

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

**Monthly Meeting
07/13/16**

Members Present: Chair Al Zgolinski; Members: Carolyn C. Bachan, Andrea Connor, and Sean Conway. Vice Chair Kathleen E. Foley was absent.

Chairman A. Zgolinski opened the meeting at 8:03pm.

1. OLD BUSINESS

Michelle and Aric Kupper, 56 Paulding Avenue, Nationally-listed area of the Historic District, addition to and modification of existing structure. On referral from Building Inspector.

Michele Kupper and her architect Justin Kacur (Highlands Architecture) presented revised plans, sections and elevations. Also presented was a sample of the proposed window with insulated glazing and adjustable lites.

HDRB reviewed the rear exterior elevations with a focus on the glazing. C. Bachan noted that the rear elevation is not visible from Paulding Ave and only at a distance from Bank St.

HDRB and Kacur discussed the continuous yankee gutter on the rear elevation. All agreed that continuing the yankee gutter from the front was not necessary.

Kacur suggested possibility of deleting the porch from the design. There were no HDRB objections. Applicant will delete the porch from the project.

C. Bachan made a motion to declare the project Type 2 for the purposes of SEQR citing the fact that the project is an addition to an existing single-family home. A. Connor seconded and the motion passed unanimously.

C. Bachan made a motion to hold a public hearing at the July 27, 2016 HDRB meeting at 7:30pm. S. Conway seconded and the motion passed unanimously. A. Zgolinski reminded applicant that the Village requires payment of a fee prior to the public hearing and suggested they make payment to the Village Clerk. He also requested that the applicant bring the following to the hearing:

- Presentation boards showing exterior elevations
- Appropriate specification sheets
- Sample materials
- A simple block site plan

2. WORKSHOP SESSION

a. 2 Depot Square. Nationally-listed area of the Historic District, addition to and modification of existing structure's architecture and landscaping.

Applicant's architect (Karen Parks) presented plans, exterior elevations and photographs illustrating the proposed work: expansion of the existing deck on the north side, rebuilding of stairway to deck, addition of windows on the wall facing the deck and replacement of door from the rear alley. Architect noted that the new door will be visible from Main St.

A. Zgolinski requested Applicant to make a formal application to be considered at the HDRB August 10, 2016 meeting. He also requested the Applicant to bring revised details of the proposed work to the deck and stairs to that meeting.

A. Zgolinski voiced his opinion that the nature of the proposed work is not significant and will not require a public hearing. All board members agreed.

Applicant's landscape architect, Adam Thyberg, presented renderings illustrating proposed changes to the yard. They included replacing the existing 6' stockade fence with a 3' black aluminum fence behind the stone wall that defines the perimeter of the property, removal of the existing pool and installation of a pergola in its place and resurfacing the garage facade.

Adam proposed applying a stone veneer to the garage to match the existing stone. A. Zgolinski suggested using stucco instead citing the difficulty in matching the veneer to the actual stone. HDRB members and Adam agreed.

3. APPROVAL OF MINUTES

a. The HDRB reviewed the minutes of the June 8, 2016 monthly meeting. C. Bachan made a motion to accept the minutes as amended. A. Connor seconded and the motion passed unanimously.

4. STATUS UPDATE FROM BUILDING INSPECTOR

a. Order to remedy for 14 Pine St.

Mr. Reed appeared and presented photographs, the original application and building permit. HDRB concern is that the work done does not match what was approved. Reed explained that the cost of the approved work was too expensive, but that he sought to conform to the design elements in adjacent properties.

HDRB stated that what he constructed was unacceptable and discussed possible materials and construction details to meet Village Historic District Design Standards. A. Zgolinski asked Reed to return

to the August 10, 2016 HDRB meeting with plans showing how HDRB recommendations would be implemented.

b. Stop work order for 7-9 Wall Street

Referred to HDRB – status unknown.

c. 16 Paulding Ave porch construction

Building Department issued the permit without a referral – will speak with owners.

d. As-built conditions at Building #2, Butterfield Redevelopment Site

Building Inspector's understanding is that the Applicant will be in touch with the HDRB regarding this change.

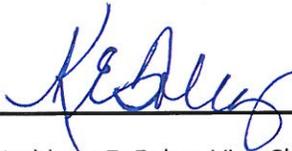
e. Referral of exterior modification to Lahey Pavilion

The Building Inspector has heard nothing about this.

5. DISCUSSION OF ONGOING BOARD PROJECTS

- a. A. Zgolinski told board that the SHPO grant has been awarded. Discussions need to be held with Stephen Tilly, the consultant to revise their scope of work.
- b. The revised HDRB application form was sent to the Village Attorney for review.
- c. Ordinance updates will continue after the July 27 2016 public hearing.

S. Conway made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 9:50pm.



Kathleen E. Foley, Vice Chair

11/30/2016
Date