

VILLAGE OF COLD SPRING  
HISTORIC DISTRICT REVIEW BOARD



*Mary Saari,  
Clerk*

RESOLUTION ON CERTIFICATE OF APPROPRIATENESS

Whereas, Butterfield Realty, LLC (“Applicant”) is the owner of real property and improvements located at 65 Paulding Avenue, (“Premises”) in the Village of Cold Spring (“Village”) and has filed an application for a Certificate of Appropriateness pursuant to Chapter 64 of the Code of Ordinances of the Village to improve the Premises as shown in the drawings submitted to the Historic District Review Board (“HDRB”) for review; and

Whereas, the HDRB is empowered by Chapter 64, Section 64-5B to issue Certificates of Appropriateness to owners of real property within the Cold Spring Local Historic District (“District”) and prohibits issuance of permits and approvals by Village officials regarding alteration of any improvement located within the District unless the HDRB has first issued either a Certificate of Appropriateness or Certificate of Economic Hardship; and

Whereas, on December 19, 2012, the HDRB has issued a conditional Certificate of Appropriateness for the demolition of existing structures on the Premises, including but not limited to the original Butterfield Hospital building and subsequent additions, the link to the Carolyn Lahey Pavilion and accessory storage sheds but excluding the Carolyn Lahey Pavilion itself. Final approval was issued on March 23, 2015; and

Whereas, the Applicant has met with the HDRB in workshop sessions on Oct. 22, 2014, Nov. 12, 2014, Dec. 3, 2014, Dec. 10, 2014, Jan. 6, 2015, Jan. 7, 2015, Jan. 14, 2015, Jan. 28,

2015, Feb. 11, 2015, Feb. 25, 2015, Mar. 4, 2015 and May 7, 2015 to review and discuss the design of the proposed improvements to the Premises; and

Whereas, a public hearing was duly scheduled, advertised and conducted by the HDRB on April 22, 2015 at which time the Applicant appeared and was heard, and at which time the public was heard about the proposed improvements to the Premises, which proceedings were recorded by a court stenographer and a transcript received by the HDRB on May 6, 2015 and the public hearing adjourned through April 29, 2015 to provide additional time to receive written comment by the public; and

Be it resolved, that the HDRB makes the following finding of facts:

**A. Site Plan and Site Furnishings**

Whereas, The Village Board has passed legislation which included a concept plan for the site and defined “substantial conformity” to mean:

- a) There shall be no increase in the number of buildings shown on the concept plan; and
- b) The size of the buildings shown on the concept plan may be decreased but shall not be increased except for the proposed single family homes, which may be of any size conforming to zoning; and
- c) The locations of the buildings shall not be altered by more than 15 feet in any direction unless the Planning Board determines greater flexibility as warranted to accommodate unanticipated site conditions or aesthetic considerations, under such specific circumstances a building may be moved no more than 25 feet in any direction; and

d) The orientation of the individual buildings depicted on the conceptual plan shall not vary more than 10 degrees, unless the Planning Board determines greater flexibility is warranted to accommodate unanticipated site conditions or aesthetic considerations under such specific circumstances. The orientation may vary no more than 15 degrees. Building orientation restrictions shall not apply to the three (3) proposed single-family homes; and

e) The "Gateway Park Area" depicted on the concept plan shall not be included in any calculation of resident community space.

Whereas, Section 64-7A(2)(a) of the Village Code establishes the criteria for compatibility with the historic character and exterior features of its neighboring properties:

a) The general design, character and appropriateness to the property of the new construction; and

b) The scale of the new construction in relation to the property itself, surrounding properties and the neighborhood; and

c) Texture and materials and their relation to similar features of the properties in the neighborhood; and

d) Visual compatibility with surrounding properties, including proportion of the properties front façade and arrangement of windows and other openings within the façade and roof shape; and

e) The importance of architectural or other features to the historic significance of the property.

Therefore the HDRB makes the following findings:

A) The site plan as submitted complies with the Concept Plan that is part of the B4-A Zone legislation. The scale of the new construction is appropriate to the property itself, surrounding properties and the neighborhood itself; and

B) The site furnishings substantially reference the texture and materials similar to the adjoining properties and the District in general.

**B. Commercial Structures (Buildings 1 and 2)**

Whereas, Section 64-7A(2)(a) of the Village Code establishes the criteria for compatibility with the historic character and exterior features of its neighboring properties:

a) The general design, character and appropriateness to the property of the new construction; and

b) The scale of the new construction in relation to the property itself, surrounding properties and the neighborhood; and

c) Texture and materials and their relation to similar features of the properties in the neighborhood; and

d) Visual compatibility with surrounding properties, including proportion of the properties front façade and arrangement of windows and other openings within the façade and roof shape; and

e) The importance of architectural or other features to the historic significance of the property.

Therefore the HDRB makes the following findings:

A) The overall design sought incorporate design elements of the hospital and medical buildings existing on the site; and

B) The scale of the proposed new construction reflects the scale of the property itself and the surrounding neighborhood; and

C) Texture and materials of the proposed construction are as allowed by the Design Standards in that portion of the District and tie in the visual heritage of the site.

**C. Multifamily Structures (Buildings 3, 4, 5 and 6)**

Whereas, Section 64-7A(2)(a) of the Village Code establishes the criteria for compatibility with the historic character and exterior features of its neighboring properties:

a) The general design, character and appropriateness to the property of the new construction; and

b) The scale of the new construction in relation to the property itself, surrounding properties and the neighborhood; and

c) Texture and materials and their relation to similar features of the properties in the neighborhood; and

d) Visual compatibility with surrounding properties, including proportion of the properties front façade and arrangement of windows and other openings within the façade and roof shape; and

e) The importance of architectural or other features to the historic significance of the property.

Therefore the HDRB makes the following findings:

A) The overall design and character of the proposed construction reflects the design and character found in the District and the Village; and

B) The scale of the proposed new construction reflects the scale of the property itself and the surrounding neighborhood; and

C) Texture and materials of the proposed construction are as allowed by the Design Standards in that portion of the District.

#### **D. Single Family Structures**

Whereas, Section 64-7A(2)(a) of the Village Code establishes the criteria for compatibility with the historic character and exterior features of its neighboring properties:

a) The general design, character and appropriateness to the property of the new construction; and

b) The scale of the new construction in relation to the property itself, surrounding properties and the neighborhood; and

c) Texture and materials and their relation to similar features of the properties in the neighborhood; and

d) Visual compatibility with surrounding properties, including proportion of the properties front façade and roof shape; and

e) The importance of architectural or other features to the historic significance of the property.

Therefore the HDRB makes the following findings:

A) The overall design and character of the proposed construction reflects the design and character found in this portion of the District and the Village; and

B) While these structures are not comparable with other structures on the site, they do relate to the existing structures immediately adjacent in the neighborhood; and

C) The scale of the proposed new construction reflects the scale of the surrounding neighborhood; and

D) These structures achieve visual compatibility with surrounding properties in the neighborhood by means of the material palate, roof line, windows, other openings and overall form;

NOW THEREFORE, the Historic District Review Board having made the findings set forth herein hereby authorize the issuance of a Certificate of Appropriateness conditioned upon the following changes in the plans, drawings and other documents submitted by the applicant:

1. **Buildings B1 and B2** – change the panel in the window assembly from a cementitious panel to a metal panel; and
2. **Buildings 3, 4, 5, and 6** – in the details and sections where materials are called out as “PVC”, “CELLULAR PVC” and “AZEK” are all meant to be AZEK as shown in the materials sheets; and
3. **Site Furnishings** – the low traffic guardrail shown as metal is to be changed to a stone wall or wood guardrail previously submitted; and
4. **Building 6** – add garage doors to the elevations and add call outs; and
5. **Building 6** – lower several dormers and lower the roof line at that end of the building.

Moved by: Michael Junjulas

Seconded by: Carolyn Bachan

Vote

Member Downey	<u>Yes</u>
Member Foley	<u>No</u>
Member Junjulas	<u>Yes</u>
Member Bachan	<u>No</u>
Chair Szolinsky	<u>Yes</u>

This resolution, dated May 14, 2015, to approve the issuance of a certificate of appropriateness was carried by a vote of the Village of Cold Spring Historic District Review Board; as the duly appointed chairman of the Historic District Review Board, I certify that this resolution is approved.

 5/21/15  
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 Albert Zgolinski, Chairman

This resolution is an accurate record of the approval for  
 Certificate of Appropriateness  
 Council, Historic District Review Board  
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 5/21/15