

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

March 9, 2011

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

**Member absent:** Pamela Colangelo

**1. Correspondence:**

Minutes from other boards – to review  
Alliance Magazine of the National Trust for Historic Preservation  
Preservation Advocate – Preserve New York Grants Spur Tax Credit Use  
The Alliance Review Magazine – Let’s Get Legal  
National Alliance of Preservation Commissions – Renewal  
Building Department - Building Permit Application Denials

**2. Old Business:**

**A. Tom Shortell, 18 Fair St.**

Building Inspector, Bill Burjarski, updated the Board on the previously approved application of Mr. Tom Shortell, 18 Fair St. regarding the removal of a portion of the carriage house. Mr. Burjarski explained how Mr. Shortell noticed that some of the carriage house that is to be removed looks older than originally thought. Mr. Burjarski made a site visit and presented photos of the carriage house. Mr. Burjarski suggested the HDRB members should also visit the site to determine the historical significance of the portion of the carriage house previously approved to be removed.

The Board members will do a site visit on Sunday, March 13, 2011 at 1:30 pm. Mr. Burjarski noted the owners are willing to do whatever is necessary and also noted that the ZBA is holding to the agreement as presented when variance was granted.

**3. New Business:**

**A. Alberto and Laura Mora 33 Fair St.**

The Applicants proposed the following:

- East elevation door removed and porch removed. Existing columns will be replaced.
- North elevation - second floor balcony with porch and columns and a window will be new.
- South elevation – 3 windows on existing dormer will be moved. At the center the façade will be revised for a new staircase and the entry to the porch will be remodeled.
- West elevation – new enclosure to be built on the first floor with a deck at the second floor.

And noted all materials will match existing and all windows will be double hung wood

Chairman Zgolinski noted the following:

- The applicant seemed undecided on a number of issues
- All changes should be highlighted on the site plan.
- Dashing showing what is being demolished should be shown on the site plan.
- Materials for the pathway to apartment must be clarified.
- Window configuration on the north side needs to be clarified.
- Clarify the intent as to the type of new roof on east side.
- Clarify size of porch on second story of the west elevation.

- Corner boards need to be shown
- Gutters and leaders need to be shown

The applicant will make the changes and come back.

### **B. Michele Smith, 13 Orchard St.**

The Applicant proposed to replace 4 existing vinyl windows. The replacement windows will be double glazed and made of wood with aluminum cladding. Ms. Smith noted that only two windows being replaced are visible to the public. The other two were on the rear façade. Also being replaced is an existing metal storm door at the front entrance. The proposed door will be glass with a wood frame.

A. Zgolinski asked about the other windows in the house. The Applicant stated that they were the original wood windows and she could not replace all of them now. K. Foley suggested to the Applicant that an option available to her for these four windows. That would be to refurbish the wood windows that had been there originally and add storm windows. Mr. Gagnon, the installer pointed out that the proposed aluminum clad window had been previously approved by the Review Board.

The Chairman called for a vote on the application. It was approved 3-1. K. Foley voted against the application due to the fact that she does not feel aluminum clad window is appropriate in the National Register portion of the District.

### **C. Forge Gate Apartments**

The applicants proposed to remove all upper balconies and replace them with aluminum railings. There were several balconies which would also get new posts.

The Chairman called for a vote on the application. It was approved 4-0.

### **D. Gene Lusardi, 11 Morris Ave.**

The applicant proposed a Slateline asphalt shingles to replace current composite roof shingles on the main roof. Existing copper ridge caps will be reinstalled or replaced in kind. The two lower porch roofs may or may not be done now. The applicant hopes to purchase extra shingles for that now and will see how the work progresses.

The Chairman called for a vote on the application. It was approved 4-0. The applicant will submit an application to the building inspector to get a denial.

### **E. Beth Sigler and David Rothenberg, 14 Stone St.**

The applicant proposed a 4'8"x8'3" shed to hold four bikes. The structure being proposed will be all wood with translucent panels for light at the top to match the corrugated fiberglass roof of the side porch. The structure will be placed on the north side of the house.

A. Zgolinski suggested a wire mesh panel above the wood siding on the sides rather than the fiberglass. The Applicants agreed.

The Chairman called for a vote on the application it was approved 4-0.

Meeting adjourned at 10:04 pm.

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Al Zgolinski, HDRB Chairman

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Date