

**Village of Cold Spring
Historic District Review Board
Meeting Minutes – March 2, 2022**

The Village of Cold Spring Historic District Review Board held a Meeting via videoconference as per Chapter 1 of NYS Laws of 2022 on Wednesday, March 2, 2022. Members present: Chair Al Zgolinski, Lloyd DesBrisay, and Todd Seekircher. Vice Chair Sean Conway absent. A. Connor absent. A. Zgolinski called the meeting to order at 7:37 p.m.

Old Business

McConville Park, 48.8-5-26, Locally-Listed area of the Historic District. Jeff Amato, Chair of the Recreation Commission; Owen Carmicino, Boy Scout. New signage for Cold Spring September 11th Memorial. Modified Application Design materials shared with all participants.

J. Amato and Scout Owen Carmicino presented modified detailed rendering of the sign:

- Sign to be attached by four (4) 1/8-inch-thick U-Shape stainless-steel straps to match sign;
- 3/8 inch tamper-resistant hardware to attach brackets/straps to sign;
- Brushed finish black cast aluminum post end caps with solar LED lights that will shine down on the sign in all directions;
- Sign will be equi-distant from Northern Avenue and Haldane, on the southern side of the four (4) foot adjacent to entrance path to the Memorial;
- Sign will be twenty-five (25) feet from the white line of Morris Road (9D) and will be visible to northbound and southbound traffic.

Board Comments

Discussion ensued as to the material of the proposed post end caps. T. Seekircher suggested that pressure treated wood or composite post end caps would be better suited than the aluminum LED lights, which would require maintenance; L. Desbrisay agreed. J. Amato stated the aluminum post end caps were their preference, and the Recreation Commission would maintain them, as they maintain the Memorial site itself which has solar LED lights. J. Amato stated pressure treated wood post end caps would be used if proposed aluminum caps do not work properly.

Board members concluded no public hearing required on this application. There were no further comments.

T. Seekircher made a motion to approve the Application as submitted with modification for centered graphic of sign and condition of using pressure treated wood if proposed post end caps do not work. L. DesBrisay seconded the motion and it passed 3-0-0-2 (A. Connor and S. Conway absent).

New Business

1 Chestnut Street, 48.8-6-14, Nationally-listed area of the Historic District. James Hartford, Architect; Rev. Steve Schunk (Priest-in-Charge); St. Mary's Episcopal Church (Owner/Applicant); Deck and ADA ramp. Demolish old hazardous porch and steps on the north side of the Parish Hall and install new larger porch to house garbage containers; provide ADA compliant ramp. Application materials shared with all participants.

J. Hartford described the subject property as follows:

- Existing wood framed deck, stair and rail are part of kitchen addition to the north elevation of original Parish Hall;
- Set of concrete steps are under the existing deck addition;
- Soil on the north elevation is on a considerable slope.

Proposed project described as follows:

- Demolish existing wood framed deck, stair and railing hazardous porch and steps on the north elevation of the Parish Hall;
- Remove concrete set of steps under existing porch;
- Install larger porch deck (10' x 27') constructed of rot-resistant non-toxic material;
- Install ADA compliant ramp (23' x 4'11") constructed of hardwood decking to run diagonal to Parish Hall;
- Top and bottom rails to be hardwood;
- Use rot-resistant non-toxic scrollwork ballisters and infill panels to reinforce architecture of existing peaked windows;
- Painted wood fascia board on base of new porch and ramp;
- Guardrail to match height set by railing ramp termination;
- New trash enclosures on deck;
- Deck to comply with required clearances for accessibility;
- Bring grade up to make ramp landing even;
- Re-use existing blue stone slab for new ramp landing.

J. Hartford stated there are no lot coverage issues. Existing entrance to kitchen remains where currently located.

Board Comments

Board members expressed concern about appearance of diagonal ramp. J. Hartford agreed to straighten ramp design to be approximately two (2) feet from the building, thus more sympathetic to the building's shape. Board members concluded no public hearing required on this application. There were no further comments.

T. Seekircher made a motion to approve the Application as modified to revise drawing showing how ramp will be attached to the porch. L. DesBrisay seconded the motion and it passed 3-0-0-2 (A. Connor and S. Conway absent).

56 Paulding Avenue, 49.5-4-55, Nationally-listed area of the Historic District. Aric and Michelle Kupper, Owners/Applicants; Lara Eldin, Architect. Construction of back deck/patio Application materials shared with all participants.

Project description as follows:

- Construct five hundred and thirty-two (532) square foot, L-shaped deck using rot-resistant material (Thermory Benchmark Ash);
- Deck to be built close to ground;
- Deck lighting to be built into deck steps;
- Install Keuca Ithaca style black steel railing posts around deck with Thermory top and either black, stainless or bronze cables;
- Add new one thousand one hundred eighty-one (1,181) sq foot flagstone patio with walkway adjacent to existing stone/brick pathway, designed to feather into grassy landscape;
- Construct stairway from existing single door leading to existing pathway; stairway to be consistent to with existing covered stair on left side of house (except for awning and posts);
- Wood and solid brick piers to be painted white.

Board Comments

A. Zgolinski expressed concern that the modern design of the deck was inconsistent with the design of the railings on the upper-level addition of the house, and stair design, both existing and proposed, and asked if there were any photographs taken from the sidewalk at the front of the house to show if the proposed project is visible to the public right of way. L. Eldin displayed photographs of potential views from neighboring properties on Pine Street, Paulding Avenue and West Bank Avenue which do not indicate proposed construction will be visible, and noted existing topography prevented and/or limited visibility. T. Seekircher agreed that the proposed deck will not be visible from Paulding Ave due to a large hill directly in front of it that blocks all view of the backyard.

T. Seekircher made a motion to approve the Application as submitted with the condition a photograph of the view from the public right of way be submitted. L. DesBrisay seconded the motion and it passed 3-0-0-2 (S. Conway and A. Connor absent).

Board Business

Public Comment – None.

Meeting Minutes

Approval of Meeting Minutes for 2/16/2022 tabled until next meeting.

Update on Design Guidelines

L. DesBrisay reported the body of the Guidelines needs to be proofed. Photographs are ready but not yet submitted to Kristin.

Adjournment

L. DesBrisay made a motion to adjourn. T. Seekircher seconded the motion and it passed by a vote of 3-0-0-2 (A. Connor and S. Conway absent). Meeting adjourned at 9:18 p.m.

Submitted by Karen Herbert



April 20, 2022

Al Zgolinski, Chair

Date