

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Monthly Meeting
4-25-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday April 25, 2018.

Members Present: Chair Al Zgolinski and board members: Kathleen Foley, Andrea Connor Sean Conway and Carolyn Bachan. The meeting was called to order at 8 pm.

PUBLIC HEARINGS

7 Marion Avenue, locally-listed area of the Historic District: Construction of artist's studio 48.12-2-61.1

James Hartford (River Architects) and Steve Rose presented the proposed scope of work, including site plan, building plans, elevations and photographs. Site plan approval has been granted by the Cold Spring Planning Board. During the presentation it was noted that:

- The project is Dark Sky compliant
- Building footprint is 37'-2" x 31'-1"
- Exterior siding to be cement composite panel
- Design is consistent with neighboring buildings

Public Comment – None

Board Comment

HDRB consensus is that design is appropriate for the area and speaks to its use, blends well with the landscape and is minimal and modern.

K. Foley made a motion to classify the project SEQR Type II. C. Bachan seconded and the motion passed unanimously.

K. Foley made a motion to approve the project as submitted. Bachan seconded and the motion passed unanimously.

5 Fair Street, nationally-listed are of the Historic District: addition to rear (west) façade and introduction of cellar entrance on the south façade. 48.8-1-1

Applicant presented site plan, building plans, elevation and photographs. During the presentation it was noted that:

- ZBA has granted a side-yard setback (necessary for the relocation of the cellar entrance on the south side)
- The existing kitchen and porch will be extended west
- A new second floor will be added above the extended kitchen and porch
- Cellar entrance Bilco doors to be relocated to south side of house
- Exterior of new construction to be clad in cedar shingles to match existing

- Yankee gutters to be retained
- New windows will match existing
- Deck will be mahogany
- New rear door to be wood

Public Comment – None

Board Comment

During the discussion it was noted that:

- There is concern about the bulking of the structure that will occur with the proposed extension and addition and a visual differentiation between the existing and new construction would be desirable.
- For this application, a visual differentiation may draw undue attention.
- Cedar shingles will serve to break up the façade
- Board consensus is that options to reduce bulk are limited

A. Connor made a motion to approve the application as submitted. C. Bachan seconded and the motion passed 4-0 with K. Foley abstaining.

OLD BUSINESS

20 The Boulevard, nationally-listed area of Historic District: review of draft Part III of SEQR EAF. 48.12-1-13

During the discussion it was noted that:

- HDRB would like to receive a full set of cut sheets and details
- Applicant would like to know what specifically needs to be done to resolve EAF comments
- Geo-thermal installation to be under driveway
- HDRB concerned about possible artifacts that may be discovered during installation of geo-thermal system. A Certificate of Appropriateness would be conditioned with directions should this issue arise.
- Comments will be sought from Bonnie Franson of Nelson, Pope and Voorhis and forwarded to applicant
- SEQR vote tentatively set for 5-9-18
- Possible increase in building footprint may be created by additional insulation

4 Stone Street, nationally-listed area of Historic District: partial restoration and modification to primary façade and entry stair/stoop. 48.12-2-19

Applicant presented revised details for steps and railing. During the discussion it was noted that:

- The stoop cover has been removed from the application
- A new application for exterior lighting sconces has been submitted
- Board concerned that new railing design is too ornate and is not consistent with façade design
- Applicant will submit a new railing design

C. Bachan made a motion to approve the stoop and lighting sconce application. K. Foley seconded, and the motion passed unanimously.

8 Furnace Street, locally-listed area of Historic District: replacement of windows. 48.8-6-21

Applicant presented sample infill and replacement windows and photographs of the relevant building facades. During the discussion it was noted that:

- Full replacement windows should be installed on the front façade.
- Infill windows may be installed on the side façade
- HDRB consensus is that fibrous material windows are acceptable in this application
- Windows to be 6 over 1
- Board determined that rear elevation is out of purview because it is not visible from a public right of way

C. Bachan made a motion to declare the project SEQR Type II. A. Connor seconded, and the motion passed unanimously.

S. Conway made a motion to approve the application as amended. A. Connor seconded, and the motion passed 4-1, with A. Zgolinski, objecting to the fibrous material, casting the sole “no” vote.

MINUTES

K. Foley made a motion to adopt the minutes noted below, as amended. C. Bachan seconded and all minutes were unanimously adopted.

- | | |
|-----------|-----------|
| • 1-24-18 | • 2-28-18 |
| • 1-31-18 | • 3-14-18 |
| • 2-14-18 | • 4-4-18 |
| • 2-21-18 | • 4-11-18 |

BOARD BUSINESS

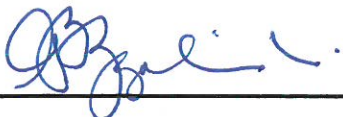
Board members discussed the upcoming Chapter 64 presentation to the Village Board. The presentation will be made by K. Foley and will last 10-15 minutes, accompanied by a PowerPoint presentation.

The next design standards workshop will be held 5-2-18.

ADJOURNMENT

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

Submitted by M. Mell



6/13/18

A. Zgolinski, Chair

Date: