

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516**

November 14, 2012

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

**1. Board Business:**

The Board discussed with Village Board of Trustees/HDRB Liaison Bruce Campbell the trustees' consideration of the HDRB proposal to hire its own attorney for the Butterfield Realty LLC proposal. The HDRB members decided to hire Brian Morgan of Daniels, Porco and Lusardi LLP to attend public hearings on the proposal, prepare resolutions related to the proposal and represent the HDRB in the case of litigation in the matter. The cost of hiring Mr. Morgan is equivalent to the hourly rate currently paid to the standing Village Attorney. The HDRB was awaiting confirmation that the Trustees will pay for Mr. Morgan's services. Trustee Bruce Campbell reported that the Village Board would like to interview the Mr. Morgan, along with firm partner Bob Lusardi.

In a separate legal matter, Trustee Campbell confirmed that the Village Board and Trustees had approved payment to preservation attorney Mr. William Hurst to render an opinion on the interpretation of the preservation chapter of the village ordinance, particularly related to the extent of the HDRB's purview over structures built after the 19<sup>th</sup> century, the review of non-contributing structures under the current ordinance, issues related to demolition and the criteria to be used for issuing certificates of appropriateness.

**2. Old Business:**

- Steve Gazzola, 6 Stone St. was not present at the meeting.

**3. New Business:**

***David Rothenberg and Jnnika Peerna, 6 Fishkill Ave.***

The Applicant proposed to replace 3 existing windows with 6 over 1 sashes to match existing windows. The awnings will remain. Since the proposal creates a consistent fenestration pattern for all but two rear basement windows, K. Foley moved to accept the application as presented; C. Bachan seconded the motion. The application was approved 5-0.

***Camille Linson, 13 Parrott St.***

The applicant noted she received a stop work order from the Building Inspector. The Building Inspector noted a portion of the dormer is visible from a public right of way and therefore she had to go to the HDRB for approval. Ms. Linson noted she would have come to the HDRB had she known she needed to. Ms. Linson noted the sky lights are Velux. The siding is Hardie board to match the existing. The windows on the third floor will be 6 over 1 to match existing windows and will be simulated divided lites. Chairman A. Zgolinski noted that cut sheets are needed for the sky light and the windows. The cut sheets should note that they match existing. K. Foley moved to approve the application as presented and C. Bachan seconded the motion. The motion was approved 5-0.

**4. Public Hearing:**

***Kari Reiber, 8 B. St.***

The Chairman opened the meeting at about 8:30 P.M.

The application is to add a porch on the primary façade, replacing extant stone steps, a stone landing and a wrought iron railing. The applicant presented the Board with the return request receipts. Ms. Reiber noted that the piers would be pressure treated posts wrapped in untreated wood instead of brick as previously noted. Siding will be removed temporarily for flashing and will then be replaced. K-style gutters and leaders to match existing will be placed across the front. The balusters will be square and columns slender and round as pictured in submitted images.

Chairman Zgolinski opened the meeting for public comment; there were none. Zgolinski read a letter of support from Carol Filmanski, 10 Fishkill Ave.

The following 3 items were added to drawings of the proposal:

- Gutter on front of the porch.
- Returning fascia board on the sides.
- Piers will be wood posts rather than brick.

C. Bachan moved to approve the application with the above three notes and P. Downey seconded the motion. The motion was approved 5-0.

#### **5. Minutes:**

- The minutes of October 18, 2012 were reviewed. C. Bachan moved to approve the minutes as presented and M. Early seconded the motion. The minutes were approved 5-0.
- The minutes of October 23, 2012 were reviewed. C. Bachan moved to approve the minutes as presented and K. Foley seconded the motion. The minutes were approved 5-0.
- The minutes of November 5, 2012 were reviewed and amended and C. Bachan moved to approve the minutes as amended and K. Foley seconded the motion. The amended minutes were approved 5-0.
- The minutes of August 8, 2012 were reviewed and revised. C. Bachan moved to approve the minutes as revised and K. Foley seconded the motion. The revised minutes were approved 5-0.
- The minutes of October 10, 2012 were reviewed and revised. C. Bachan moved to accept the minutes as revised and K. Foley seconded the motion. The minutes were approved 4-1. M. Early voted against the amended minutes.

#### **6. Board Business:**

- K. Foley asked for an update on followup related to a letter from Eric Wirth, received in a previous HDRB meeting. Mr. Wirth had reported new porch construction in PVC on the Hudson House. In that session, the board agreed to forward the complaint to the Building Inspector. A. Zgolinski stated that it is being looked into by the Building Inspector but no report has yet been made back to the board.
- The Board discussed printing its research related to Butterfield Hospital for public distribution at the upcoming public hearing for the proposal to demolish Butterfield Hospital by Butterfield Reality LLC.
  - For the research on important persons affiliated with Butterfield Hospital, footnotes will be typed by C. Bachan and formatted by K. Foley
  - K. Foley will write the architectural narrative and submit to members by email for comment
  - Images – A. Zgolinski will ask Gillian Thorpe if she will allow a copy of the Julia L. Butterfield portrait in the library.

**7. Bills:**

Putnam County News and Recorder dated 9/28/12 in the amount of \$21.17.  
Putnam County News and Recorder dated 10/31/12 in the amount of \$70.42.  
The bills were approved to be paid.

M. Early Moved to adjourn the meeting and K. Foley seconded the motion. The meeting adjourned at 9:35 P.M.

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Al Zgolinski, Chairman HDRB

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Date