

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Meeting
10-9-19**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday October 8, 2019. Members Present: Carolyn Bachan, Kathleen Foley, Andrea Connor and Sean Conway. Chair Al Zgolinski was absent. The meeting was called to order at 7 pm.

OLD BUSINESS

6 Paulding Street, nationally-listed area of the Historic District. Review details of window modification in gable end. Tax map 49.5-3-8

Applicant submitted a cut sheet for an Anderson double hung, one over one, vinyl clad (vinyl clad is permitted in this portion of the district) 400-Series window.

124 Main Street, Nationally-listed area of the Historic District. Modifications to roof line and primary façade; modifications to stoop area and discussion of non-compliant siding installation. Tax map 48.8-2-47

Applicant's architect presented revised elevations and details of the roof configuration. He also described the owner's plans to create wheelchair access. During the discussion of the front stoop it was noted that:

- Wheelchair access would be via a ramp
- Existing front door is wide enough for wheelchair access
- New blue stone has been installed
- Would a railing along the ramp be required?
- If the ramp lands on Village property, Owner will need permission from Village to install

During the discussion about the roof the architect reported that:

- The existing roof slope is sufficient to allow rainwater runoff. This being the case, the previous proposed raising of the front façade parapet is not necessary and there will be no change in height on the building

During the discussion about the non-compliant siding installation it was noted that:

- The currently installed textured siding is not suitable to be sanded down
- Replacement of siding (to match front façade) visible from the public right-of-way would be acceptable
- Vertical trim to suggest a cornerboard will be used to delineate the transition between the new and historic portion of the building

NEW BUSINESS

16 Orchard Street, Nationally-listed area of the Historic District. SEQR determination and installation of solar panels and a car battery charger. Tax map 49.5-2-12

Home owner John Plummer and the solar panel installation representative presented plans, details and pictures detailing the proposed installation. During the discussion it was noted that:

- There will be (18) modules arranged in a symmetrical pattern on the South West roof
- Panels will generate 65% of the required electricity (for the home)
- The inverter box will be installed next to the existing car battery meter
- An electric car charger panel has been installed without HDRB approval, but will be added to the current application as it is placed in an acceptable location

S. Conway made a motion declaring the project SEQR Type II, as it is a minor modification. C. Bachan seconded and the motion passed 4-0.

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

15 High Street, Locally-listed area of the Historic District. SEQR determination and fence installation. Tax map 48.8-5-21

Applicant presented pictures of the existing fence, pictures of similar fences in the village, style reference pictures and a detail for the fence post cap. During the discussion it was noted that:

- Applicant and his family will build the fence themselves
- The new sections of fence will meet the existing fences
- Fence to be 4'-0" high
- Fence to be cedar with a natural finish, though HDRB indicated that pressure-treated lumber would be acceptable

Board members discussed materials for the fence. In the past pressure treated wood would have been unacceptable in the Historic District. Pressure treated wood no longer has the green tinting that it did when the Design Standards were written and reasons for rejecting it therefore no longer exist. Board members also discussed the proposal made by the applicant for the slats to be horizontal rather than the vertical pickets typically approved in this neighborhood. It was noted, however, that this particular structure is reversible and therefore a more contemporary appearance was appropriate for this property.

C. Bachan made a motion declaring the project SEQR Type II, as it is a minor modification. A. Connor seconded and the motion passed 4-0.

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

40 Paulding Avenue, nationally-listed area of the Historic District. SEQR determination and window replacement. Tax Map 49.5-3-24

Applicant seeks to replace all the existing windows with new energy-efficient ones. He presented photographs of the existing facades and cut sheet of the proposed window. During the discussion it was noted that:

- The replacement windows will match the style of the existing and they are inserts so no openings will change in size
- Window trim color to match the house
- Replacement windows to be composite clad wood. The composite material is technically a vinyl but vinyl is permitted in the locally listed district
- Size of window openings will not change

C. Bachan made a motion declaring the project SEQR Type II, as it is a replacement in kind. A. Connor seconded and the motion passed 4-0.

A. Connor made a motion to accept the application as submitted. C. Bachan seconded and the motion passed 4-0.

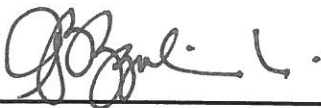
MINUTES

A. Connor made a motion to table approval of the 7/24/19, 9/11/19 and 8/14/19 minutes. C. Bachan seconded and the motion passed 4-0.

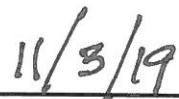
ADJOURNMENT

S. Conway made a motion to adjourn. A. Connor seconded and the motion passed 4-0 at 8:40 pm.

Submitted by M. Mell



Al Zgolinski, Chair



Date