

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

October 12, 2011

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

1. Old Business:

Thomas Shortell, 18 Fair St.

It was noted by the Chairman that the Applicant was unable to attend. Chairman Zgolinski noted to the members of the public that the ZBA has reopened the appeal on the Shortell application.

Kenneth Counselman, 17 Wall St.

The Applicant appeared before the Board with updated drawings. Mr. Counselman discussed some issues and stated he would appear at next month's meeting.

2. New Business:

A. Rachael Watman, 15 Garden St.

The Applicant proposed a double hung bay window and presented the Board with modified photographs. A. Zgolinski noted the Board does not have enough information to vote on the application and requested drawings and catalog cuts. The application was deferred until next month.

B. James Geppner, 18 Church St.

James Hartford, Architect, and the Applicant presented an application reconstructing the existing building using Passive House Standards. The following items were presented:

- Roof – metal; metal standing seam with two types of solar panels.
- Exterior walls – clad in stucco and ribbed metal siding.
- Retaining wall – clad in stucco
- South side porch and rain screen – Kebony; (rot resistant wood)
- North side of the house – windows will be removed

Also being proposed:

- Dormer at attic space
- The pitch of the porch roof will be changed

A public hearing was scheduled for November 2, 2011 at 8:00 P.M.

Chairman Zgolinski gave Board members a chance to comment on the application. The Board members had the following comments:

- P. Downey and A. Zgolinski noted house looked too modern for Church Street specifically sighting the following:
 - Horizontal screen around porch
 - Stacked plank siding
 - three different siding materials

- K. Foley noted the house as exists now would not be passed by the Board and therefore the Board should give more latitude to approve changes. K. Foley also expressed reservations about the appropriateness of the garage door material in the District.
- C. Bachan commented that rain screen around porch and metal sidings were inappropriate.

C. Henry and Vera Keil, 34 West St.

The applicant presented conceptual drawings for ADA access by means of an external elevator and the addition of wrap around porches. The Board provided comments. Mr. Keil will submit an application when the plans are developed further.

3. Correspondence:

- Bill for Putnam County News and Recorder in the amount of \$17.71 for notices in paper
- New York Metropolitan Transportation Council – notice of Comment Period.
- Minutes from other Boards to review

4. Minutes:

The Board members will review all open minutes and comment on them at the November 2, 2011 public hearing.

5. Board Business:

The Board discussed completing the SHPO grant and discussed the status of the pictures. There was a discussion regarding upcoming grants.

P. Downey moved to adjourn the meeting and C. Bachan seconded the motion. The meeting was adjourned at 10:24 P.M.

Al Zgolinski, HDRB Chairman

Date