

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Meeting  
6-12-19**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday June 12, 2019. Members Present: Board Chair Al Zgolinski and board members: Carolyn Bachan, Andrea Connor, Sean Conway and Kathleen Foley. The meeting was called to order at 8 pm.

**APPLICATIONS – PART I**

**20 the Boulevard, Nationally-listed area of the Historic District. Modification to previously approved application: windows on new construction. Tax ID 48.12-1-13**

Applicants explained that the originally approved window design for the kitchen is problematic because those windows would expose the back side of various appliances. They presented exterior elevations showing shorter windows.

K. Foley made a motion to accept the proposed modification. S. Conway seconded and the motion passed unanimously.

**13 Stone Street, Nationally-listed area of the Historic District. SEQR determination and modification of existing windows, doors and removal of vinyl siding.**

This application is a two part project. Board is reviewing part one: siding and windows. Part two is pending approval from the Zoning Board of Appeals.

Applicants (Mr. & Ms. D'Amato) wish to restore the historic exterior appearance. They wish to replace all windows and propose vinyl-clad window replacements that will not change the window openings.

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

HDRB requested revised drawings showing only the windows and removal of the siding.

K. Foley made a motion to approve the application subject to submission of revised drawings. C. Bachan seconded and the motion passed unanimously.

**Julia L. Butterfield Library, nationally-listed area of the Historic District. SEQR determination and installation of air exhaust and intake vents; condenser. Tax ID 48.8-4-67**

Donald MacDonald, architect for the project, presented plans and elevations showing the proposed work. He noted that:

- This work is part of the renovation of the lower level of the library
- Air intake vents will be created from an existing window opening (without changing the window frame) on south side of building
- Air exhaust vent will be located in a new opening on east side of building

- Condenser to be located on north side of building; board agreed that attempting to screen the condenser will be more obtrusive than not.

K. Foley made a motion to classify the proposed project Type II because it is a minor modification to an existing structure. C. Bachan seconded the motion and the motion passed unanimously.

K. Foley made a motion to approve the application as submitted. A. Connor seconded and the motion passed unanimously.

### **WORKSHOP**

**Butterfield Realty, LLC/Unicorn Contracting, Building 4, 5, 6. Locally-listed area of the Historic District. Proposed modifications to previously approved application. Tax ID 49.5-3-45.1**

Matt Moran, general contractor, presented drawings showing what has been approved and what is being modified.

HDRB reviewed the drawings; identifying issues of concern and suggestions for changes/modifications.

Applicant proposed the addition of a false chimney to hide elevator overrun but board members questioned using a false structure to obscure

Applicant also proposed the addition of decorative brackets. Board members requested that the more simple previously submitted design be kept to.

Applicants proposed that a single patio door with a sidelight be swapped for double patio doors, on the residential entrance on the SW elevation to balance that portion of the design.

The Building 5 section of the 1recreation Center is now more articulated

Applicant will not be installing previously approved sconce lighting because of installation of site lighting. Board supports this change.

Roof height and roof pitch appear to have changed from what was represented in the previous application drawings. In light of inconsistencies in the drawings, the board is requesting a 3D rendering to clarify any changes in height or grade. Board requested digital and dimensioned drawings that show scale. HDRB noted that the proposed changes may require Planning Board approval. Chair agreed to notify the Planning Board

### **APPLICATIONS – PART II**

**56 Paulding Street, Nationally-listed area of the Historic District. Modification of previously approved application: window replacement. 49.5-4-55**

Home owner Mr. Kupper presented pictures of the historic windows noting that they are in very poor repair and allow entry of mosquitos and other insects. The replacement windows match the previously approved new windows on the new construction.

K. Foley noted that Mr. Kupper provided documentation showing that the HDRB's original direction to attempt repair before replacement had been followed.

A. Connor made a motion to approve the application as amended. C. Bachan seconded and the motion passed unanimously.

**MINUTES**

K. Foley made a motion to adopt the 4-24-19 minutes as modified. S. Conway seconded and the motion passed unanimously.

**ADJOURNMENT**

A. Connor made a motion to adjourn. C. Bachan seconded and the motion passed unanimously at 10:35pm

Submitted by M. Mell



Al Zgolinski, Chair



Date