

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

December 10, 2014

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

Member absent: Michael Junjulas (medically excused absence)

**1. Old Business:**

***a. Daniel Valentine, 6 Garden St.***

Responding to the request of the board to reduce the setback and window size of a previously proposed dormer, the submitted a modified application for three casement windows in the dormer. The casements were aligned with windows on the second floor. A rear dormer was also presented. C. Bachan moved to accept the application as presented and P. Downey seconded the motion. The motion was approved unanimously.

**2. New Business:**

***a. Haley Reid, 2 Rock St. the applicant was not present.***

***b. Susan Peehl and Andrew Hall, 13 Fair St.***

Ms. Peehl proposed a full extraction of the whole window and frame for every window in the house except those rear windows already replaced with HDRB approval. The windows will be aluminum clad wood with aluminum clad and will fit into existing openings. C. Bachan moved to approve the application as presented and K. Foley seconded the motion. The motion was approved unanimously.

***c. Whistling Willies, 184 Main St.***

To accommodate the installation of a new industrial kitchen vent, the Applicants, Frank and Ray Charardini, proposed a 16 gage steel duct and fan to be mounted on the east corner of the building's north façade. The fan was proposed to be placed 24 inches above the parapet, with a 30" casing. The duct will be painted. The board requested that the fan and its casing be placed further back on the parapet and secured against wind sheer. With the condition that the applicant submit drawings of the straps for the fan, K. Foley moved to accept the application as modified; C. Bachan seconded and the application was approved unanimously.

**3. Correspondence:**

- New York State Office of Parks, Recreation and Historic Preservation dated November 21, 2014 acknowledging Valhalla Highlands Historic District will be listed on the National Register of Historic Places.

- New York Metropolitan Transportation Council dated October 15 – November 13, 2014 Notice of public comment period.
- Putnam County News and Recorder dated 10/15/14. Affidavit of Publication.

K. Foley moved to suspend the public meeting at 8:39 P.M. to go into a workshop session with Butterfield Realty LLC; C. Bachan seconded the motion. The meeting was suspended at 8:39 P.M.

The Board reviewed the drawings submitted by Ray Sullivan, Architect, of Sullivan Architectural for the residential homes along Paulding Avenue and Buildings 1 and 2 along Route 9D. Owner Paul Guillaro and Project Manager Matt Moran were also present.

The discussion of the residential structures along Paulding Avenue focused primarily on proposed materials. Mr. Guillaro noted he would be willing to use wood siding and trim.

After considering HDRB recommendations for Building 1, Mr. Guillaro stated that he prefers a more residential look that a commercial look, so that it blends into the multi-family housing behind it. HDRB members continued to support a commercial look for the building, stressing the importance of creating a street wall along Route 9D that reflects the purpose of the buildings along that roadway. The Board feels that the buildings should be presented in thematically, with distinct yet complimentary looks for the commercial/public buildings, the multi-family housing and the single-family homes.

In the discussion of form and materials for Buildings 1 and 2, the following were addressed:

- Deeper setbacks and shifted orientation, in keeping with the limitations of the B4A zone requirements.
- That new renderings of Building 1 be presented, one with brick on the first and second floors and one with brick to the roofline.
- The removal of the parapet on Building 2; this is desirable to the Board because the resulting roofline is reminiscent of portions of the Butterfield Hospital building.
- The proposed pavers for the plaza in front of Building 2 were presented, as well as stones for several retaining walls and garbage enclosures. The board recommended a natural stone appearance and a single color palette for these elements.
- Light fixtures for the tops of pilasters were presented; the Board noted that they were reminiscent of historic fixtures on the site and therefore were desirable.
- Initial concepts for metal benches were presented; the board found them to be compatible with the overall design; final selections will be presented at a later date.

A next workshop was tentatively scheduled for January 7, 2015 after the HDRB's joint meeting with the Planning Board.

K. Foley moved to close the workshop session and C. Bachan seconded the motion. The workshop was closed unanimously at 10:17pm and the regular meeting re-opened at 10:18pm.

#### **Minutes:**

- The minutes of October 8, 2014 were reviewed. P. Downey moved to accept the minutes as modified and C. Bachan seconded the motion. The modified minutes were approved 4-0.

- C. Bachan moved to approve the minutes of October 22<sup>nd</sup> as revised and P. Downey seconded the motion. The revised minutes were approved 4-0.
- The minutes of November 5, 2014 were reviewed. C. Bachan moved to accept the revised minutes and P. Downey seconded the motion; they were approved 4-0.
- The minutes of November 12, 2014 were revised and P. Downey moved approve them; C. Bachan seconded the motion. The revised minutes were approved 4-0.
- The minutes of November 19, 2014 were revised and C. Bachan moved to approve them; P. Downey seconded the motion. The revised minutes were approved 4-0.

P. Downey moved to adjourn and K. Foley seconded the motion. The meeting adjourned at 10:29 P.M.



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A. Zgolinski, Chair

1/14/15

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Date