

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

September 10, 2014

Members present: Chair Al Zgolinski; Vice Chair Kathleen Foley; Members Carolyn Bachan and Peter Downey. Absent: Michael Junjulas and Trustee Liaison Michael Bowman.

**Old Business:**

***Alex Carone, 37 Paulding Ave.***

Betsy Matos-Carone and carpenter Nathan Mawson were present for the Applicant. Continuing a previously approved porch reconstruction project, the applicant proposed a two cedar handrails and cedar guardrail. The posts will be the same size and width as the columns. The Applicant proposed a flat cap for the posts. The applicant revised drawings during the review process. Foley moved to accept the application as modified; Bachan seconded the motion. The application was approved 4-0.

**New Business:**

***a. Catherine Carnevale, 10 Fair St.***

The applicant proposed a wooden storm door/screen door with muntins. The Board reviewed and discussed the proposed door and expressed its unanimous preference for a door without muntins so that the original door would continue to be visible from the public right of way. The application was amended to a wood storm door/screen door without the muntins. K. Foley moved to accept the application as discussed and P. Downey seconded the motion. The application was approved 4-0.

***b. Nancy Sobier-Maier, 14 Parrott St.***

Applicant was not present. K. Foley and C. Bachan noted the window being replaced is barely visible from a public right of way. After discussion the Board agreed that no review will be required. The applicant will be contacted.

***c. Gregory Phillips, 10 New St.***

The Applicant proposed to replace an extant shed on the same footprint with a wooden shed, sheathed in cedar board and batten; it will have neither windows nor gutters. The Hardware used for door will be a hammered metal and the roof will have architectural shingles. P. Downey moved to accept the application as proposed and K. Foley seconded the motion. It was approved 4-0.

***d. Rebecca Sperling, 34 Garden St.***

The Applicant proposed to replace windows in the back of house, and existing sliding door. The proposed windows are 3 separate double hung 6X6 windows, aluminum clad with simulated divided lights and will fill the area of the extant windows. The new wider door will fill the area of the extant door and an extant window. The trim will remain the same for the new sliding door and the windows.

C. Bachan moved to accept the application as proposed and P. Downey seconded the motion. It was approved unanimously.

***e. Kathleen Foley, 2 Locust Ridge***

Requested to be put on agenda for next month.

***f. Michael Reisman, 30 Rock St.***

Paul Campbell, contractor, The Applicant proposed to replace all 17 windows in the house with they will be composite wood sash, vinyl clad over wood 1 over 1 and will match the existing openings. The Board discussed the appropriateness of 1 over 1 windows to the age of the house. As a compromise, C. Bachan moved to have a 6 over 1 all over the house and K. Foley seconded the motion. It was approved 3-1 with P. Downey voting against the application because he thought the original submission was more appropriate to the structure.

**3. Minutes:**

The minutes of August 13, 2014 were reviewed. C. Bachan moved to approve the minutes as amended and P. Downey seconded the motion. The revised minutes were approved unanimously.

**4. Board business:**

Prior to the opening of the meeting, Planning Board Chairman B.M. Molloy reviewed and distributed a draft land use application that would be used by all boards. A copy will be sent to M. Junjulas since he was not present at the meeting. K. Foley suggested the Board should continue working on the form started by the HDRB last year and incorporate it into the packet.

The Board reviewed and discussed the RFP for the CLG grant, which C. Bachan is drafting. The Board discussed the right form that should be used for keeping track of volunteer time.

C. Bachan moved to adjourn the meeting and K. Foley seconded the motion. The meeting was adjourned at 10:07 P.M.

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Al Zgolinski, Historic District review Board Chair

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Date