

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Workshop meeting Butterfield Realty, LLC**

December 19, 2012

**Members present:** Chairman Al Zgolinski, Carolyn Bachan, Peter Downey, Marie Early and Kathleen Foley also present; Trustee Liaison Bruce Campbell and HDRB Attorney Brian Morgan (Daniels, Porco and Lusardi).

**Present for the applicant:** Paul Guillaro and Jim Coleman (Unicorn Contracting); and Applicant's Attorney Steven Barshov (Sive Paget and Riesel, P.C.)

Chairman Zgolinski called the meeting to order at 8:02 P.M. The applicant proposed to demolish the former Butterfield Hospital Building along with surrounding buildings except for the Lahey Pavilion.

**Minutes:**

The minutes of December 17, 2012 were reviewed. K. Foley moved to accept the minutes as presented and P. Downey seconded the motion. The minutes were approved 5-0.

**Resolution Certificate of Appropriateness:**

The Board reviewed and modified the draft resolution.

Chairman Zgolinski asked whether the entire document should be read into the record. K. Foley stated that it should be read in its entirety for the benefit of the applicant and the public. It was determined that the mover of the motion would read the entire document, then he motion will then be seconded with any discussion will following. The motion would then be voted on.

K. Foley moved to approve the application and read the draft resolution with her proposed modifications. M. Early seconded the motion and then several amendments were requested. The amendments were accepted by K. Foley and the amended resolution moved again by K. Foley. M. Early seconded the motion to approve the resolution as amended. Chairman Zgolinski called for a roll call vote which was as follows:

M. Early	Yes
C. Bachan	Yes
A. Zgolinski	No
P. Downey	Yes
K. Foley	Yes

The motion carried.

The following Board members read the attached written statements as to how they arrived at their decisions:

C. Bachan  
K. Foley

A. Zgolinski

M. Early moved to adjourn the meeting and P. Downey seconded the motion and the meeting adjourned at 9:53 P.M.

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Al Zgolinski, the Village of Cold Spring HDRB Chairman

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Date