

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

**Public Hearing & Monthly Meeting
03-24-2021**

The Village of Cold Spring Historic District Review Board held a Public Hearing & Monthly Meeting via video conference pursuant to Executive Order 202.1 on Wednesday March 24, 2021. Members present: Chair Al Zgolinski, Lloyd DesBrisay, Andrea Connor, Sean Conway and Todd Seekircher. Also present was Village attorney John Furst, who joined at the conclusion of the public meeting to meet with the Board in a closed Attorney-Client privilege meeting. The meeting was called to order at 7:03pm.

PUBLIC HEARING for 61 Paulding Avenue

61 Paulding Avenue 49.5-3-45.2, locally-listed area of the Historic District. Joseph Thompson, architect for the applicant, Butterfield Realty LLC. SEQR determination and construction of new single-family residence.

Public Comment

None

S. Conway made a motion to close the public hearing. A. Connor seconded and the motion passed by a vote of 5-0.

S. Conway made a motion to classify the project as SEQR Type II because the application is for a construction of residential structure under the size threshold. A. Connor seconded and the motion passed by a vote of 5-0.

Board Discussion

Board chair A. Zgolinski noted that the applicant had incorporated previous suggestions/recommendations from the Board.

A. Connor made a motion to approve the application as submitted. S. Conway seconded and the motion passed by a vote of 5-0.

PUBLIC HEARING for 63 Paulding Avenue

63 Paulding Avenue 49.5-3-45.3, locally-listed area of the Historic District. Joseph Thompson, architect for applicant Butterfield Realty LLC. SEQR determination and construction of new single-family residence.

Public Comment

Cindy Poorbaugh 19-25 Butterfield Road, inquired as to when construction would begin on the residences. J. Thompson responded that the homes are being built on spec and that construction would begin upon issuance of a building permit.

S. Conway made a motion to close the public hearing. A. Connor seconded and the motion passed by a vote of 5-0.

S. Conway made a motion to classify the project as SEQR Type II. A. Connor seconded and the motion passed by a vote of 5-0.

T. Seekircher made a motion to approve the application as submitted. L. DesBrisay seconded and the motion passed by a vote of 5-0.

Old Business – Workshop for 212 Main Street, 49.5-2-4, nationally-listed area of the Historic District. Roger Hoffman, architect and Tania Drinnon, homeowner, representing the applicant. Addition of ½ story to an existing 1 story accessory building.

Applicant revised the plans to reduce the addition from 1 full story to ½ story after the Zoning Board of Appeals denied variance request.

Chair A. Zgolinski inquired if this needed to go to a public hearing. S. Conway stated that a precedent had been previously set and thus necessitates a public hearing. A. Connor agreed and added that the request was for a significant height increase in the structure that would trigger a public hearing.

The applicant presented the revised plans. Discussions ensued regarding:

- Will the siding from the existing structure will be repurposed?
 - Yes, as per applicant
- The type of windows and doors that will be installed.
 - Windows will match residence. Applicant will submit cut sheets for the doors and windows
- The transitional band between the existing structure and the addition. S. Conway requested side-by-side renderings showing the transitional band as presented (version 1) and another version with the clapboard siding ending at the transitional band instead of the window sill. (version 2).

A Connor made a motion to classify the project as SEQR Type II because it is a minor modification to an auxiliary structure. S. Conway seconded and the motion passed by a vote of 5-0.

S. Conway made a motion to move the application to a Public Hearing. T. Seekircher seconded and the motion passed by a vote of 5-0. Public Hearing set for April 14, 2020 at 7:00pm. Final plans addressing siding and cut sheets for windows and doors to be submitted for Public Hearing.

New Business

Workshop for 25 Garden Street, 48.12-1-57, locally-listed area of the Historic District. Homeowner Jacquelyn Martino represented the applicant.

Applicant presented plans to repair and restore the existing front porch. Only change from existing porch will be a new design for spindles in the guard rail. After discussion the applicant decided to replace the spindles in kind. As such it was determined that this is a repair and replacement in-kind and no Certificate of Appropriateness is required. Homeowner withdrew the application.

Workshop for 207 Main Street, 49.5-3.14, nationally-listed area of the Historic District. Jeanne Sison, homeowner was in attendance.

Applicant presented a plan to install a new fence and gate on the Academy Street side of the property. The proposed fence and gate will match the existing pool gate and fence. Discussion ensued regarding the placement of the fence on the property. The fence follows the property line as presented in Site Plan V3. Applicant would need to apply to the Village Board of Trustees if they wish to install the fence on any portion of Village owned property.

S. Conway made a motion to classify the project as SEQR Type II because the proposed fence is a landscape feature. T. Seekircher seconded and the motion passed by a vote of 5-0.

S. Conway made a motion to approve the application as modified (fence must match existing fence in design, dimensions and materials and be placed as presented on site plan v.3). A. Connor seconded and the motion passed by a vote of 5-0.

BOARD BUSINESS

Minutes from the 2-7-2021 meeting were reviewed and approved by a vote of 3-0, A. Zgolinski and T. Seekircher abstained.

Minutes from the 3-10-2021 meeting were reviewed and approved as amended by a vote of 4-0, L. DesBrisay abstained.

S. Conway made a motion at 8:49 to exit the public meeting and enter into a closed session for a Privileged Attorney/Client session with John Furst, Village Attorney. The motion was seconded by A. Connor and passed by a vote of 5-0

Submitted by J. Vidakovich

Al Zgolinski, Chair

Date