEW BOARD
85 Main St. Cold Spring, NY 10516
Public Hearing**

July 29, 2009

Members present: Chairman; Al Zgolinski Members: David Birn, Pamela Colangelo & Peter Downey,
Absent: Kathleen Foley

Public Hearing:

Jennifer and Chris Sandlund, 7 High St.

The applicant turned in the return mail request receipts.

Peter Smith, Architect, reviewed the project. Portion of the back of house will be replaced with a two story addition. Front of house will be restored to the original appearance. Changes will take place for the two sides and back of the house.

Chairman gave the public a 5 minute recess to review the drawings.

The Chariman read in 2 letters:

Liz and Michael Armstrong (Attached)

Edward and Francis Murphy (Attached)

Both letters were in support of the project.

There was no public comment at this time.

The Chairman asked Board members to state their comments and concerns:

P. Colangelo asked for a corner board to be put in to separate the original house from the addition.

P. Downey preferred the drawing with the dormer.

D. Birn stated that shed dormers are not a part of the character of Cold Spring. However, he prefers the appearance of the shed dormer over the others. Details are sensitive but a large amount of mass is being added in the back.

A. Zgolinski agreed with the other Board members in their view of the drawing with the shed dormer.

P. Colangelo felt that there already was a precedent for shed dormers in lieu of gable dormers.

Anemone Valentine, 9 High St.- neighbor of the Sandlunds:

Currently they can see some trees when looking out her window and if the addition is added to the house she will not see anything but a big addition. She is not against the project. The houses are so close to each other and she fears she will lose her view and light.

P. Colangelo reminded the neighbor that that is the reason the return mail receipts are done so neighbors know what is going on and have a right to state their concerns. This is within their right to do this to their property.

Mr. Sandund stated that he asked Peter Smith to shrink the size of the project a little bit.

The Chairman called for a vote on the shed dormer version. It was approved 3-1 D. Birn voted against the project.

The public hearing was closed at 8:38 p.m.

Al Zgolinski, Chairman

Date