

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

Monthly Meeting
01/06/16

Members present: Chair Al Zgolinski; Vice Chair Kathleen Foley; Members: Carolyn Bachan, Andrea Connor and Sean Conway; also present Village Attorney, John Furst.

At 7:30 PM C. Bachan moved that The Board go into closed session to seek advice from Village Counsel with respect to SEQRA. S. Conway seconded the motion The Board unanimously voted yes.

The regular meeting opened at 8:38 PM.

1. Old Business

River Architects, 178 Main Street

K. Foley excused herself from the rest of the meeting as she has recused herself from this application. C. Bachan moved to designate the application of James Hartford, River Architects for 178 Main St. a TYPE II action under SEQRA and A. Connor seconded the motion. The motion passed unanimously.

James Hartford distributed an updated set of drawings (dated 1/6/16) of the proposed reconstruction of the structure.

Mr. Hartford proposed to remove the attic vents and replace them with solar light tubes which would be wrapped in sheet metal to retain the appearance of vents; adding a ramp and railing for handicapped access; raise the existing building 2 feet in order to increase headroom in the Basement by adding to the a stone foundation; adding insulation to the exterior of the building according to Passive House principals; replacing windows with high performance units; and adding solar panels to the roof.

The Board reviewed the application and drawings and asked questions regarding the drawings. The following concerns were reviewed and discussed:

- Loss of historic fabric of the Village in order to achieve a Passive House by adding the insulation to the exterior. Mr. Hartford responded that the siding is in bad shape and not possible to save. The Applicant proposed locally harvested hemlock siding and paper pulp base will be used for the insulation. The framing will be plywood and Mr. Hartford noted that he is a Certified Passive House Consultant.
- The appearance of the vertical siding – Mr. Hartford responded he can present a sample showing horizontal siding.

C. Bachan will send all previous emails between the Board and the Applicant to the new Board members.

The applicant presented pictures of passive houses showing vertical siding and solar panels
The sign above the front door will be wood with painted letters.

S. Conway moved to schedule a public hearing and A. Connor seconded the motion. The public hearing was scheduled for January 20, 2015 at 8:00 P.M. The legal notice will have to be in the January 13, 2016 and January 20, 2015 editions of the paper.

The applicant will bring to the public hearing the following items:

- Chip board mass models
- Sample of the siding material

A. Connor moved to adjourn the meeting and C. Bachan seconded meeting adjourned at 9:12 P.M.



Al Zgolinski, Chair

2/10/16

Date