

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

July 14, 2010

Members present: Chairman; Al Zgolinski Members: Carolyn Bachan, Pamela Colangelo, Peter Downey and Kathleen Foley

Chairman Zgolinski noted that certain applicants did not submit their applications in time to be published in the newspaper and asked Board members whether or not they felt the applications were minor enough to be reviewed without public notice:

1) Theresa Corcoran, 5 Parrott St. – The Applicant described the application as the installation of a metal roof with copper gutters. The Applicant explained that the existing roof consists of several different materials. The Board agreed to hear the application.

2) Peter Inzerillo, 129 Main St. –The Chairman noted that the Applicant was present because of a stop work order issued by the Building Inspector for the removal of a portion of the building’s front porch without a work permit or a Certificate of Appropriateness, Mr. Inzerillo noted he will be replacing the front porch in kind. He stated that he is going to rebuild everything exactly as it was before it was taken down. The Chairman reminded Mr. Inzerillo that the proper procedure is to submit plans to the Building Inspector and the HDRB in advance of work. K. Foley noted that the Applicant has been before the Board several times and is aware of proper procedure. A. Zgolinski stated that the work appears to be a “repair” and therefore review was not necessary and he will send a memo to the Building Inspector asking that he be vigilant that all work is indeed replacement in kind.

1. Correspondence:

Program for National Alliance Review – “Maintenance and Repair” (to be put on distribution list)
Application for Payment from Larson and Fisher Associates
Minutes from other boards for review
National Trust for Historic Preservation Forum Journal (to be put on distribution list)
Brochure for Next American City 2010 National Preservation Conference, October 27-30
Brochure for Grand Rapids Rendezvous Forum 2010, July 28 – August 1

2. New Business:

A. Juhee and James Hartford, 5 Furnace St.

i. windows:

The Applicants proposed to replace the existing picture windows with two; one-over-one, double-hung, metal-clad wood windows. The existing double-hungs will be replaced with similar double-hungs with period appropriate SDL’s. New, smaller windows will be added to the south façade, also metal clad wood. The windows in the cellar will not be replaced.

ii, porch:

The Applicants proposed to restore the existing front porch including columns, railings and a new hardwood deck. There will be a change in the pitch of new metal roof and the original wood clapboard siding would be exposed as much as possible. The underside porch roof deck which is exposed would be clad in bead-board sheathing

iii. door:

The applicant agreed to come back in the future with a specific choice of a replacement front door.

iv. foundation:

The applicant noted that the foundation is brick and concrete block deteriorated parging: it will be consistently parged with new stucco.

v. fence:

A picket gate will be added across the applicants' driveway and adjoin a new portion of fence that must be placed on property that the applicant does not own. The fence was voted on conditionally: The applicant must secure the requisite permission from the owners of the property where the proposed fence would be placed.

The Chairman called for a vote on the application as amended. It was approved 5-0.

B. Seth Gallagher, 8 Marion Ave.

The Applicant proposed a free standing sign displaying the names of the businesses in the building along Marion Ave. The proposed sign is composite material mounted on wood posts. The lettering will be engraved in the panel and then painted. The proposed sign would be 9ft. high x 6ft. wide.

The Chairman read the following letters from neighbors regarding the proposed sign:

- Karen Doyle and Bennett Goldberg, 15 Marion Ave. stated that the sign is an inappropriate scale for the area
- Janis Hogan and Adam Osterfeld, 17 Marion Ave. objecting to the huge scale of the sign
- Branis and Aleksey Buslovich, 13 Marion Ave. had no objection to the sign

K. Foley noted the Board received letters of comment by neighbors and that public comment is one of many factors that is considered by the board. She also noted that this residential area was recently built behind an existing commercial zone, and that the context mitigates the impact of the sign.

A. Zgolinski stated that he felt the sign would establish a height precedent and asked if the Board members felt a public hearing should be held for the sign.

The Applicant asked if it would be easier for the Board if the sign were 8x6 and all panels listing tenants would be the same size.

K. Foley and P. Colangelo felt comfortable with the sign. P. Downey and C. Bachan thought the Applicant could come up with something more compatible. A. Zgolinski had no objection to the design but felt the sign was too large.

The Applicant requested and the Board agreed to a workshop in the field. Until then the application was tabled.

C. Daniel and Carol Valentine, 13 Garden St.

The applicants proposed to replace storm windows and window casings of the front porch only. The new windows would have the same configuration as the existing and will fit into existing rough openings. K. Foley noted she was unclear over the width of the new window stiles compared to the window being removed. The stiles will be slightly narrower. The existing house consists of all vinyl windows and siding.

The Chairman called for a vote on the application after stating his concern over possible installation problems. It was approved 5-0.

E. Village of Cold Spring Waterfront:

i. lighting:

Andy Chmar from Hudson Highlands Land Trust spoke about the lighting at the waterfront. Mr. Chmar noted that enough money was raised and received to replace lighting at the waterfront and install new railings. The Land Trust has hired River Architects to design the installation.

Mr. James Hartford of River Architects noted that historically the dock did not have lighting. He explained there were two types of fixtures they were looking at – shepherd’s crook light poles similar to the fixtures presently there and lighted bollards. Existing electrical circuits will be reused. The proposed scheme would have the poles along the shore line and on either side of the cannon. The bollards would replace the rest of the existing poles. There were two types of bollards being considered – a compact fluorescent type and an LED type. Mr. Hartford demonstrated the bollards being considered.

After a brief discussion, P. Colangelo asked if the HDRB is ultimately going to vote on the lights. Mayor Gallagher noted that ultimately the Village Board of Trustees will make the decision but would like to have the Review Board’s backing on it. Michael Armstrong, Special Board Chairman, noted that the Special Board has had a lot of discussion regarding dark sky concerns. Mayor Gallagher explained how important the dock is for the village. A. Zgolinski stated that this was a significant change and suggested holding a public hearing on the whole project when there is a final design. K. Foley spoke about the importance of considering the view-shed at the waterfront when deciding on the lighting, as well as impact on surrounding structures. A. Zgolinski noted that the view-shed does not take precedence over everything else.

Mr. Chmar reminded that Board that the money is not available for a great length of time.

The Board members will visit the dock to examine sample lighting on Wednesday the 21st of July at 8:30 PM. K. Foley reminded the Board they are looking at the character of the dock only and do not have purview over public safety considerations.

ii. fence:

Mr. Hartford stated that the current fence does not meet code requirements. There are two proposed alternatives - one is a stainless steel cable netting design and the other is a spindle system. Mr. Hartford asked that the fence part of the application be tabled because the sample for the cable net style fence did not arrive in time.

F. Butterfield library, 10 Morris Ave.

A. Zgolinski, who recused himself to present the application, explained that the Library is planning to replace the bluestone path because of a sharp drop at the property line which is considered dangerous. As part of this work, the Library will be installing some masonry stairs and lighting at the main path. These are the components being submitted for review. The stairs and handrail will be constructed using materials already used at the Library. The cheek walls are going to match the existing brick construction in the Reading Garden and the handrail will match the existing handrail of the front stoop.

Two issues on the lighting were discussed: 1) replacing the original sconce lights on the building or refurbishing them 2) installing a light pole from USMA, West Point which are currently owned by the Village or installing a new light pole.

The Board preferred keeping the existing wall sconces and refurbishing them and using the West Point light fixture and light pole cut down as agreed upon by the Board members. The stairs would be as shown in the drawings.

A. Zgolinski recused himself from voting on the proposal because he prepared the drawings and the presentation. P. Downey recused himself also because he is a member of the library Facilities Committee. P. Colangelo acted as Chair and called for a vote on the application as described above. It was approved 3-0 with P. Downey and A. Zgolinski abstaining.

G. . Theresa Corcoran, 5 Parrott St.

The Applicant explained in greater detail the proposed replacement of the existing roofs with a metal roofing and installation of ½ round metal gutters. The Applicant also requested the option of installing a Yankee gutter in lieu of the suspended gutters. The Board did not have any further questions.

Chairman called for a vote on the application. It was approved 5-0.

4. Minutes:

The minutes were tabled until next month.

Board Business:

- Michael Kelly painting – P. Colangelo will follow up on the painting by Michael Kelly on the building at 82 Main St. to ask the building owner if the painting that is covered can be donated to the Village.

C. Bachan moved to adjourn the meeting and K. Foley seconded the motion the meeting was adjourned at 11:53 P.M.

Al Zgolinski, HDRB Chairman

Date