

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

**Monthly Meeting
2-10-2021**

The Village of Cold Spring Historic District Review Board held it's monthly meeting via video conference pursuant to Executive Order 202.1 on Wednesday February 10, 2021. Members present: Chair Al Zgolinski, Lloyd DesBrisay, Andrea Connor Todd Seekircher and Sean Conway. The meeting was called to order at 7:06pm.

OLD BUSINESS

41-51 Chestnut Street (Wells Fargo), 49.9-1-14, locally-listed area of the Historic District. Alex Andrup, GMR

Applicant presented a revised and updated presentation of materials and design in support of their upgraded outdoor lighting scheme.

- The roof-mounted post lighting is no longer needed
- A light pole has been added. Two fixtures on top will be aimed toward the bank and the areas in front of the ATM to provide the NYS mandated light levels
- Existing under-canopy lighting fixtures will be replaced with LED fixtures
- Existing fixtures on north façade will be removed
- Two new fixtures will be added to the north facade
- Existing decorative fixtures on west façade to be removed
- All proposed LED fixtures are "full cut off" to reduce glare and light trespass
- There will be no exposed conduit

Discussion

During the discussion it was noted that:

- HDRB had no comment on the proposed fixture types
- HDRB had no comment on the north and west façade changes
- HDRB would like to see an elevation of the east (front) façade locating the proposed light fixtures
- HDRB expressed concern that the proposed fixture layout will create the appearance of uneven lighting on the east façade
- HDRB requested a redesign to address these concerns while still meeting mandated light levels. Some options discussed were:
 - Keeping all fixtures at the same elevation (on east façade)
 - Add second light pole (to reduce need for some of the east façade lights)

The applicant will revise the application and return for further review.

NEW BUSINESS**26 Main Street, 48.12-1-57, nationally-listed area of the Historic District. Josh DeRush, Kasselmann Solar**

Applicant presented plans and renderings showing the location of the solar panels, along with panel and electrical cut sheets. It was noted that the panels are mounted tightly to the roof.

During the Board's discussion it was noted that:

- Many properties in the Village have installed solar panels that are more visible than this application
- More installations in the Village may be expected in the future
- Panels could be removed in the future as do not represent a permanent modification
- Power distribution (inverter and related devices) to be located adjacent to existing electrical devices on north side of building
- Existing power lines (from utility pole) to remain

A. Connor made a motion to classify the application SEQR Type II because it is a minor modification to an existing structure. L. DesBrisay seconded and the motion passed unanimously.

L. DesBrisay made a motion to approve the installation of the panels as submitted. S. Conway seconded and the motion passed unanimously.

S. Conway made a motion to approve the electrical installation as modified. A. Connor seconded and the motion passed unanimously.

WORKSHOP**61 Paulding Avenue, 49.5-3-45.2, locally-listed area of the Historic District. Joe Thompson, architect****63 Paulding Avenue, 49.5-3-45.3, locally-listed area of the Historic District. Joe Thompson, architect**

Applicant showed a site plan and elevations of the two properties. During the discussion it was noted that:

- The properties are the second and third of a set (the first has received a Certificate of Appropriateness and is under construction.)
- The floor plans of both properties are identical, but the exterior details vary.
- The two properties will have their garages facing each other.
- A single gable, rather than the proposed double gables, is more common in the Village.
- Options to introduce more variety between the two properties were discussed with the architect, J. Thompson, making changes in real time.
- Construction of both properties is expected to begin late March/early April so it is requested that the two applications be considered in tandem.

- Materials are similar to the previously approved house, except that the windows have been upgraded from JenWeld vinyl-clad, simulated divided lite units to Marvin aluminum-clad SDL units.

MINUTES

S. Conway made a motion to adopt the 1-19-2021 minutes as submitted. A. Connor seconded and the motion passed 4-0, with L. DesBrisay abstaining (due to his absence from that meeting)

L. DesBrisay made a motion to adopt the 2-27-2021 minutes as submitted. A. Connor seconded and the motion passed 4-0, with S. Conway abstaining (due to his absence from that meeting)

BOARD BUSINESS

The Board discussed posting of the Historic District properties onto CRIS (an online database supported by NY State Historic Preservation Office). It was noted that:

- The CRIS software application is not as easy and transparent as it first appears. The application has many features that can make it difficult to navigate.
- Hannah Benson and A. Connor will begin uploading photographs.
- First step is to upload photographs of existing properties, followed by creation of a format for data entry, followed by populating the data fields.
- Information gathered in previous surveys (Larsen-Fisher) can be uploaded.
- Existing photographs (showing the appearance of properties in the past) can be uploaded.

The Board discussed an update of the Village zoning map. It was noted that:

- Village Trustee Marie Early has requested some changes to align with the upcoming code revisions
- Current map is outdated.
- Any changes should be consistent within the format already used.
- If a county agency creates an updated map, then any future changes will need to be made through that agency.

The Board discussed CLG grant applications and whether it should apply for grants during this application cycle. As grants typically reimburse for expenses made, it was decided that no applications will be made at this time.

ADJOURNMENT

S. Conway made a motion to adjourn. L. DesBrisay seconded and the motion passed unanimously at 9:57 pm.

Submitted by M. Mell



March 10, 2021

Al Zgolinski, Chair

Date