

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

Workshop: Butterfield Realty LLC

October 22, 2014

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

Present for the Applicant were Matthew Moran and Paul Guillaro from Unicorn Contracting and Ray Sullivan, Architect, The Sullivan Architectural Group.

Chairman A. Zgolinski opened the meeting at 8:02 P.M.

Vice Chair K. Foley read the following statement on behalf of the Board:
Tonight's meeting is a workshop. Workshops are informal sessions in which project ideas are put forth by the applicant, and the review board gives feedback to those ideas. What is before us tonight is not a complete application and therefore no final determinations can be made. Each board member may express a different opinion in response to what is shown tonight, and there may not be consensus around particular aspects of the proposal. Our conversation is simply a method by which the applicant can receive feedback. No final decisions will be made this evening. We can take a straw poll on aspects of your proposal on which you desire input, but no decisions will be formalized without a resolution, which will be voted on at our next regular session.

Mr. Moran reviewed the preliminary site plan, identifying buildings, parking lots and significant landscape features. Mr. Sullivan presented design concepts for the commercial buildings along Route 9D, the condominium building along the center of the lot, and the private homes along Paulding Avenue.

In general, members felt that the design of the commercial structures is residential in appearance and more suitable to a suburban plaza than to the Village. Foley noted that buildings in the commercial districts of Cold Spring (along Main and southern Chestnut) are recognizably commercial, and their commercial design defines their character. She felt, and other members agreed, that the commercial structures at the Butterfield site should also be recognizably commercial in character. Additionally, were all of the new structures to be executed in a residential style, the Lahey Pavilion, the only extant institutional structure that will remain on the site, will seem out of place. The board recommended that the applicant consider a more contemporary, commercial design for the buildings along 9D, so that the buildings clearly present their purpose and appear to be "of their time." Chair Zgolinski added further that such a design organization—one style for the residential buildings and a distinct style for the commercial buildings—would also help to distinguish the mixed use nature of the site.

The board also discussed the setbacks of the structures along Route 9D, noting that surrounding setbacks in this area are far deeper than in other portions of the Village. The setbacks in the area reflect the mid-20th Century development of the Chestnut Street commercial district, though notably the historic properties across 9D also have very deep setbacks. Additionally the board discussed that the orientation of Building 2, located downslope from the Lahey Pavilion. The proposed position of Building 2 results in an odd relationship between it and Lahey and with Route 9D. C. Bachan noted that the B4A Law limits the degree to which the structures can be shifted, except in the case of “aesthetic considerations” [Village Code Chapter 134-4, footnoted]. The Board will seek the advice of the Village Attorney related to this question.

The applicant showed a preliminary elevation for the single-family residential structures along Paulding. Discussion was limited, but Members noted that the design presented relates more to the recent residential construction along the adjacent Grove Court than to historic properties along Paulding Avenue.

The applicant requested a follow-on workshop session; given the light agenda for the November monthly meeting, it was suggested that it be held after reviewing regular applications at the Board’s monthly meeting 11/12/2014. The applicant agreed to provide updated drawings to the Village Clerk as soon as they are ready so that they can be reviewed by the public in advance.

Meeting adjourned at 9:18 P.M.

Al Zgolinski, Chair

Date