

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

May 9, 2012

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

Chairman A. Zgolinski opened the meeting at 8:07 P.M. by introducing the Board members to the public

**1. Old Business:**

**A. Scenic Hudson, West Point Foundry Preserve:**

Rita Shaheen, Director of Parks, presented the Board with updated images of the following previously approved site amenities:

- **Trash receptacle lid** - trash can lid will be made of powder coated steel replacing the plastic trash receptacle lid.
- **Bench** - a bench with a wood slatted back.
- **Picnic table** - powder coated supports.

The Applicant presented the following with additional information:

**Restroom/Storage building** – The location of the proposed solar panels, vent stacks and the dimensions of the board-and-batten. It was noted that the exhaust fan is to be located in the composting chamber.

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

The Applicant presented the following additional proposal:

**Safety Fence** – a fence is to be erected at the top of Chestnut Street by the bus drop off. The Applicant noted the proposed fence was a requirement of the Planning Board due to a steep grade adjacent to the bus drop off. The proposed fence will be set back 17 feet from existing curb. The length of the proposed fence will be 150 feet and the height will be 42 inch. The Applicant presented several different designs for the Board to review. It was noted by K. Foley that chain link fences are not permitted in the District. K. Foley moved to approve the 2" x 8" wire mesh fence due to the industrial feel that matched the other elements in the application.

The Chairman called for a vote on the 2" x 8" wire mesh fence. It was approved 3-1. P. Downey voted against the proposal stating that he preferred a different type of mesh.

**2. New Business:**

**A. Matthew Beachak, 9 Garden St.**

The Applicant proposed replacing the existing aluminum clapboard siding on this residence with wood board-and-batten siding. He stated that his application was not ready but was asking for Board members feedback. A. Zgolinski suggested a workshop and asked the Applicant to bring in pictures of his house. The Applicant agreed and a workshop meeting was scheduled for May 23, 2012.

**B. Stephanie Hawkins, 15 Academy St.**

The Applicant proposed installing photovoltaic solar panels along with evacuated tubes solar panels for hot water on the roof of her home. She described the proposal in the following way:

- The photovoltaic panels would be raised off the roof but align with its slope.

- The evacuated tube rack will sit 3 inches off the roof at bottom and 9 inches at the top.
- Both the photovoltaic panels and the evacuated tubes will be 64 inches long.

K. Foley noted that solar panels have been previously approved by the HDRB. A. Zgolinski noted one consideration for the previously approved solar panels was the panels were coplanar with the roof. The Board discussed the angle of the evacuated tube array. The Applicant seemed uncertain about technical aspect of changing the angle of this array. The Board requested a more accurate photo or illustrations showing how the panels will look when installed. The Chairman proposed approving the photovoltaic panel and then having a workshop to discuss the evacuated tube panels. The Applicant agreed and was scheduled for the workshop on May 23, 2012.

The Chairman called for a vote on the photovoltaic (PV) panels on the roof. It was approved 4-0.

***C. Kathleen Duffet and Jay Siegel, 12 Rock St.***

Present for the applicant: Kathleen Duffet and Mary Lou Sussmeier, Designer.

The Applicant proposed to replace the existing porch with a new wood porch as shown on the drawings. A. Zgolinski asked about the leader inside the wood column noting that very often the elbows are prone to leaking. He noted he would be willing to accept moving the leader to go down the side of the column. A brief discussion ensued regarding this design feature. The Applicant stated that they preferred the leader to be inside the column but may change the leader inside the column to PVC. A. Zgolinski noted that this would be acceptable as long as any visible portion was metal.

K. Foley asked if the Applicant was using full stone sides or it was a veneer. She noted that the stone shown on drawing was a veneer. The Applicant showed a catalogue of the stone system and noted that the stone would be a veneer but it would be 4" +/- thick and not a thin tile.

A. Zgolinski noted that 4 inch veneer is substantial.

The Chairman called for a vote on the application as submitted. K. Foley noted that since the building is new construction she is willing to accept the stone veneer sides in lieu of a full thickness stone wall. It was approved 4-0.

***D. Ken Elmes, property at 33 Chestnut St.***

Present for the applicant: Ken Elmes; owner and Cynthia Falls; Architect with GKA Associates

Chairman A. Zgolinski noted there was a concern among the Board members regarding the applicant appearing before the HDRB and the Planning Board simultaneously. A. Zgolinski discussed the risk to the applicant of proceeding with both. The Applicant stated he wanted to proceed with the HDRB application.

Mr. Elmes noted he picked the design of the building himself and felt the design was in character with the Village. Ms. Falls noted the applicant wants to be sensitive to the Village and presented drawings with the following:

- Most of the windows will be replaced.
- Base of building will be in brick tile veneer and the upper part of building in EIFS stucco.
- Awnings will be fabric and some would be operable.
- Wood signs with goose neck lighting.
- A drive through to include menu board and canopy over the pick up window.
- Gas pumps will remain.

- Vinyl applied mural on the side of the building.
- A wood trash dumpster enclosure . (Applicant’s drawing showed a chain-link fence but noted during the oral presentation that it would be changed to wood.)

K. Foley noted the examples of other Dunkin Donuts contained in the package submitted showed flexibility by Dunkin Donuts in the design of their buildings

The Board members expressed the following concerns:

- Entrance of Dunkin Donuts and the Mini Mart seemed confusing.
- Brick veneer with the use of EIFS stucco – most Board members would like to see a single material on each side of building rather than the use of two materials. There was a brief discussion of the objections to the brick veneer and the vulnerability to damage of EIFS stucco. The Board suggested that perhaps the front side of the building can be brick and the other sides can be stucco.
- Mural on the side of the building seemed out of context.
- Dunkin Donuts logo and excessive signage.
- Drive up window – the size and the way it projects out from the building. It was suggested that the window be flush with the building.
- Utilitarian functions such as conduits, vents and stacks currently on the building. Ms. Falls noted much of it is garage related and will be removed.
- Lights at the entrances seem to be too high.
- Awnings need to be retractable as per the guidelines.
- Further explanation of the intentions at the gas pump islands and a representation in relationship to the main structure is required.

A workshop meeting was scheduled for May 23, 2012 at 8:30 p.m.

**3. Minutes:**

- The minutes of February 8, 2012 were reviewed. K. Foley moved to accept the minutes as presented and P. Downey seconded the motion. They were approved 4-0.
- The minutes of March 14, 2012 were reviewed. K. Foley moved to approve and C. Bachan seconded the motion. They were approved 4-0.
- The minutes of April 11, 2012 were reviewed and amended. K. Foley moved to approve the amended minutes and P. Downey seconded the motion. The Amended minutes were approved 4-0.

**4. Board Business:**

- The Board discussed holding a public hearing on the history of Butterfield Hospital.
- Bill submitted for payment - Putnam County News and Recorder, LLC. In the amount of \$19.63 for legal notice. All Board members approved the bill to be paid.

P. Downey moved to adjourn the meeting and C. Bachan seconded the motion. The meeting was adjourned at 10:54 P.M.

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Al Zgolinski, HDRB Chairman

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Date