

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

**Regular Monthly Meeting
11/11/15**

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Carolyn Bachan, Peter Downey and Jennifer Simard.

Chairman A. Zgolinski called the meeting to order at 8:04pm. Before the board began its business, member P. Downey tendered his resignation as of the conclusion of this meeting.

1. Old Business:

Jennifer Simard, 8 Furnace Street

Ms. Simard recused herself from consideration of the application. She proposed the following modifications to a previously approved porch restoration for her own property:

- a reproduction industrial-style porch light to replace the existing light
- the omission of a planned decorative element at the north end of the porch roof

K. Foley moved to accept the revision of the application as submitted and P. Downey seconded the motion. The motion passed 3-0.

2. Board Business:

a. lighting:

Trustee Marie Early made a presentation to the Board concerning the ongoing Federal reimbursement project for Main Street sidewalk, drainage and lighting repairs. She sought input/comment from the HDRB regarding possibilities for upgrading lighting on Main Street, specifically on the street lighting options available from Central Hudson within the cost limitation of the available funding from the Federal reimbursement project. Trustee Early was joined by Richard Franco, a member of the public who represented some merchants in advocating for the need to additional light on Main, and who has a particular interest in shifting to LED lighting.

HDRB members expressed disappointment at the limited lighting options presented. Based on previous communications, the Board understand that the limitation derives from budget constraints and time limitations in the grant period. When first asked to comment, Members had not fully understood the limitations of timing/deadlines presented by Trustee Early. The board had researched LED options that might be more historically appropriate to the streetscape, and would have drawn on the forms of older lights along Main (none of which are from the District's period of significance, but date roughly to the 1940s or 1950s). It became clear in the discussion that time and money are both severely limited.

We would have preferred to have had a wider window to explore other options that might be available

at or near the pricepoint within the Federal Project. Given this scenario, the Board focused discussion on the clear issues that emerged from its research, as well as Members' professional and personal experiences with poor lighting choices in other Historic Districts. The "temperature" of LED lights has a tremendous impact on streetscape, sense of place, and the emotional experience of a space. The HDRB is required to consider these elements as part of our Design Standards for streetscape (Chapter D, page 46). To that end, overly bright light, or light falling outside acceptable portions of the Correlated Color Temperature (CCT) range, are not necessarily an "improved" lighting scheme within the Historic District and could even be detrimental to the character of the District. We felt this should be made clear to the DOT grant administrator.

Mr. Franco raised comparisons among Cold Spring's Main Street and those in Beacon and Peekskill. K. Foley drew the distinction that Beacon and Peekskill are cities. Cold Spring is a village and has a very different community character. Therefore, the Board felt that the Village is not necessarily best served by bright urban lighting which would shine into upper-storey residences. Nor would an urban lighting scheme maintain and enhance that character of the Historic District.

The Board recognized the desire to increase the sense of welcome and pleasant experience along the street for pedestrians, as expressed by Mr. Franco. He reported that the group of merchants he represents feels that upgraded lighting could assist in that goal. HDRB members suggested that (a) if there is a desire on the part of merchants for upgraded lighting, (b) if alternatives could be identified to meet project criteria for the upgraded lighting, and (c) if those alternatives exceeded the budget for the project, perhaps a public/private partnership could be formed to fund the upgrade. K. Foley suggested that the HDRB work with the VBOT to determine an objective set of criteria for assessing alternatives. The Chair made clear that such a process would be mostly within the purview of the VBOT not the HDRB, but that the Review Board would be willing to make recommendations.

In sum, the HDRB recommended attempting to work with Central Hudson to determine their willingness, within the scope of this project, to install LED's that have a Correlated Color Temperature (CCT) of 3,000K or lower. Board member Simard had identified an option in the same model line by the same manufacturer that Central Hudson works with that is within that CCT range. She agreed to provide information on that model to Trustee Early, who agreed to inquire.

b. ADA accessible streets and buildings:

The Chair inquired of Trustee Early regarding the status of handicap accessibility in the Main Street project. The Trustee noted that she is following up on conversations with local accessibility advocates. Zgolinski pointed out that modifications to storefront entrances may be required as part of the federal reimbursement program. He noted the challenges that can exist when trying to comply with the ADA and Standards within an Historic District. He recommended a review of guidance from the State Historic Preservation Office on accessibility.

c. SHPO CLG Grant/Ordinance Update

To ensure reimbursement from grant monies before the grant period ended, in late September the Village Trustees paid Consulting Attorney William Hurst in full for the Chapter 64 update. He has yet to deliver the next draft, which was requested in late August. Hurst assured K. Foley that the draft would

be provided by Thanksgiving and the process wrapped up by the end of the December; Foley expressed skepticism given the need for a public hearing on proposed changes. Chair Zgolinski will follow up with Mr. Hurst again.

d. Deadlines for the HDRB application process:

The Board discussed and reviewed proposed deadline dates for the Building Permit and Certificate of Appropriateness application process, allowing more response time for the Building Inspector on referrals. The Board was comfortable with the recommendations and requested that K. Foley follow up with the Building Inspector. K. Foley reported that the Building Inspector does not wish to consolidate the building permit and CofA applications. The Board discussed additional possibilities for reducing repetition and/or overlap in the two forms. K. Foley will follow up with the Building Inspector and report back to the Board. Additionally, C. Bachan and J. Simard agreed to review pages 4 & 5 of the proposed application and try to tighten and reduce text in the information section.

3. Correspondence:

- Letter from Village of Cold Spring Planning Board dated October 9, 2015 affirming lead agency status for the necessary SEQR review of the proposed subdivision of the Kemble/Campbell property by owner Scenic Hudson.
- Letter from The Mayor and Village Board of Trustees dated October 19, 2015 to Jonathan Nettlefield the SEQR process for the Fjord Trail proposal.

4. Minutes:

- The minutes of August 26 were reviewed. P. Downey moved to accept the minutes as presented and K. Foley seconded the motion. The motion passed by a vote of 4-0 with J. Simard abstaining since she was not on the Board at that time.
- The minutes of September 30, 2015 were reviewed and amended. C. Bachan moved to approve the minutes as amended and P. Downey seconded the motion. The motion passed by a vote of 4-0 with J. Simard abstaining since she was not on the Board at that time.
- The minutes of October 14, 2015 were reviewed and amended C. Bachan moved to approve the minutes as amended and J. Simard seconded the motion. The motion passed unanimously.

K. Foley moved to adjourn the meeting and P. Downey seconded the motion. The meeting adjourned at about 10:24 P.M.

Al Zgolinski, Chair

Date