

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

October 8, 2014

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

The meeting was opened at 8:00pm.

1. Old Business:

a. Catherine Carnevale, 10 Fair Street

The Applicant proposed a different from door than what was approved by the HDRB in September. The new proposal includes a single, wide rail that divides the storm/screen panels roughly at the lower third. K. Foley moved to accept the modification to the application and M. Junjulas seconded the motion; it was approved unanimously.

2. New Business:

a. Anthony Phillips, 196 Main Street

Jeff Phillips represented the applicant. Due to ongoing water problems, Mr. Phillips proposed to modify the roofs of an extant rear porch and stoop so that they are of a single slope. A short run of gutter will collect run off to the east of the stoop. All materials will match existing. K. Foley moved to approve the application as presented and C. Bachan seconded the motion; it was approved unanimously.

b. Kathleen E. Foley and John H. Hedlund, 2 Locust Ridge

The Applicant proposed to replace the glass only in a rear bathroom sash. The extant clear glass will be replaced with a star-patterned glass that is similar to historic examples. The window sash and opening will remain the same. P. Downey moved to accept the application as presented and M. Junjulas seconded the motion. The application was approved 4-0; K. Foley abstained since she was the applicant.

K. Foley moved to suspend the regular monthly meeting to go into the workshop for Sean Kearney and C. Bachan seconded the motion. The meeting was suspended at 8:20 P.M.

Workshop:

Sean Kearney, 24 Paulding Avenue

Mr. Kearney recently purchased the property and has researched its history. He presented the Board with an historic photograph of the house as it appeared in the late 19th or early 20th century. Its third floor was destroyed by fire in the 1960s or earlier and Mr. Kearney would like to restore it, the porch and several other design details as closely as possible to the photograph. The work will require HDRB

approval as well as ZBA variances. He is seeking concept approval for the design, and potentially HDRB support for the required zoning variances. Plans include:

- Remove an existing sliding glass door at the south end of the porch and restore a bay window in its place.
- Repair wooden sashes in sunroom; replace as needed with new wood sashes.
- Replace vinyl windows on back addition with wood sashes (the board noted that this change will not need HDRB approval as it is not visible from a public right of way; the same was deemed to be true for door alterations on the same addition)
- Replace extant columns with new columns made to simulate the design of those in the photograph; they will need to be altered to accommodate code-compliant railings
- Brackets around the porch and the cornice between the second and third floor will be recreated as closely as possible to the image and reinstalled
- Lattice porch skirting will be matched to diagonal as in photograph
- The remaining (north) chimney will be rebuilt to match the photograph.
- Fence in front - Proposed wrought iron with stone columns. The Applicant noted this will be done at another time.

ZBA Chair Marie Early was in attendance in an advisory capacity. After discussion of the aesthetic impacts of conforming with current zoning, the HDRB agreed to support Mr. Kearney's pursuit of variances that would allow the historic third floor with Mansard roof to be restored. Ms. Early suggested the HDRB articulate its position in a letter of recommendation.

K. Foley moved to resume the regular meeting and C. Bachan seconded the motion. The regular meeting resumed at 9:05 P.M.

3. Minutes:

The minutes of September 10, 2014 were reviewed and amended. P. Downey moved to approve the minutes as revised, K. Foley seconded the motion; they were approved 4-0. M. Junjulas abstained since he was not present at that meeting.

5. Bills:

- Putnam County News and recorder dated 9/30/14 for the amount of \$31.94.
- Putnam county News and recorder, LLC dated 8/31/14 for the amount of \$20.01.

6. Correspondence:

- Received site plan and supporting materials for the upcoming workshop meeting for Butterfield Realty LLC.
- Affidavit of Publication from the Putnam County News and Recorder for the October 8 meeting/workshop.

7. Board business:

- The Board reviewed the draft RFP for the Design Standards update written by C. Bachan. A. Zgolinski and K. Foley will revise the RFP and distribute it among the members before being sent to the Village Attorney and SHPO.

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- Consolidated General Land Use Information Packet – The proposed Consolidated General Land Use Information Packet draft was previously distributed by Planning Board Chairman B.M. Molloy who asked for comments by the boards. The Board reviewed and discussed their progress on commenting on the document. The HDRB previously began revisions to its existing application; the Village Attorney has just returned comments on it. K. Foley will make required edits and distribute to members for comment.

P. Downey moved to adjourn the meeting and K. Foley seconded the motion. The meeting adjourned at 9:35 P.M.

Al Zgolinski, Chair

Date