

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

**Monthly Meeting
10-12-16**

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 October 12, 2016.

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

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

OLD BUSINESS

20 Garden St, Gemma Dunne, locally-listed area of the historic district: proposal to replace windows

- Applicant's contractor, Harold Mittleman, presented specification sheets for the proposed replacement windows and photographs of the front and side facades of the house. The window openings will not change.
- Eight windows will be replaced at this time, but approval is sought for the entire building (that will be completed at a later date.)
- Applicants presented updated plans, elevations and photo-elevations as well as exterior sconce details.
- S. Conway made a motion to accept the application as submitted. A. Connor seconded and the motion passed unanimously.

16 Paulding St., Nationally-listed area of the historic district: determination of SEQR status for solar panel installation proposal, review of work completed without issuance of Certificate of Appropriateness for roof modifications.

- The building is a 1930s non-conforming structure with vinyl siding.
- K. Foley made a motion to classify the application as SEQR Type II because it is a minor alteration minor alteration. A. Connor seconded and the motion passed unanimously.
- C. Bachan requested that the Chair recuse himself from review of the application since he had prepared it for the applicant. Members agreed, and A. Zgolinski recused himself.
- S. Conway made a motion to accept the application. C. Bachan seconded and the motion passed 4-0.
- The Board again expressed concern that the Building Inspector had not referred this project to the HDRB before issuing a building permit. The Board noted that this was an error on his part and did not establish precedent for other work undertaken in the Historic District.
- As no information was provided on the solar panel portion of the application, that element was deferred by the Board. The approval extends only to the roof modification, therefore.

34 Kemble Ave., Masonry Vernacular, Inc, Locally-listed area of the historic district: modification of previously approved application re: reconstruction of retaining wall.

- Applicant presented photographs of the retaining wall and a site plan. Applicant seeks to replace existing crumbling block wall with poured concrete and to install new recessed lighting evenly spaced along the wall.
- K. Foley made a motion to accept the application as submitted. C. Bachan seconded and the motion passed unanimously.

NEW BUSINESS

11 Locust Ridge, B. Fields, Locally-listed area of the historic district: determination of SEQR status, replacement of fence section and installation of solar panels

- Applicant presented photographs of the fence and the area proposed for installation of solar panels. Fields also presented a site plan and specification sheets for the fence and solar panels.
- Applicant has received a building permit for the work.
- C. Bachan made a motion to classify the fence portion of the application Type II under SEQR as such work is included in the state schedule of Type II actions. K. Foley seconded and the motion passed unanimously.
- K. Foley made a motion to classify the fence portion of the application Type II under SEQR as such work is included in the state schedule of Type II actions. A. Connor seconded and the motion passed unanimously.
- Board discussed location of the solar panel components. Consensus is that the location of the power inverter (for the solar panels) and installation details make it less visible.
- C. Bachan made a motion to accept the application as amended. K. Foley seconded and the motion passed unanimously.

WORKSHOP

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

19 High St, A. Connor and E. Hudson, Locally-listed area of the historic district: rear addition and window replacement.

- Connor presented plans, elevations and photographs. The board and applicant discussed options for the rear addition. Consensus is that the design is a good approach.

BOARD BUSINESS

C. Bachan made a motion to return to regular session. K. Foley seconded and the motion passed unanimously.

- Correspondence – None
- Review and approval of minutes – none
- Ongoing work – Chair is corresponding with Steve Tilly re: contract, which he hopes to sign soon.
- Report from Building Inspector – none

BOARD COMMENTS

- K. Foley, reporting on the recent Village Board meeting, asked that the HDRB review the location of the new water meters.
- A. Connor reported that the Tot’s Park fence needs to be replaced in-kind. An HDRB application is not required, but she asked whether the HDRB or building inspector should make that determination. The Board felt that because the work is in-kind it does not require review.

ADJOURNMENT

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

Submitted by M. Mell

Kathleen E. Foley, Vice Chair

Date