

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

**Monthly Meeting  
09/28/16**

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 28, 2016.

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

Chairman A. Zgolinski opened the meeting at 8:05pm.

**OLD BUSINESS**

1. **17 Parsonage, Marissa & Marc Boisvert, Locally-listed area of the Historic District: exterior modifications including windows, siding, roofline changes and fence removal.**

Applicants presented updated plans, elevations and photo-elevations as well as exterior sconce details.

K. Foley made a motion to accept the application as submitted. C. Bachan seconded and the motion passed unanimously.

2. **4 Stone Street, L. Lee representing R. Roy, Nationally-listed area of the Historic District: determination of SEQR classification, exterior modifications to primary structure undertaken without an Certificate of Appropriateness or Building Permit and proposed stabilization of ancillary structure (barn).**

C. Bachan made a motion to classify the application as SEQR Type II. S. Conway seconded and the motion passed unanimously.

The property is in process of being sold; following a discussion of the transfer of approvals with the property upon sale, Ms. Lee reported that the current owner would like to withdraw the application to stabilize the barn/carriage house. The new owner will return to the board with a proposal for that structure.

A discussion ensued related to work that had been done on the property on what Ms. Lee claimed to be an emergency basis following flooding, done with the reported permission of the Building Inspector. The Building Inspector had not issued a permit for the work, nor had it been referred for HDRB review. That work included the infilling of a window on the west façade (with brick to match surrounding) and the replacement of a door with a window on the south façade. The Board expressed concern over approving work post-facto, but agreed that the infill was acceptable under the circumstances. Members made clear that the post-facto approval should not be considered precedent for other applications. The board

requested the replacement of the south basement window with a wooden double hung window to meet the Design Standards for the District.

S. Conway made a motion to accept the application as amended. C. Bachan seconded and the motion passed unanimously.

**3. 15 High Street, A. Impellizzeri, Locally-listed area of the Historic District: modification of previously approved application.**

Applicant was not present, but had submitted updated elevations for HDRB review. Modifications were minor and intended to accommodate as-built conditions. C. Bachan made a motion to accept the modified application. K. Foley seconded and the motion passed unanimously.

**4. 147-149 Main Street, M. Sarlo, Nationally-listed area of the Historic District: modification of a previously-approved application (replacement of siding and trim on primary façade).**

Application is under a stop-work order from the building inspector. An application for similar work had been previously approved by the HDRB for the west façade of the structure. A large amount of rot and other damage was discovered on the siding of the primary facade. Applicant wishes to make an in-kind replacement with same style siding used on west facade. All other decorative trim will repaired and repainted.

K. Foley made a motion to extend the previously issued Certificate of Appropriateness for in-kind replacement of siding and window trim. C. Bachan seconded and the motion passed unanimously.

**5. 1 Depot Square Nationally-listed are of the Historic District: modification to previously issued Certificate of Appropriateness for new exterior wall.**

In its approval of this project, the board stipulated that the new wall construction at the property line be set apart from the historic fabric of the building by at least two inches to avoid damage to the historic fabric. The applicant reported and the Building Inspector confirmed that the inspector gave the applicant contradictory guidance, requiring the wall to be placed against the structure.

Review of photographs of the complete work also revealed the construction of an additional counter area perpendicular to the existing bar. This work had not been presented to the Board, nor was it approved. The applicant said that he did not realize the Board needed to review this work. It was not referred by the Building Inspector. The Chair requested that the applicant revise his application to include the work.

The Board expressed concern, again, that already completed work is before the Board for approval. K. Foley asked that the record reflect the decision of the Building Inspector to approve work contrary to the Board's direction, without first sending the applicant back for design revisions. She also noted that the approval should not be considered precedent for other applications. S. Conway made a motion to accept

the work as performed. A. Zgolinski seconded and the motion was rejected with members voting as noted below.

- A. Zgolinski Yes
- K. Foley No
- C. Bachan Abstain (Bachan was not present for the initial review)
- S. Conway No

K. Foley made a motion to accept the application as modified, requiring the installation of the 2" gap that the board originally required. S. Conway seconded and the motion passed with members voting as noted below.

- A. Zgolinski Yes
- K. Foley Yes
- C. Bachan Abstain
- S. Conway Yes

**6. 68 Main Street. Locally-listed area of the Historic District: installation of exterior sign.**

HDRB will discuss the matter with the Building Inspector.

**WORKSHOP**

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

**1. H. Blaikie representing Scenic Hudson, West Point Foundry, nationally-listed area of the Historic District: creation of public overlook on the Kemble/Campbell property bluff; creation of visitor access area at historic administration building.**

Blaikie presented area site plans and photographs describing the proposed project. She described Scenic Hudson's overall goals to increase public access to the bluff via a stair and overlook while maintaining privacy for the Kemble Property, and to increase both access and drainage around the administration building. The designs are in keeping with overall landscape scheme developed for the Foundry Preserve and in keeping with the HDRB.

HDRB Comments:

- The Board is open to the application in principal
- Members requested copies of the archeological reports for the Kemble
- C. Bachan expressed concern about limited ADA access to the overlook, and recommended the consideration of an additional approach to it from the southeast

**NEW BUSINESS****1. 15 Parrott Street, D'Urso, Locally-listed area of the Historic District: determination of SEQR classification and emergency repair of retaining wall.**

K. Foley made a motion to classify the application as SEQR Type II because of the scope of the work and its impact on the property and district. S. Conway seconded and the motion passed unanimously.

Applicant presented photographs of existing conditions, site plan and construction details and noted that reused materials were being used wherever possible.

HDRB comments:

- Historic material should be reused to the greatest extent possible with new material infilled below grade; special care should be taken to repair and replace the column capitals on the wall
- Members debated appropriateness of proposed sconce over the main door, but after discussion agreed to its merits

The application was voted on in two parts. S. Conway made a motion to accept the proposed sconce, K. Foley seconded; the motion passed 3-0 with C. Bachan voting no. S. Conway made a motion to accept the wall application as submitted. K. Foley seconded and the motion passed unanimously.

**MINUTES**

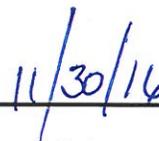
S. Conway made a motion to accept the minutes of the 8-10-16 meeting as amended. K. Foley seconded and the motion passed unanimously. The review of all other minutes was deferred.

**ADJOURNMENT**

C. Bachan made a motion to adjourn the meeting; K. Foley seconded and the meeting was adjourned at 11pm.



Kathleen E. Foley, Vice Chair



Date