

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

April 13, 2011

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

**Member absent:** Peter Downey

**1. Correspondence:**

- For distribution: Common Ground Magazine – Infrastructure
- for distribution: Forum Journal – Broadening Perspectives

**2. Minutes:**

The minutes of March 9, 2011 were reviewed. K Foley moved to approve the minutes as presented and C. Bachan seconded the motion. The minutes were approved 4-0.

**3. Old Business:**

- Albert and Laura Mora, 33 Fair St. – Not present
- Scenic Hudson – It was noted that a public hearing is scheduled for Scenic Hudson Application on Wednesday, April 20, 2011 and a building permit denial from Building Inspector is needed.

**4. New Business:**

***A. Joseph and Andrea Keyser, 5 Market St.***

The applicant proposed to replace an existing window on the rear façade with new vinyl windows to match the existing; to replace an air conditioner with a new vinyl window to match the existing centered in the middle of the façade; and replace an existing door with a new double French door. The Board discussed the issue that the building was in the National Register portion of the District and vinyl windows were not permitted. It was noted that the new work was on the rear façade and visibility from the street is very slight. The new windows would match the other windows in the building which already are vinyl. It also noted that the wood window trim will match the existing window trim.

The Chairman called for a vote on the application as presented it was approved 4-0. It was noted by the Chairman that 3 copies of Photographs of the rear façade are needed.

**B. Elizabeth and Justin Edelson, 16 Chestnut St.**

The Applicants proposed a Third Floor modification. Representing the Applicants was Mr. Jim Chefalo, the contractor.

***I windows:***

The applicant proposed to replace the third floor windows with the same windows previously approved and installed on the 1<sup>st</sup> and 2<sup>nd</sup> Floor. The proposed replacement windows are Anderson true divided lights.

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

***II sky light (cupola):***

The Board discussed the height and location of the sky light. The Board did not feel that there was sufficient information to properly understand and review the proposed cupola. The applicant will come back in May for this application and bring photographs of all 4 sides of the building.

**C. Stacey Dugliss, 49 Main St.**

The applicant proposed a sign made of wood letters attached to the building frieze board. There would also be a projecting wood painted sign hung from a metal bracket.

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

**D. Cathy Costello, 5 Maple Terrace**

Mrs. Karen Parks, Designer, represented the Applicant. The application being proposed is for a change to the pitch of the main roof and expansion of the living space on the 2<sup>nd</sup> floor. The Applicant also proposed replacing the existing asbestos shingles with cementitious clapboard siding. Mrs. Parks noted if the cementitious clapboard siding is not approved; the siding currently on the house will have to remain. She also noted that they looked under the asbestos shingle and no previous wood clapboard siding remains. The applicants will try to save the existing brackets.

The Chairman scheduled a public hearing for this application for Wednesday, May 27<sup>th</sup>, 8PM at the Village Office.

**E. Alexi Katsetos, 32 West St.**

The applicant proposed two wood signs and a small stair entrance to the front porch.

***I Signs:***

- Large sign – the applicant proposed a long hanging wood sign. The Board suggested a wood plaque with letters installed across the façade. The Applicant agreed.
- Small sign - painted wood sign with a metal bracket. Applicant needs to present the Board with a specific bracket.

The Chairman called for a vote on the signs as modified. It was approved 4-0. The Applicant will submit a new application for a revised long signs with the information as requested.

***II. Stairs and lattice:***

The applicant proposed a lattice panel to separate a private residence from the retail space ; a new stair and railing will be made of wood ; and lattice enclosure of the underside of the porch. The Board did not feel there was sufficient information and the Applicant was unsure of the work he was proposing. The Applicant will return in May and present a revised application.

**5. Public:**

Timothy Hynes asked for an update on status of 18 fair St. Mr. Hynes will be informed when a meeting is scheduled between the HDRB and the ZBA.

K. Foley Moved to adjourn the meeting and C. Bachan seconded the motion. The meeting was adjourned at 10:48 pm.

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Al Zgolinski, HDRB Chairman

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Date