

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

June 13, 2012

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

Chairman Zgolinski opened meeting at 8:02 P.M. by welcoming new member Marie Early

1. Correspondence:

- Letter from New York Metropolitan Transportation Council - Draft Conformity Determination and Proposed Regional transportation plan Amendment (May 24- June 22 comment period)
- Putnam County News and Recorder – Affidavit of Publication of legal notice dated 6/6/12
- Letter from Trustee Bruce Campbell dated June 11, 2012 inviting Board members to take part in community day July 4, 2012
- Preservation Magazine- Restoring Wright - for Board distribution.

2. Old Business:

A. Beth Sigler and Paul Henderson 14 Stone St.

The Applicant came before the Board to renew a Certificate of Appropriateness; which expired in 2009. The Applicant noted he was sent to the HDRB by the Building Inspector. Mr. Henderson stated he did not know his Certificate of Appropriateness expired. Mr. Henderson stated that he did not see it in the Village Code. A. Zgolinski stated that the sunset provision was recommended by the Review Board and added to the Code by the Village in the year 2000. He stated that the expiration process is also noted on the Certificate of Appropriateness. K. Foley then referenced an email from Village Attorney, Steve Gaba, which stated the criteria to use for granting a new Certificate of Appropriateness. The Board reviewed the proposal and stated that a public hearing will be held on the matter given the public interest in the application. The public hearing was scheduled for July 11, 2012 at 8:00 P.M. The applicant will resubmit three copies of the application submitted.

B. Stephanie Hawkins. 15 Academy St.

The Applicant was not ready to submit any additional information and was added to the July agenda.

C. Kenny Elmes, 250 Blue Hill Road Hopewell Junction, property 33 Chestnut St.

Ms. Cynthia Falls, GK+A Architects, presented new drawings based on suggestions made at the workshop. The new proposed drawings will keep look of the gas station. Two different concept drawings showing how the garage doors are to be filled were presented:

- Opaque glass
- Glass block

Both drawings proposed the following:

- Stucco outside of existing building
- Two awnings over the drive thru and over the main entrance.
- Front signage with a light fixture over sign.

- Air conditioning units on roof. (The Applicant left the decision of whether or not the units will be covered or exposed up to the Board members.)
- Trash dumpster will be located on the north side towards the back of the building.
- 14 parking spaces were proposed including 4 employee only spaces.

A site plan showing the gas canopies has not yet been presented. More bollards will be added to the front of the building but have not yet to be shown. K Foley asked the applicant if they would consider installing a bike rack even though it is not under the HDRB purview. A public hearing was scheduled for July 11, 2012 following the regular monthly meeting which will start at 7:00 P.M. The Applicant will need to submit 3 copies of the application and supporting documents. Also the Board asked the Applicant to submit a full size copy of the site plan and renderings for display at the Village Hall for public review.

A. Zgolinski reviewed the public hearing process and instructed the Applicant to bring with them the return request receipts for the notifications.

3. New Business:

A. Daniel Roberts and Lorraine Maguire, 197-199 Main St.

The Applicant proposed to replace the existing siding. The Applicant noted if wood siding is required they would use cedar. A. Zgolinski noted that the existing siding is wood and in his opinion replacing the siding is a repair. After a discussion of whether or not the application is a proposed modification or a repair, the Board members requested photos of the siding. A. Zgolinski recommended patching and painting the rotting portions of the siding rather than wholesale replacement. M. Early noted the applicant most likely has a moisture problem from inside the house and suggested putting vents through the wood or a moisture barrier between the wall and the siding.

The Applicant noted that she has a building permit denial. The Chairman stated that since this is a repair, a Certificate of Appropriateness is not needed.

B. Jeff and Heather O'Neil, 7 Locust Ridge.

The Applicant proposed to build a wooden picket fence inside property line. The Applicant presented a catalogue cut sheet of the proposed fence and gate and presented photos of similar fences in the Village. The applicant presented two different proposals. The proposals were as follows:

- Proposal 1 has a fence for both the yard and the driveway.
- Proposal 2 would be just the yard without the driveway.

The Chairman called for a vote on the two proposals. Both were approved as presented 5-0. It is up to the Applicant to implement the proposal they wish.

C. Butterfield Library 10 Morris Ave.

Gillian Thorpe represented the Butterfield Library. The Applicant presented a proposed prefabricated shed. The proposed shed will be made of Texture 1-11 with a board-and-batten look. The shed will be placed on skids. The applicant noted she is willing to remove the shutters. The proposed windows are vinyl. There was a discussion over the application and the Board informed the Applicant that the shed's Texture 1-11 will look artificial and the vinyl windows are an issue.

The Applicant withdrew the application and was added to next month's agenda.

4. Minutes:

The minutes of May 9, 2012 were reviewed. A few amendments were requested. K. Foley moved to approve the minutes as amended and P. Downey seconded the motion. The minutes were approved 4-0. M. Early abstained since she was not on the Board at that time.

5. Board business:

K. Foley noted she has been working on the process of how to notice neighbors. Currently she is looking into at how other communities handle noticing neighbors. K. Foley will present information on this matter at an upcoming meeting. A. Zgolinski suggested having the Village make up and mail post cards to neighbors of an applicant.

P. Downey moved to adjourn the meeting and C. Bachan seconded the motion. The meeting was adjourned at 9:52 P.M.

Al Zgolinski, HDRB Chairman

Date