

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

April 11, 2012

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

1. Old Business:

A. Scenic Hudson, West Point Foundry Preserve:

Rita Shaheen, representing the Applicant, presented the Board with the following proposed site amenities:

Bench:

Backless wood slat bench to be installed at various locations throughout the site along the trails.

The Board discussed the proposed bench. A. Zgolinski suggested the Applicant look into ADA requirements regarding whether or not backs are required on benches.

The Chairman called for a vote on the application of the bench as presented with the option for a back rest to be submitted later if needed. It was approved 4-0. The bench with a back can be reviewed by the Board and does not require the applicant to be present.

Picnic Tables:

Metal picnic tables with integral benches to be grouped together under a grove of trees near the administration building. The proposed units have an industrial character with metal tops and of commercial quality. The grouping will have ADA accessibility.

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

Trash Receptacles:

A round container made of steel with a plastic dome cover and permanently mounted on a concrete slab. One receptacle would be for trash and one receptacle for recyclables.

The Board discussed whether or not the dome cover should be metal or plastic as submitted. The chairman called for a vote on the application as submitted. K. Foley and A. Zgolinski voted no P. Downey and C. Bachan voted yes. The Application was not approved.

The Chairman asked the Applicant if she would be willing to use a metal dome cover rather than the plastic one. Rita Shaheen asked that the Board vote on an alternate top and she would investigate if it was available.

The Chairman called for a vote on the application amended for a steel cover. It was approved 4-0. The Applicant will follow up and look at metal dome cover options.

Composting Restrooms and Storage:

The toilets and storage enclosure to have a cedar board and batten cladding with asphalt shingle roof.

The Chairman noted that the building as shown does not match the written description. C. Bachan also noted that several features are still not shown such as the solar powered exhaust fan. The Board determined that the application for this feature is not yet complete. The applicant needs to resubmit to the Board the following:

- Exterior elevations correctly showing the proposed materials.
- The placement of the solar powered exhaust fan.
- Any vents for air circulation and exterior fan.
- Stack vent at the roof.

Tarp covering the Office Building Dome:

Rita Shaheen noted they will be replacing the current tarp with clear sheeting which will be stretched and taught. The frame will not change.

The Chairman called for a vote on changing the green tarp to clear plastic sheeting. It was approved 4-0.

B. Susan Peehl, 13 Fair St.

The Applicant presented a proposal for replacing two double hung windows on the 3rd Floor of the rear façade with two wood casement windows with simulated divided lites to match the existing lite configuration. One window is to be used as an emergency exit. The other window will open half way.

The Chairman called for a vote on the application as presented. It was approved 4-0. The Board previously approved an application for windows in May 2010. A Certificate of Appropriateness was never issued to applicant because catalog cuts of the windows that had been requested were never submitted to the Board.

2. New Business:

A. James Hartford, 5 Furnace St.

The Applicant proposed to replace existing asphalt roof shingles with random pattern slate shingles. The slate roof will be slightly higher than the roof of the adjacent house which has asphalt shingles.

A. Zgolinski suggested that the applicant should use a standing seam flashing to separate the two roofs. The Applicant agreed to use a copper separator and step flashing at the line of the adjacent roof to tie the asphalt shingles to the slate shingles.

C. Bachan expressed concern over the appropriateness of slate being used on worker housing and noted that slate had been generally used on fancier, high class houses.

K. Foley noted the use of slate on 19th century agricultural buildings.

The Chairman called for a vote on the application as revised. It was approved by a vote of 3-1. C. Bachan voted no.

B. Bruce Campbell, 25 Fair St.

The Applicant proposed to extend a section of the roof over part of an existing deck at the rear of the house. The proposed roof will follow the upper roof line down to the end of the deck. The shingles will match existing and wood framing and details will match existing.

The Chairman called for a vote on the application. It was approved 4-0. The Applicant to submit 3 copies of the sketches before the Certificate of Appropriateness can be issued.

C. Alberto and Laura Mora, 33 Fair St.

The Applicant proposed to build a 10' X 12' wood storage shed on the south eastern side of the property. The materials would be board and batten siding with wood trim, asphalt roofing shingles, fixed wood windows, and a wood door with black iron hinges. The applicant noted the color, material and roof of the proposed shed will match the existing house.

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

3. Board Business:***A. Neighbor Notification***

K. Foley asked that the Board reviewed its current neighbor notification policy. The current policy consists of a legal notice of the Board agenda in the paper. If project is deemed significant and a public hearing is to be held, then the applicant must notify the neighbors through certified mail with return receipt requested. K. Foley stated that she would like to see the standard lowered for notifying neighbors. In her opinion neighbors should be notified regarding any proposed work being done. K. Foley proposed the following two tier procedure for neighbor notification:

1. Certified mail for significant changes and when public hearings are to be held; and
2. A letter notification for all other projects.

The Board discussed which projects would need notification and when neighbors should be notified of a proposed project. P. Downey stated that he felt the current system was sufficient and that residents need to take some responsibility in being aware of changes being proposed.

A. Zgolinski asked the public to comment on the issue.

Ms. Susan Peehl, 13 Fair St. - noted the Board ushers through projects and community looks to the Board as being the guardians of the Historic District. Ms. Peehl stated she would have happily sent notices to her neighbors regarding their application for windows.

Mr. Andrew Hall, 13 Fair St. – noted that everyone has a duty to talk to their neighbors in the first place.

Mr. James Hartford, 5 Furnace St. - noted public input is good and noted in essence public comment is a public hearing.

Mr. Matt Francesco, Village Board Trustee - noted that K. Foley suggestion to give people a voice should err on the side of caution. It is good to talk to neighbors so that possible differences could be worked out or discussed between neighbors before coming to the Board.

The Chairman thanked everyone for their input. He stated that the Board will continue the discussion next month. K. Foley stated that she will prepare a proposal for the criteria of her two tier proposal.

B. Resumes for Board's Vacant Seat:

The Board received four resumes from the following applicants:

- Thomas Ambrose
- Marie Early
- Jeff Philips
- Christopher Berg.

The board will interview the four applications on Thursday, April 26, 2012. A half hour will be allowed for each applicant.

C. Minutes:

The minutes of November 2, 2011 were reviewed and accepted 4-0.

D. The Grove:

C. Bachan noted she is currently working on the addendum for the Village's RFP for the Grove and updated the Board members on her progress.

E. Bills:

Putnam County News and Recorder dated 3/30/12 for public notice for the April 11, 2012 meeting in the amount of \$18.09. The bill was approved to be paid.

F. Correspondence:

- Building Inspector denial notice for Ken Elmes, concerning the property located at 33 Chestnut St. The Applicant will be put on the May agenda.
- Village of Cold Spring Planning Board letter dated 3/20/12 notifying HDRB that the Planning Board has taken the role of Lead agency for the Serroukas proposal.

K. Foley moved to adjourn the meeting and P. Downey seconded the motion. The meeting was adjourned at 10:55 P.M.

Al Zgolinski, HDRB Chairman

Date