

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

May 14, 2014

**Members present:** Chair Al Zgolinski; Vice Chair Kathleen Foley; **Members** Carolyn Bachan. Trustee Liaison Michael Bowman was absent.

Ron Karabinos, property at 70 Main St. (porch) – Postponed until next month.  
Zakkaya LLC, 103-105 Main St. (shed) – Postponed until next month.

**1. New Business:**

**A. *Liz and Michael Armstrong, 7 Morris Ave.*** (exterior changes to front stoop and rear porch).

i. Rear porch:

The Applicant proposed the following changes to the rear porch:

- reducing the number of windows and replacing extant windows with round-top, double hung wood windows (an extant fixed sash is retained)
- remove a covered entrance
- replace an existing door with a 6 panel solid wood door
- New OG aluminum gutters and leaders
- Lattice placed over cement blocks on lower portion of porch

K. Foley moved to accept the application as modified and C. Bachan seconded the motion. The motion was unanimously approved.

ii. Front porch: The Applicant proposed to replace to existing replacement columns on the entrance stoop with 2 reclaimed historic wooden columns in keeping with the style of the house. Bluestone pavers will replace the existing broken pavers; ½ round copper gutters and leaders will be added, as well as new copper flashing. K. Foley moved to accept the application as submitted and C. Bachan seconded the motion; it was approved unanimously.

**B. *Peter Farrell, 191 Main.***

The Applicant came to the HDRB on the advice of the Building Inspector; changes to a previously approved addition were desired. The applicant wished to enclose a lower portion of a proposed addition and remove a proposed staircase to a deck extending from the addition. The board noted that the drawing the applicant had brought with him did not seem to match what had been previously approved by the HDRB . No record of the changes shown in the drawing (an expansion of an older kitchen addition and infilling below it) could be found in the files. The applicant reported that the new version had been approved by the Building Inspector, and that the changes now proposed were a revision to those approved plans. The applicant produced revised drawings dated 8/2013; the drawings were stamped by the Building Inspector in November 2013. The applicant additionally produced a building permit issued in January 2014 that referenced those drawings and an HDRB approval of them. This approval could not be found in the HDRB files and no members recalled reviewing any revisions to this proposal in the last

year. The board stated that it would research this approval, but noted that even if an approval had been given for the modifications represented in the drawings, what was being proposed currently by the applicant was a further revision which would need to be advertised to the public and reviewed in a regular HDRB session. A meeting was scheduled for May 22, 2014 at 8:00 PM.

**2. Correspondence:**

- New York Metropolitan Transportation Council – Draft white paper on Methodology for 2050 SED forecasts between 5/8/14 – 6/6/14.
- Building permit denial for Cold Spring Pizza, 120 Main St. (awning and door).
- Bill from the PCNR for legal notices dated 5/7/14 in the amount of \$56.57.
- Budget review for fiscal year 2014-2015.

**3. Minutes:**

- The minutes of April 9, 2014 were reviewed. C. Bachan moved to accept the minutes as submitted and K. Foley seconded the motion. The minutes were unanimously accepted.
- The minutes of April 10, 2014 were reviewed. C. Bachan moved to accept the minutes as amended and K. Foley seconded the motion. The minutes were approved unanimously.
- The minutes of April 30, 2014 were reviewed. C. Bachan moved to accept the minutes as submitted and K. Foley seconded the motion. The minutes were approved unanimously.

C. Bachan moved to adjourn the meeting and K. Foley seconded the motion; the meeting was adjourned at 10:20 P.M.

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AL Zgolinski, Chair

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Date