

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

March 4, 2015

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

Vice Chair Foley opened the meeting at 6:32 P.M.

Present for the Applicant: Paul Guillaro, property owner; Matt Moran, Unicorn Contracting; and Ray Sullivan, Sullivan Architectural Group.

Mr. Sullivan distributed and reviewed revised drawings, materials sheets and lighting plans dated 3/4/15. He noted the following changes:

Buildings 1 & 2

- the window panels are proposed as cementitious board rather than metal
- crown molding and other trim will be PVC, not fypon

Building 3

- shutters removed
- windows on bays will be separated by mullion
- Fypon replaced with PVC
- Entrance door and sidelights revised

Single Family Homes

- Garage doors are insulated metal
- Louvres on gable ends given wider trim to give appearance of reduced size
- Foundations are parged concrete block

Landscape

- All fences now metal
- Box beam guard rail is metal
- Shepherd crook light fixtures to be placed along retaining wall on north property boundary; they will rise 9 feet above the fence

The Board requested the following:

- Building 3 – attempt to center the windows over the entrance doors, particularly at dormered ends
- Building 4,5,& 6 – prepare a drawing that shows the entire façade, not just sections
- Building 1, single family homes: remove shutters

The board reviewed the list of neighboring properties to be notified of the public hearing and confirmed that all adjoining property owners should be contacted.

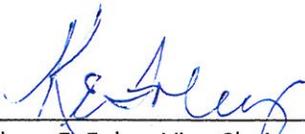
M. Junjulas moved to accept the submitted plans as complete and P. Downey seconded the motion. The motion was approved unanimously.

Vice Chair Foley confirmed that the scheduling of the public hearing is being done contingent upon the the applicant's provision, by Friday March 20th, of a scaled mass model of the proposed redevelopment on the site for public review.

M. Junjulas moved that the HDRB hold a public hearing on March 25, 2015 and P. Downey seconded the motion. The motion was approved unanimously.

The board instructed the applicant to speak with the Village Clerk about filing a public copy of the submitted documents, as well as to coordinate the delivery of the model.

P. Downey moved to adjourn the meeting and M. Junjulas seconded the motion. The meeting adjourned at 7:23 P.M.



Kathleen E. Foley, Vice Chair

3/11/15
Date