

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

November 13, 2013

**Members present:** Chairman Al Zgolinski; Members: Carolyn Bachan, Michael Bowman, Gretchen Dykstra and Kathleen Foley and also present Trustee Liaison Charles Hustis III

**1. New Business:**

***A. Peter Sanders, 200 Main St.***

The Applicant proposed to build a 4ft tall by 4 ft wide gate on the Fishkill Avenue. side of his property; it will be designed to recall a fence gate seen in an historic photo of this house. The proposed gate will have 11 pickets with round Victorian tops and will arch (no higher than 4 ft). The pickets will be made of cedar (to match the existing fence), and will be flush with no space between them. The applicant noted he would like to use a knob latch system but has not yet decided on a particular hardware set, however the hardware will be installed on the inside of the gate and will not be visible from the public right of way. K. Foley expressed concern over shifting stones on the surrounding wall and asked how the gate will be mounted to it. The applicant noted the gate will be closer to the sidewalk where the wall is more stable.

K. Foley moved to accept the application as submitted and M. Bowman seconded the motion.

The following roll call vote was taken:

- M. Bowman - yes
- G. Dykstra – yes
- C. Bachan – yes
- K. Foley - yes
- A. Zgolinski – yes

The application was approved 5-0. The Applicant needs to submit 3 copies of drawings, site plan and application. Chairman Zgolinski noted when the applicant knows what latching system will be used he can submit a picture of the hardware system for the file.

***B. Peter Bach, 55 Chestnut St.***

The Applicant proposed a 16 ft. illuminated sign to be installed on the front of the building where his business is located. The proposed sign will consist of 16 inch illuminated letters, mounted on a black box resting on the lower roof. This is the same installation method that is used on the other businesses located in the building, and those signs are also illuminated. The Applicant noted if he lit the sign externally he is concerned that the lights would light apartment bedrooms on the upper level. The Board discussed the size of the sign and the fact that it is illuminated; they noted the precedence of the existing non-conforming lights on the structure, as well as the modern character of the building. They felt that the application was consistent with that precedent and thought that not approving it would unfairly penalize the applicant. G. Dykstra moved to approve the application as submitted and K. Foley seconded the motion. The following roll call vote was taken.

- M. Bowman - yes
- C. Bachan – yes
- G. Dykstra – yes
- K. Foley - yes
- A. Zgolinski – yes

The application was approved as presented. The Applicant must submit 3 copies of the application including pictures.

***C. Armando Iaconangelo, 201 Main St.***

Marilena Serradas represented the applicant. Mrs. Serradas presented the Board with an application for a wheel chair ramp. The ramp had been installed in 2011 with the permission of the HDRB chair, based on the applicant's emergent need; the applicant was asked by the chair to come before the HDRB the following month for a retroactive approval, but he was unable to do so before now. The wooden ramp is a temporary structure which can be easily dismantled. The deck portion is a necessity to enter level with the house's entry. The Board reviewed and discussed the application.

K. Foley suggested placing a sunset period for the temporary ramp, at the end of which the continuing use or removal of the structure could be determined; she recommended a period of five years. C. Bachan suggested the approval of the temporary ramp for a period of five years or when no longer needed, whichever comes first. This would eliminate the subjectivity of the term "temporary."

M. Bowman moved to accept the application with that amendment, and G. Dykstra seconded the motion.

The following roll call vote was taken.

- C. Bachan – yes
- K. Foley – yes
- M. Bowman – yes
- G. Dykstra – yes
- A. Zgolinski – yes

***D. SNA, LLC, Ballston Lake, NY for 27 Chestnut St.***

Present for the Applicant was Mark Kusewicz, an installer for from Mathew Signs. The application is to replace existing Citgo signage with Gulf signs, the fuel corporation with which SNA holds a sign contract. The Board reviewed the sign detail sheet that was submitted with the application. It was noted by K. Foley that some signs have already been replaced without HDRB approval. Mark, Kusewicz explained that he believes that the pole-mounted Gulf sign is 4 sq. ft. over what is allowed but he was not sure. The Board discussed the application and the packet of signs that was submitted. The Board also commented that the extant pole-mounted sign is not conforming but remains because previous building owner Kenny Elmes decided not to request changes to it in his application related to the pending Dunkin' Donuts conversion.

After discussion of the application the following was noted:

- The amount of allowable signage needs to be reviewed by the building inspector to determine if Zoning Board approval (ie a variance) is necessary first.
- The drawings need to be clearer. The Board needs to know what signs are being removed and what is proposed to replace them.
- The Applicant will have to let the Village Clerk know when they are ready to be put on the agenda again.

**2. Board Business/Discussion**

**A. Code Enforcement—to increase the effectiveness of code enforcement in the village, the board discussed the following options:**

- G. Dykstra raised the possibility of cross-training and deputizing HDRB members, Trustees and police officers to issue code violations.

- Extending hours for the building inspector. The Board expressed concern with Trustee liaison Charles Hustis III regarding the workload and administrative needs of the building inspector.
- Charging an application fee.

**B. The Grove**

- The Grove - The Board will meet on Sunday 11/17/13 at the Grove to identify a scope of work for stabilizing and cleaning the structure in preparation for walk-throughs. The chair recommended that members wear dust masks.

**C. Survey Data Finalization**

- The Board discussed the proposal from James Labate regarding mapping and putting all images on web site.
- The Board also discussed data storage for pictures and grants related to the data base.
- The Board discussed whether or not information should be released in draft form, but determined that there are too many errors that must be addressed first.
- The Board agreed to donate time to reviewing and finalizing the survey before release.

**D. Working Group on Way Finding**

- G. Dykstra, chair of the working group, reviewed its recent discussions and interviews of way finding experts in the Hudson Valley. The first focus of the committee will be on pedestrian visitors, and later work will focus on vehicular visitors.

**3. Minutes:**

- The minutes of August 14, 2013 were reviewed. G. Dykstra moved to approve the minutes as amended and M. Bowman seconded the motion. The amended minutes were approved 5-0.
- The minutes of October 9, 2013 were reviewed. M. Bowman moved to approve the minutes as presented and C. Bachan seconded the motion. The minutes were approved 5-0.

**4. Correspondence:**

- Affidavit from the Putnam County News and Recorder for notice of meetings.

G. Dykstra moved to adjourn the meeting and C. Bachan seconded the motion. The meeting adjourned at 9:57 P.M.

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Al Zgolinski Historic District Review Board Chair

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Date