

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Workshop Meeting Butterfield Realty LLC**

**January 28, 2015**

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

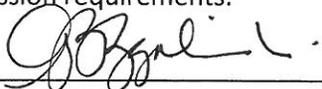
**Present for the Applicant: Matt Moran, Unicorn Contracting; Ray Sullivan, Sullivan Architectural Group; the session was later joined by Property Owner Paul Guillaro and Attorney Steven Barshov.**

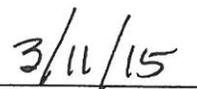
Mr. Moran and Mr. Sullivan presented updated elevations and materials information for the proposed structures on the site. Discussion focused particularly on the amount of brick veneer to be used on the commercial structures, awnings and entrances for the commercial buildings, as well as the more detailed decorative pattern and material palette for the residential structures along Paulding Avenue. The majority of the board felt that a single color brick was more appropriate to the design inspiration being taken from the Butterfield Hospital building, and preferred simple solid canopies suspended from wires rather than mounted on decorative brackets.

Mr. Barshov inquired about the HDRB holding a joint public hearing with the Planning Board, which earlier in the evening had tentatively scheduled a public hearing for its site plan review for March 4<sup>th</sup>, 2015.

The HDRB was open to the possibility of a joint HDRB/Planning Board hearing but informed the applicant that in order for the application to be considered complete, a set of full drawings for all structures would need to be presented and reviewed as a whole, rather than building by buildings as they have been to this point. Additionally, all materials specifications would need to be called out on the complete drawings. Vice Chair Foley again informed the applicant that a scaled mass model would be required for public review prior to a public hearing, as the public has not yet seen an accurate mass model since modifications to the site plan had been made by the Planning Board and the HDRB (in keeping with limits outlined the B4-A zone law). Mr. Sullivan expressed skepticism that a model could be prepared in time for a hearing on March 4<sup>th</sup>. Chair Zgolinski confirmed that the scheduling of a hearing for the HDRB would be contingent upon the submission requirements, including the model. If they could not be met, the HDRB would schedule a separate public hearing when the materials are ready.

The board discussed how a public hearing might be structured, including the options of (1) a single hearing for all matters related to site plan within the HDRB purview as well as design and material proposals, and (2) separate hearings for site plan issues and design/materials issues. The board did not reach a final conclusion and will discuss options further as the applicant makes progress on meeting submission requirements.

  
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Al Zgolinski, Chair

  
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Date