

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

November 12, 2014

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

The meeting was opened at 8:00pm.

1. New Business:

a. Daniel Valentine, 6 Garden St. (dormer)

The Applicant proposed a multi-window shed dormer on the front roof slope and a single-window shed dormer on the rear of the primary mass's roof. ZBA Chair M. Early communicated to the HDRB that variances are not required for the proposed modifications. Dormer siding will match existing, as will the roof and the proposed windows. The extant double-hung wood windows were previously approved by the HDRB. Board members noted that the proposed dormer windows are larger than existing windows; the applicant responded that the size meets the requirements for secondary egress windows per the instruction of the Building Inspector. Board members noted that the effect of the larger windows and the pitch of the front dormer roof makes the dormer appear disproportionately large on the structure. To remedy the effect, the Board suggested lowering the pitch of the roof and investigating the option of smaller casement windows as appear on other dormers on Garden Street. The Applicant agreed to come back for a workshop meeting.

b. Mary and Elliott Zaslansky (Cape Cod Leather), 49 Main St. (sign)

The Applicant proposed a wooden board sign 10" by 8' with 9" high PVC-coated wood letters above the structures main window bank, as well as vinyl adhered letters for the glass on the entry door. The Board noted that this application is similar to the previously installed sign that identified the last business in the space. K. Foley moved to approve the application as submitted; C. Bachan seconded the motion; it was unanimously approved.

c. H. Reid, 28 Rock St. (fence)

Not present – will be put on the agenda for December

d. Susan Peehl and Andrew Hall (windows)

Not present – will be put on the agenda for December

2. Board Business:

The Board reviewed a letter written by HDRB Chairman A. Zgolinski dated November 14, 2014 to the ZBA regarding the HDRB's support of the variances required for the Kearney application (24 Paulding

Avenue) to restore a third floor Mansard roof. K. Foley moved to send the letter to the ZBA and P. Downey seconded the motion. It was unanimously approved.

K. Foley moved to suspend the regular meeting and go into a workshop session. C. Bachan seconded the motion; the session was unanimously approved and opened at 8:55 P.M.

3. Workshop:

Butterfield Redevelopment LLC

i. Commercial Buildings

Ray Sullivan, Architect, of Sullivan Architectural presented draft drawings revised per discussions with the HDRB in a previous workshop session. He showed several design iterations for the commercial buildings on the site (Buildings 1 & 2). The board felt that the flat-roofed version seemed most appropriate, for several reasons: (a) it is recognizably commercial and distinct in character from the proposed residential buildings on the site; (b) its roofline and ornamental banding draw upon and are reminiscent of characteristics of the historic hospital building; and (c) the flat roof helps the new construction relate to the Lahey pavilion, as well. K. Foley complimented the architect for his thoughtful response to the HDRB's feedback on the design. The Board then discussed the setback of the commercial structures, and noted their placement near the property line was out of character with the deep setbacks in that portion of the historic district. K. Foley noted that this critique was included in the Board's review of the EAF for the project and the draft B4A zone, and is not a new concern for the HDRB. The applicant and the Board acknowledged the limitations on building movement established in the B4A Zone but Board members felt that the text of the law still allows some flexibility to improve the site plan and bring it into greater conformance with the character of the district in this portion of the district. To avoid confusion and prevent the applicant bouncing back and forth between boards, Chair Zgolinski recommended that the issue be discussed with the Planning Board (the lead agency for review) in a joint session.

ii. Residential homes

The Board reviewed and discussed the drawings of the three proposed houses along Paulding Ave. In general, they felt that the designs were compatible with surrounding residential properties, drawing on historic architectural vocabulary without attempting to exactly replicate historic styles.

K. Foley requested that in subsequent workshop sessions more detail be provided on the retaining wall along the north border of the development.

Chairman Zgolinski informed the applicant that the Board would request a joint session with the Planning Board for December 3rd, 2014.

K. Foley moved to close the workshop session and re-open the regular meeting; P. Downey seconded the motion and the Board approved the motion unanimously. The workshop meeting closed at 9:53 P.M.

4. Correspondence:

- New York Metropolitan Council – notice of public comment.
- PCNR – bill for publications in the paper dated 10/31/14 in the amount of \$40.79.

5. Minutes:

The minutes of October 7, 2014, October 22, 2014 and November 5, 2014 were presented but Board members needed more time for review; their approval was tabled until the next meeting.

P. Downey moved to go into executive session to review advice from council related to the B4A Zone and K. Foley seconded the motion. The Board went into executive session at 10:05 P.M.

The executive session was closed by unanimous vote at 10:23pm. P. Downey moved to close the session and C. Bachan seconded it.

The regular meeting was then adjourned at 10:24pm by motion from K. Foley, seconded by P. Downey and approved by unanimous vote.

AG Zgolinski, Chair

Date