

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

**Monthly Meeting
09/14/16**

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 September 14, 2016.

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

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

OLD BUSINESS

1. Landscape Contractor Adam Thyberg on behalf of Catherine Blanche, 2 Depot Square, Nationally-listed area of the Historic District: pergola construction.

- Thyberg presented details of the proposed pergola along with renderings showing various views from the street.
- K. Foley made a motion to approve the application pending completion of SEQR review by the Lead Agency, as well as Planning Board and ZBA approvals. C. Bachan seconded the motion, which passed unanimously.

2. Depot Square Inc., 1 Depot Square, nationally-listed area of the Historic District: modification of previously approved application.

- The applicant was asked to return to the HDRB for construction completed in the outdoor bar area that was not in compliance with the issued CofA. The Building Inspector previously informed the Board that he allowed the changes at his sole discretion. Board members requested a review of the modifications and the Building Inspector requested the applicant to return. As the applicant did not appear to present modifications, the item was tabled.

3. 17 Parsonage, Marissa & Marc Boisvert, Locally-listed area of the Historic District: SEQR classification and exterior rehabilitation.

- C. Bachan made a motion to declare the project SEQR Type II as an alteration to an existing structure. K. Foley seconded and the motion passed unanimously
- Applicants presented revised exterior elevations, a photo-montage, window details and a sample of the proposed siding.
- HDRB Discussion
 - Would a public hearing be required? Consensus is “no.”
 - Windows arrangement on the front façade should be symmetrical
 - A. Zgolinski voiced no objections to the proposed modifications
 - K. Foley requested details of the chimney, leaders and gutters

- HDRB marked-up comments on applicant's drawings for resubmission at the next meeting, 9/28/16.

4. Butterfield Realty Corp., Butterfield Redevelopment Site (Building 2), Locally-listed area of the Historic District: SEQR classification and modification of a previously-approved application, including entrance doorways, secondary entrances, window modifications, materials modifications and addition of railing

- The application was presented by Project Manager Matt Moran and Project Architect Ray Sullivan.
- Revised exterior elevations were presented for the South East and East facades of Building 2, incorporating previous recommendations of the HDRB
- HDRB Discussion of Southeast elevation
 - Window installed differently than approved plan (1st floor) will be bricked in
 - Placement of windows and doors on second and third floors will remain as installed
 - Wall-mounted lighting remains
 - A planting plan for the additional door, stair and landing area was reviewed
 - S. Conway made a motion to accept the changes to the SE elevation per the modifications discussed. C. Bachan seconded the motion, which passed unanimously
- HDRB Discussion of East elevation
 - Revised door and window placement presented, as well as modification of signage band and decorative pilasters
 - S. Conway noted the inclusion of a new, large, façade mounted light fixture near the north corner of the façade
 - Mr. Moran reported that the fixture has been added in response to revisions to the Lahey Pavilion for the Senior Center
 - K. Foley noted that the light plan previously approved by the Planning Board was a site-wide plan and included candle-light calculations for light impacts. If exterior lighting changes were not proposed, the applicant would need to return to the Planning Board to approve the modification.
 - C. Bachan made a motion to accept the modifications to the north façade, excluding the façade-mounted light fixture. A. Connor seconded and the motion passed unanimously
 - The applicant agreed to return to the HDRB regarding the light fixture once plans for Lahey Pavilion had progressed.

NEW BUSINESS

1. G. Dunne, 20 Garden Street, Locally-listed area of the Historic District: replacement of existing windows.

- Applicant presented window specification sheets and an all-vinyl sample window. The window openings will not change. Applicant is seeking approval for all windows, but not all will be replaced at this time.
- HDRB Discussion

- HDRB does not approve all vinyl windows. Design guidelines require that windows be wood or wood with vinyl cladding. Applicant will resubmit a vinyl clad window for review
- Board requested additional photographs showing the entire façade and indicating which windows are to be replaced at this time, (along with specification sheets for the window.)

2. W. Lemon, 16 Paulding Ave, Nationally-listed area of the Historic District: review of porch roof modification undertaken without Certificate of Appropriateness.

- In error, a building permit for this project was issued without referring to the HDRB, as a result no Certificate of Appropriateness was issued for the work
- at the HDRB's request, the applicant submitted before and after photographs of the roof modifications, but had failed to submit an application; the applicant was not present at the meeting
- Board members expressed concern that this error was made by the Building Inspector and tabled the item until an application was produced for the project and discussion could be had with the applicant.

3. 147-149 Main Street, Nationally-listed area of the Historic District: replacement of siding on primary façade.

- The applicant did not attend the session; Board deferred discussion until the applicant was present to describe intended work.

WORKSHOP

K. Foley made a motion to move into Workshop session. A. Connor seconded and the motion passed unanimously.

1. Alex Carone, 9 Stone Street, nationally-listed area of the Historic District: mass and material modification

- Applicant presented exterior elevations and interior plans of proposed work.
- Members supported the proposal in principle and encouraged the applicant to continue developing the design.
- K. Foley informed the applicant that because of use changes and variances needed for the project, coordinated SEQR review will be required among the HDRB, the Planning Board and ZBA.
- Applicant will prepare a formal application.

2. S. Lee on behalf of R. Roy, 4 Stone Street, Nationally-listed area of the Historic District: exterior modifications to primary structure undertaken without Certificate of Appropriateness or Building Permit, and proposed modification to siding and windows on ancillary structure.

- The applicant reported being given oral instructions to proceed with the project by the Building Inspector based on its "emergency" status (following a flood), and later being told by him that she should have had both a building permit and a CoA. Members expressed concern about the Building Inspector's continuing pattern of referral of completed work.

- Work include the bricking in of a window on the primary façade, and the replacement of a door on the south façade with a window.
- HDRB Discussion
 - S. Conway expressed concern over the quality of the brick used for the infill and its coursing; however, given the apparent error on the part of the Building Inspector was willing to retroactively approve the work; he made clear for the public record that this approval does not represent precedent for future applications.
 - Members requested that the window be replaced with a Design Standard-compliant wood window
 - Prospective buyers of the property were present; they and the seller are determining who will present modifications to the accompanying carriage house. The Chair confirmed that approvals travel with the parcel. Action on this portion of the application was deferred.

3. A. Connor & E. Hudson, 19 High Street, Locally-listed area of Historic District: rear addition and window replacement.

- Discussion deferred until next meeting

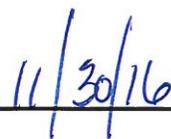
BOARD BUSINESS

1. The HDRB received a Notice of Intent To Become Lead Agency for SEQR review for 2 Depot Square from the Planning Board. The board moved a resolution consenting to the Lead Agency claim. The voting is noted below:
 - A. Zgolinski Aye
 - K. Foley Aye
 - C. Bachan Aye
 - S. Conway Aye
 - A. Connor Aye

2. Discussion of Ongoing Projects
 - The attorneys for the Village and the Town of Philipstown have agreed that the Town will complete HDRB review of modifications to the Dahlia House, Cedar Street.
 - Steve Tilly has received the state grant paperwork and will prepare a contract for the Village.
 - HDRB will continue its ordinance update on 9-18-16

K. Foley made a motion to adjourn the meeting. S. Conway seconded and the meeting was adjourned at 11:13pm.


Kathleen E. Foley, Vice Chair


Date