

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

January 9, 2013

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

1. Old Business:

A. Joe Meyer, Kemble Ave, Tax Map # 48.12-2-74-1 and 74-2 (Construction of New Single Family Residence)

A public hearing was scheduled for February 13, 2013 at 8:00.

B. Elmesco/Dunkin Donuts, 33 Chestnut St. (lighting and menu board)

I. Lighting:

The Applicant (Mr. Elmes) submitted cut sheets for the lighting and proposed the following:

- 2 new light poles (16 feet high) and 1 new wall mounted fixture
- Remove and replace a 500 watt bulb with a 250 watt bulb on the existing light pole on the northeast corner
- One new light pole will be placed at the back of the building (west side of the lot) where it will be lined on the west lot line
- The second new light pole will be placed on the northern lot line and will have a 250 watt bulb.
- All lighting will be dark sky compliant.
- A wall mounted light will be under the canopy where food is picked up. This was later clarified to a new wall sconce on the south side of the building.

II. Menu Board:

Mr. Elmes noted the following:

- The top portion of the menu board would not be lit (as suggested by the Board at a previous meeting). Mr. Elmes noted that the bulbs on the top of the menu board are separate bulbs. Mr. Elmes said he would remove those bulbs.
- A six foot high board-on-board fence near the west property line will block the light from the menu board and will match the existing trash enclosure.
- After a discussion over lighting and the menu board, the chairman polled the board members on the following: Wall mounted sconce - The Board members all agreed it would be acceptable
- Light poles - M. Early noted that people on Marion Avenue will see the light on the light pole on the west side of the building. Chairman ZGolinski noted that this issue had already been vetted by the Planning Board and K. Foley noted that this was not an issue of HDRB purview. M. Early retracted her concern.
- Menu Board – K. Foley expressed concern over the precedence of a backlit menu board given that the Design Standards strongly discourage their use within the Local District. C. Bachan and P. Downey felt that the exception for this backlit menu board could be justified given its placement at the rear of the building and behind an obscuring fence and therefore they were not

concerned about precedence. Given the acceptability of the menu board to other members, K. Foley suggested separating the application into two parts- one for the lighting and the other for the menu board.

Chairman A. Zgolinski called for a vote on the light poles, the fence and the wall mounted fixture.. It was passed by a vote of 4-1. A. Zgolinski voted against this portion of the application because in his opinion the light poles were not consistent with the redesigned 50s-era building.

Chairman Zgolinski called for a vote on the menu board as submitted with the top bulbs removed. It was passed 4-1. K. Foley voted no because she felt it was an inappropriate deviation from the design guidelines against back-lit signs.

2. New Business:

A. Alex Hillis representing St. Pauly Textile, submitted on behalf of St. Mary's Episcopal Church, 1 Chestnut St.

I. Shed:

Present with Mr. Hillis was Mr. Mark Forlow, a Junior Warden of St. Mary's Church. The Applicant proposed a clothing drop off shed facing the parking lot on the south side of the Church, parallel to Wall St. Mr. Hillis explained the following:

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- The shed is placed by St. Pauly Textile; the firm works for non-profits and churches to collect used clothing for resale and provides a share of the profits to the non-profit or church.
- The church is committed to checking the clothing drop box every few days.
- The clothing will be picked up once a week.
- The shed can be removed at any time if the church asks for it to be removed.
- The shed is built on skids and wood blocks which are used for leveling.
- The shed is made of Duratex, which is a material similar to Texture 1-11.
- The shed is 8 feet deep and 12 feet long, and 8 ½ feet at the peak of the roof. A drop off chute and a single door are on the long side of the shed facing the parking lot; one of the short sides of the shed has double doors for retrieving dropped off items.
- The signs on the shed are metal, painted yellow with black and red lettering. The purpose of the signs is to provide drop off instructions.

K. Foley noted that a previous application for a shed at the Butterfield Library was declined by this board because it was proposed to be made of Texture 1-11.

The location of the shed was discussed, with the board expressing reservations for the prominence of the site and the likelihood that the shed would detract from the significant public monument that the church is for the villae. Mr. Forlow explained that the location was chosen because of the significant slope of the hill on the west side of the property, and because it provides convenience for drop-off.

The Board members suggested the following:

- The Board discussed other options for the siding such as a board and batten design using natural materials.
- Make the doors simpler doors or less articulated with fewer trim details.

- To make the shed less conspicuous, use a single color on the shed. However, the Board noted they have no purview over color, so this recommendation is informal.
- The applicant noted the shed can be painted a granite color.
- To give definition to the structure, place fascia board at top of the shed, use corner boards, and place a sill on bottom of the shed.
- The drop off chute should blend in with the rest of the shed, more flush with the shed's façade, and should look less like a chute. The board suggested a chute with a door that opens out.
- Dimensions must be put on the new drawings.
- A new proposal was for the signs to possibly have frames around them. The proposed flat signs are too much like construction signs.

The Applicant will discuss the Board's suggestions with the shed builders and will come back on January 23, 2013 for a workshop meeting at about 9:00 P.M. The proposal will be put back on the agenda for February.

B. Gallery 66 NY, 66 Main Street, (sign):

Not present. The applicant will be notified by email asking for the dimensions of the sign and the material used for the sign.

3. Minutes:

- The minutes of December 19, 2012 were reviewed and revised. M. Early moved to approve the amended minutes and K. Foley seconded the motion. The revised minutes were approved 5-0.
- The minutes of December 12, 2012 were deferred until the next meeting.

4. Correspondence:

1. Invitation to the Village's annual employee and volunteer party.
2. Resolution from the Village of Cold Spring Planning Board for the Elmesco proposal.

5. Bills:

3. Putnam County News and Recorder dated 12/31/12 for notices in paper for the amount of \$36.56. The bill was approved to be paid.

6. Board Business:

A discussion ensued regarding the need to separately inform the Building Inspector of two key elements from the HDRB resolution approving the demolition of Butterfield Hospital:

1. The HDRB has referred the demolition proposal to the SEQRA process, and that process must be completed before a demolition permit can be issued
2. A demolition permit cannot be issued until conditions for the documentation of the structure and the site are completed, and the Timme Arch has been removed and retained for reuse on the redeveloped site.

Chairman Zgolinski asked K. Foley to draft a letter for his signature regarding the above conditions and have it reviewed by the HDRB Attorney. Once completed, the Chair will sign it..

M. Early moved to adjourn the meeting and K. Foley seconded the motion. The meeting was adjourned at 9:52 P.M.

Al Zgolinski, HDRB Chairman

Date