

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

**Public Hearing: New Construction, 15 High Street  
August 19, 2015**

Members present: Chair Al Zgolinski; Members: Carolyn C. Bachan, Peter Downey and Michael P. Junjulas. Vice Chair Kathleen E. Foley absent.

The public hearing was opened at 8:09pm by Chair Zgolinski

Project architect Juhee-Lee Hartford reviewed the application, noting the following:

- Architect Juhee-Lee Hartford went through a detailed slide presentation showing details of the new construction and materials being used.
- 15 High Street elevations were shown from multiple angles.
- Juhee-Lee Hartford stated, they tried to be contextual as possible by referencing Victorian features I.E banding, gable roofs etc.
- Request was made and approved by ZBA with a recommendation by the HDRB to honor original house footprint

At 8:25 Chair Zgolinski gave 5 minutes for public to review the models and the drawings. At 8:30 the public hearing was opened for public comment.

***Mike Armstrong 7 Morris Ave***

Mr. Armstrong thought it was a beautiful design that fits the Victorian vernacular very well. Porches are very welcoming on the first and second floors, and fit with the neighborhood. Having it close to the street makes it fit with the walkable village idea. The bay window works very well with the design. The windows, though not muntin, are not worrisome at all. The rear of the house works very well with the context of the Village. I would be delighted to have this house built on High Street.

Public comment session was closed and opened for Board deliberation at 8:33pm.

M. Junjulas stated it was great working with the architect and as a team we have come a long way and look forward to Anne getting back in her house.

C. Bachan stated that it still is a modern building that still makes references to its historic antecedents. This manages to balance the ambiance of the historic structures in the village with a very modern building. In terms of energy efficiency and the rear of the building which turns more modern. The design was very successfully done.

P. Downey stated it's a great design that fits the location well, it will look beautiful.

Chair A. Zgolinski stated he agreed with all the comments already mentioned. Usually he would have liked to see more natural materials used but felt with new construction in a historic district, is to do things so people don't think it has been there since the 1800's but instead capture the designs of buildings around it. If it was a renovation it would have been different but being it was new construction we are allowing it and it is nicely done.

Chair Zgolinski called for a roll call vote with the following results:

Junjulas	yes
Bachan	yes
Zgolinski	yes
Downey	yes
Foley	absent

M. Junjulas moved to close the public hearing at 8:38pm and P. Downey seconded the motion. The Board entered into regular session:

### **1. Chapel Restoration 45 Market Street (Handrail)**

#### **Represented by Mike Armstrong; Nationally Listed Area**

A handrail from parking lot up the hill to the Chapel along the pathway on the north side. The handrail will be 72' long and will emulate the railing design on the south side. The south side railing is painted 2" diameter steel tube design, with a top and bottom rail. The proposed north side railing will only have a top rail and will be attached by "L" shaped brackets unlike the south side. The railing will also have round LED lights or "pucks" installed under them approximately at a 30 degree angle and will be dark sky compliant. Two lights are proposed per 5' railing section.

The application was tabled at this time due to not having the referral application back from the Building Inspector. The Board also requested catalog cuts showing the LED "Pucks" and how they are attached to the posts. Also a better layout of where the posted railings will go with regards to the Chapel itself.

### **2. Addition of Basement Windows & Minor Dimensional Changes, 19 Garden Street**

#### **Chris & Jennifer Daly**

Project designer Paul Henderson presented drawing proposals for addition of 2 basement windows that were not in the original plans approved April 23, 2015. Chair Zgolinski questioned the use of vinyl windows opposed to clad. After much discussion the applicant agreed to set back the vinyl window within the poured concrete foundation and place wood trim around the vinyl window.

After survey of the lot there was a ¾" difference between the survey and the plans that caused the back of the house to be over the 7.5' setback approved by the ZBA. The plan of the house was shifted slightly

to accommodate the required changes. The original measurements of the addition was 16' 4" ¼ now due to slight modifications it will be 15' 7" ¼

A motion was made by P. Downey seconded by M. Junjulas to accept the changes as marked in red by the Chair with the addition of the wood trim around the basement windows and the minor dimensional changes presented. It was approved 3-0-1. C. Bachan abstained with the reasoning that she originally voted no for the original application back in April.

P. Downey moved to adjourn the meeting and M. Junjulas seconded the motion. The meeting adjourned at 9:12pm.

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A. Zgolinski, Chair

Date