

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

**Monthly Meeting
08/10/16**

The Village of Cold Spring Historic District Review Board held its regular monthly meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday August 10, 2016.

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

Chairman A. Zgolinski opened the meeting at 8:07pm.

OLD BUSINESS

1. K. Reed, 14 Pine Street, Locally-listed area of the Historic District: Modification of previously approved Application.

Applicant presented an alternative for the design of the front stoop, using CMU piers and brick tile rather than PVC for the sides. S. Conway made a motion for approval as modified. K. Foley seconded and the motion passed unanimously.

2. Designer Karen Parks on behalf of Catherine Blanche, 2 Depot Square, Nationally-listed area of the Historic District: SEQR classification and exterior modifications including deck, stairs, porch enclosure, door, railings fence and garage door.

K. Foley made a motion to classify the project as Type II under SEQR, noting its minor impact on the character and the District. S. Conway seconded and the motion passed unanimously. Consensus of HDRB is that the proposed work will not require a public hearing.

Parks presented an overview of the project including: plans, elevations, photographs and materials specification sheets.

Parks proposed use of a paintable PVC window sill at the back of the house and on the upper level. In the past the HDRB has allowed composite materials when located +8'-0" above grade. However, the Chair recommended the use of natural material in the sill so that the sill and sash will age similarly.

Discussing the proposed modification to the garage door, Parks noted they would match the style of the existing but contain fewer lites and be a better quality wood product.

The existing deck is to be replaced and expanded with a new fence with painted 4x4 cedar posts.

HDRB members discussed the concurrent applications before the Village Planning Board and Zoning Board of Appeals and the impact this may have on HDRB review of the project. K. Foley noted that

another board may classify the application differently under SEQR because the ZBA and Planning Boards weigh different criteria. For ease of discussion, the Board invited to the table Landscape Contractor Adam Thyberg of Neave Landscaping, who is managing other exterior modifications to the property, including garage façade material change, fence installation and pergola construction. Thyberg showed the board images on his iPad illustrating the proposed modifications. The garage will have a stucco finish. The existing wood stockade fence is to be replaced with a metal railing surrounded by plantings. A new cedar pergola is planned for the yard.

HDRB discussed the merits of wood vs. metal railings, and the mixing of the materials. Given the Board's bare quorum (which requires consensus for approval) and disagreement over material, the applicant decided to return with this portion of the application in the next session.

Parks will speak with building owner and will present new visuals to the HDRB at the 8-24-16 meeting

NEW BUSINESS

1. L. Mueller & P. Lansdale, 16 Fair St, Nationally-listed area of the Historic District: SEQR classification and replacement of existing windows.

K. Foley made a motion to classify the project as Type II under SEQR, noting its residential nature and minor impact on the District. S. Conway seconded and the motion passed unanimously.

Existing windows are malfunctioning and in poor condition. The Applicant seeks to replace all windows in-kind, with no changes to window sizing or material. Applicant proposes a window manufactured by Columbia. Windows of different ages exist on the house, and Foley opined that the six-over-six configuration was more likely the original window on the main mass. The board concurred, approving six over six sashes in all locations except the side bays; these locations will have two over two sashes. K. Foley made a motion to accept the application as modified to clarify which windows are to be replaced. S. Conway seconded and the motion passed unanimously.

HDRB requested applicant to provide photographs of all facades.

2. Depot Square Inc., 1 Depot Square, nationally-listed area of the Historic District: SEQR classification and installation of a wall on border of outdoor dining area as well as a counter west of the existing bar.

K. Foley made a motion to classify the project as Type II under SEQR, noting its minor impact on the property and the District. S. Conway seconded and the motion passed unanimously.

Applicant presented a site plan and sample of the proposed wall materials (a manufactured stone product with a bluestone cap.)The proposed wall will be free-standing and will not be attached to the existing brick building. A. Zgolinski expressed concern about the appearance of the composite material as it ages. K. Foley questioned the likelihood of water to be trapped between the building and the wall. The applicant described the amount of space between the wall and the main structure, which seemed sufficient for weeping water. Because the wall will not be connected to the structure and is obviously

new construction, Conway and Foley were willing to approve the composite material. K. Foley made a motion to accept the application as modified. S. Conway seconded and the motion passed unanimously.

3. Karim Taylor was present on behalf of the owners (Luz and Victor Llaja), 7-9 Furnace Street, Nationally-listed area of Historic District: SEQR classification and in-kind replacement of 6'-0" stockade fence.

S. Conway made a motion to classify the project as Type II under SEQR, noting that it is a fence and has minor impact on the property and the District. K. Foley seconded and the motion passed unanimously.

Taylor informed the board that an application is currently pending before the Zoning Board of Appeals (ZBA). S. Conway stated that if the ZBA grants a variance for the fence, then the HDRB "has no say in the matter." A. Zgolinski commented that if a variance is not granted, the HDRB "will have comments." Foley questioned this approach, noting that one of the Board's goals is to encourage compliance with the Design Standards when non-conforming conditions are removed – that is the case here as the fence is completely down.

On the advice of the board, the applicant will suspend the application to the HDRB pending action by the ZBA. If ZBA makes a determination prior to the next HDRB meeting (on Aug. 24) it will be put on the agenda.

4. 81 Main Street, Nationally-listed area of Historic District: SEQR classification new exterior signage.

K. Foley made a motion to classify the project as Type II under SEQR, noting its minor impact on the property and the District. S. Conway seconded and the motion passed unanimously. Conway made a motion to accept the proposed signage as submitted. K. Foley seconded and the motion passed unanimously.

Property includes first floor commercial space containing three small businesses. Applicant wishes to install a new sign for Village Guitars, the primary business. Sign would be fabricated with vinyl letters adhered to a wood backing. It is the same signage that was approved when the businesses were located further east on Main Street.

WORKSHOP SESSION

K. Foley made a motion to move into workshop session. S. Conway seconded and the motion passed unanimously.

1. Butterfield Realty Corp., Butterfield Redevelopment Site (Building 2), locally-listed area of the Historic District: modification to a previously-approved application – modification of window to door on SE façade.

Architects for Butterfield Realty presented plans and elevations of their proposed changes. During the workshop the following items were discussed and identified specifically:

- Potential tenants are interested in having a door on the SE façade.

- Door will require a concrete landing pad with wheelchair access and landscaping taken into consideration.
- Landscaping will be key to integration of the door and landing into the design of the façade.
- This door would not be the primary ADA egress point.
- The Board felt that railings fabricated from square tube (similar to those on the north side of the property) would be acceptable.
- Members expressed concern with the departure from the approved design, particularly the symmetry of the SE façade.
- The brick signage band shown on the rendering has been installed with an apparent difference in proportion.

Architects will present modifications based upon the workshop at the Aug. 24, 2016 HDRB meeting.

APPROVAL OF MINUTES

The approval of minutes was deferred.

BOARD BUSINESS

1. **16 Paulding Avenue—Building Permit issued for porch roof without referral to HDRB; work is complete.**

Board will request homeowners to submit a new application with before and after photographs of the work.

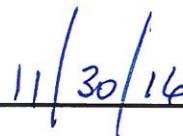
DISCUSSION OF ONGOING BOARD PROJECTS

1. HDRB will continue work on ordinance on Aug. 18, 2016.

K. Foley made a motion to adjourn the meeting. S. Conway seconded and the meeting was adjourned at 11:35pm.



Kathleen E. Foley, Vice Chair



Date