

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Meeting
5-8-19**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday May 8, 2019. Members Present: Board Chair Al Zgolinski and board members: Carolyn Bachan, Andrea Connor and Sean Conway. Kathleen Foley was absent. The meeting was called to order at 8:10 pm.

OLD BUSINESS

92 Main Street, Nationally-listed area of Historic District. SEQR determination and installation of vinyl-cling window signage 48.8-2-13

C. Bachan made a motion to classify the application SEQR Type II. S. Conway seconded and the motion passed 4-0

Applicant withdrew plan for blade sign over the awning, and instead requested to proceed with the vinyl signage on windows.

S. Conway made a motion to approve the application as amended. A. Connor seconded and the motion passed 4-0

NEW BUSINESS

3 Furnace Street, Nationally-listed area of the Historic District. SEQR determination and installation of rear fence and driveway gate. 48.8-6-35

Applicant presented cut sheets of the proposed fence and noted that the ZBA has granted the requisite waivers and approved a 6' fence touching a commercial property and a 4' fence along the property line of a residential property

Most of the fence is not visible from a public right of way

A gate, which abuts a commercial zone, will be about 6' tall but is almost entirely out of sight of a public right of way

Fence will have simple square caps

A. Zgolinski noted that the board does not typically approve solid panel-style fences elsewhere in the district but board members agreed that this property is uniquely positioned within a heavily commercial area of the village and that most of the fence will not be visible from a public right of way

Board members expressed preference for the 6' tall portion of the fence to feature a lattice top because it offers more transparency

A Zgolinski added that this discussion on fence height and material ought to be considered when the board meets to discuss the new design standards.

C. Bachan made a motion to classify the application SEQR Type II. A. Connor seconded and the motion passed 4-0

S. Conway made a motion to approve the application with an amended site plan. A. Connor seconded and the motion passed 4-0

15 Main Street, Nationally-listed area of Historic District. SEQR determination and exterior modifications to accommodate café and tourist home, as well as, accessibility. 48.12-1-70

Owner's architect Juhee Lee- Hartford, of River Architects presented plans, site plan, photographs and exterior lighting cut sheets. Describing the project she noted that:

- Owner is renovating the commercial building within the existing footprint
- Owner is negotiating with Village to purchase an area of the sidewalk to build a stoop
- Handicap ramp will be located on the west side of the property
- Handicap ramp railing will be black metal
- Exterior façade to remain stucco
- Black metal railings and deck materials to match the materials that can be found at the Foundry Preserve

Board Discussion

During the Board's discussion it was noted that:

- The building is not a contributing structure in the historic district
- Board is generally supportive of the application, but many unresolved issues remain
- Board requested additional built section drawings and details to allow proper assessment
- Board requested that revised drawings clearly identify "new" and "existing" elements
- Board discussed possibility of accepting solid aluminum framed doors since the doors are almost entirely glazing

Board members requested that the application include more details on materials, windows, door jambs, and gutters and leaders. Board members suggested voting on only the portion of the application requesting a change in the roof line and creation of a deck.

C. Bachan made a motion to classify the application SEQR type II. A. Connor seconded the motion and the motion passed 4-0.

C. Bachan made a motion to approve raising of rear roof to align with the front and creation of a rear deck. A. Connor seconded and the motion passed 4-0

MINUTES

S. Conway made a motion to adopt the 3-13-19 minutes as amended. C. Bachan seconded and the motion passed 4-0

S. Conway made a motion to adopt the 4-26-19 minutes as amended. C. Bachan seconded and the motion passed 4-0

ADJOURNMENT

A. Connor made a motion to adjourn the meeting. C. Bachan seconded and the motion passed 4-0 at 10:40pm.

Submitted by M. Mell



Al Zgolinski, Chair

11/3/19

Date