

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

**Meeting – Additional Voting Session  
10-23-19**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday October 23, 2019. Members Present: Chair Al Zgolinski, Andrea Connor and Sean Conway. Carolyn Bachan and Kathleen Foley were absent. The meeting was called to order at 8:05 pm.

S. Conway made a motion to add an application from 9 Orchard Street to the New Business agenda. A. Connor seconded and the motion passed 3-0.

**OLD BUSINESS**

**124 Main Street, Nationally-listed area of the Historic District. Review of proposed mitigation of installed siding that doesn't comply with Certificate of Appropriateness. Tax map 48.8-2-47**

Board members have visited the site and noted that the drawings do not reflect the reinstallation of the siding.

Applicant will remove the siding that was not approved and install smooth, non-textured, siding that was originally approved. Board agreed that a portion of unapproved siding may remain in place because it is not entirely noticeable from a public right of way. Applicant will install a vertical trim board between the smooth siding and the textured siding where, after review of historic maps, board members agree the original mass of the building ends and a more recent addition begins. Applicant will be permitted to install salvaged textured siding on the western elevation where the texture is not highly visible from a public right of way.

A Connor made a motion to accept the siding portion of the application as modified. S. Conway seconded and the motion passed 3-0.

A proposed change to the front stoop was withdrawn from the application.

Also noted during the site visit is an apparent discrepancy between the drawings and installation of the roof and parapet. During the discussion it was noted that:

- The architect restated that while raising the roof, the parapet was initially deemed necessary to achieve proper drainage, it has now been determined that the existing roof slope is sufficient.
- In spite of the above, the pictures of the installation appear to show the parapet raised significantly
- The construction under the roof is unknown
- Applicant to confirm their proposed solution will work as drawn given the actual roof structure and will revise the drawings accordingly

S. Conway made a motion to approve the cornice elevation (shown on drawings A103 and A104 received 10/23/19) subject to confirmation of roof structure below. A. Connor seconded and the motion passed 3-0.

**NEW BUSINESS****41 Garden Street, locally-listed area of the Historic District. Single story addition to existing structure. Tax map 48.8-2-27**

Applicant's architect, Karen Parks, presented the project scope, including site plan, floor plans and exterior elevations and cut sheets. She noted that:

- The ZBA has scheduled a public hearing for this application
- The project is a small addition at the rear of the house
- The hip roof will be continued
- The addition to be brick to match existing and will be feathered in
- New mortar will be sampled to ensure it will weather to match existing
- The entire roof is to be replaced
- The garage door is to be replaced
- The south façade is mostly visible from the public right-of-way, but the back façade is not
- Windows to be replaced with Andersen 400 series in the same size and style as existing.
- One window will require new shutters. The shutters will match the existing shutters on the house.

A. Connor made a motion to classify the project SEQR Type II as it's a modification to an existing structure. S. Conway seconded and the motion passed 3-0.

After a brief discussion the HDRB determined that a public hearing should be held for this application. A. Connor made a motion to hold a public hearing on 11/13/19. S. Conway seconded and the motion passed 3-0.

At Park's request, the HDRB will send a memo to the ZBA stating HDRB preference for a one-story solution.

**9 Orchard Street, locally-listed area of the Historic District. Replacement of existing fence. Tax map 48.8-2-27**

Applicant described the dilapidated condition of the existing fence and her desire to replace it. She provided a plan, photographs of the fence and proposed hardware. During the discussion it was noted that:

- New fence to be 5' high but the board members noted that the standard is 4'
- Proposed cedar fence is very similar to a fence recently approved and installed on Main street
- Portions of the fence (that are in good condition) are to remain
- New fence essentially follows layout of existing
- Fence to be fabricated from cedar with 3'-0" panels and 1'-0" spindles on top
- Panels to sit between posts
- HDRB prefers the black metal hardware presented

A. Connor made a motion to declare the project SEQR Type II as it's a minor modification to a residential parcel. S. Conway seconded and the motion passed 3-0.

S. Conway made a motion to approve the application as modified. A. Connor seconded and the motion passed 3-0.

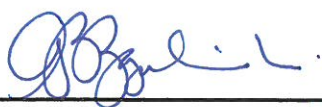
**MINUTES**

None

**ADJOURNMENT**

A. Conner made a motion to adjourn. S. Conway seconded and the motion passed 3-0 at 9:20 pm.

Submitted by M. Mell



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Al Zgolinski, Chair

12/11/19

Date