

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

**Public hearing for
James Hartford, River Architects, 178 Main St.
01/20/16**

Members present: Chair Al Zgolinski; Members: Carolyn Bachan, Andrea Connor and Sean Conway
Vice Chair Kathleen Foley has recused herself from this application and was not present.

Chairman A. Zgolinski opened the meeting at 8:03 P.M. and asked that the Applicant present to the public his proposed renovations to an existing structure.

The Applicant submitted to the Board the Postal Return Request Receipts of the notifications sent to adjoiners. The Applicant noted he still has not paid the \$80.00 public hearing fee.

Mr. Hartford presented two mass models - one showed the building as it exists now and the other showed what is being proposed. The building is 600 sq. ft. building.

Mr. Hartford described his proposal as follows:

- The building will be renovated using a 2 x 4 construction into a Passive House building.
- The building will be raised two feet by extending the stone foundation.
- South-west side of the roof will have solar panels.
- The basement level will have a deeper light wells in the front that will be the same grade as the driveway and two matching windows will be installed in the basement that will match the first floor windows.
- Hemlock siding will be used.
- All windows and the front door will be replaced. The windows will be simulated divided lite double-hung and triple glazed. Window replacements will include the round attic window.
- The Applicant is in the process of purchasing the land for the stoop from the Village. The new front stoop will be painted wood.
- The shed addition on the back will be replaced with a shed addition that provides access to the basement.
- The tin vents will be replaced with solartube skylights and will be clad to match the existing vents.
- A handicapped accessible ramp will be installed leading to the back entrance.
- The chimney will be removed.
- Two barn light full cut off lights will be installed at the front entrance.
- A new wood sign with the name of the business routed into wood and painted.
- Existing eaves will be cut back for the added insulation at the roof but new eaves will be added to have the same appearance.
- The roof will be a standing seam metal roof.
- Half round galvanized gutters will be used.
- Vertical lattice work will be installed under stairs.

Chairman A. Zgolinski explained that there will be 10 minute recess for the public to review the drawings and models. The Board will then reconvene and will be open for public remarks. He noted that all comments and questions should be directed to the Board.

At 8:20 the meeting was opened to public comment.

Jennifer Simard, Furnace Street - Noted she is a neighbor of the applicant and a past member of the board. Ms. Simard noted she believed the siding on the building is in terrible condition and the siding is not salvageable. As far as mass and raising the building, it will still not be as high as the house next door. The proposed changes will make the building fit in with the house next door. The building will have a life span of 100 years and will not rot away and will bring life back to this gem.

Andrew Hall, 13 Fair St. – noted he is the Godfather to Mr. Hartford’s daughter. And asked the Board what their issue was with this application. Chairman A. Zgolinski responded the loss of the historic fabric.

Joe Meyer, 46 Kemble Ave. – noted he lives in a house that River Architects designed. He was in support of the project. Mr. Meyer supported his plans. The concept behind his house is similar to his house in that it is a passive house. The cladding materials being proposed are the same wood as used in his house. There is a friendly feeling to the wood. Mr. Meyer noted his house is not similar to other houses in his neighborhood and the board approved his application. The project makes brave decisions and the applicant used all the tools in the box to make what is a lovely proposal.

Susan Peehl, 13 Fair St. – Ms. Peehl believed the code says you shouldn’t artificially maintain the fabric. She noted that we are at the cusp of a whole new dimension of building that we have not seen in our history. We are in need of adjusting to climate change. The sleekness of the vertical siding will go more with the sleekness of this building and will go along with the present day use of this building and the preservation.

Public comments were closed at 8:30 and opened for board members comments.

The Board members liked the concept of the design but expressed concern over the vertical siding.

A discussion ensued over the Boards responsibility to preserve the historic fabric and the loss of historic fabric every time an applicant comes to the Board.

S. Conway moved to close the public hearing and C. Bachan seconded the motion. The public hearing was closed at 8:43 P.M.

Chairman A. Zgolinski asked the Board if they were ready to vote on the application. The Board members indicated they were ready to vote.

J. Hartford asked that the vote be taken in parts and the Chairman agreed. The votes were taken as follows:

1. The basic concept of the proposed changes, the vote was:

A. Conner	yes
S. Conway	yes
C. Bachan	yes
A. Zgolinski	yes

2. The Application as presented with vertical novelty siding, the vote was:

S. Conway	no
C. Bachan	no
A. Connor	no
A. Zgolinski	no

3. The application as presented with horizontal novelty siding, the vote was:

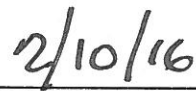
C. Bachan	yes
S. Conway	yes
A. Connor	yes
A. Zgolinski	no - The Chairman stated that his vote was symbolic gesture of objection to the loss of historic fabric.

The Application with horizontal siding was approved.

C. Bachan moved to adjourn the meeting and A. Connor seconded the motion. The meeting adjourned at 8:50 P.M.



Al Zgolinski, Chair



Date