

**Village of Cold Spring
Historic District Review Board
Meeting Minutes – August 3, 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, August 3, 2022. Members present: Chair Al Zgolinski, Vice Chair Sean Conway, Todd Seekircher, L. DesBrisay and A. Connor. A. Zgolinski called the meeting to order at 7:33 p.m.

New Business

6 Oak Street, 49.5-3-61, Locally - Designated area of the Historic District. James Cross, Homeowner. Replacement of side yard fence. Application materials shared with all participants.

J. Cross described the project as follows:

- Remove broken unsightly chain link fence between 6 Oak and 4 Oak Street (neighbor's yard to the west);
- Replace with two-sided, board on board cedar fence;
- Fence will be four (4) feet high;
- Each fence panel is eight (8) feet long;
- Total length of fence is ninety-two (92) feet;
- Fence will be set back eighteen (18) inches from existing stone block retaining wall and eleven (11) feet from the house;
- Fence is designed to let air and light in, promote neighborliness while maintaining privacy;
- Fence may be left unpainted and allowed to gray over time.

J. Cross provided fence specs from Campanella Fence in Mahopac and will do the work himself with professional advice. J. Cross noted existing rear chain link fence between 6 Oak Street and Verizon will be replaced at some point in the future.

Board Comment

S. Conway advised the Board requires the panels hang between posts, not applied to posts. J. Cross noted that it will be constructed as such.

L. DesBrisay noted the retaining wall is a couple of feet tall and asked what the overall height of the fence will be. A. Zgolinski noted that the retaining wall by definition requires grade on the inside of the wall to be higher than it is on the outside. A. Zgolinski asked if the proposed fence will be four (4) feet from the grade on the inside? J. Cross replied yes.

S. Conway made a motion to approve the application as submitted. A. Connor seconded the motion and it passed unanimously.

13 Parrott Street, 49.5-3-37, Locally - Designated area of the Historic District. Loreen Harvey, Kasselmann Solar for Owners; Joseph White Penski, Owner. New solar panels. Application materials shared with all participants.

L. Harvey described the project as follows:

- Install a 17.64 kW roof mounted PV array of forty-nine (49) solar panels;
- Panels to be flush mounted;
- Panels to be located on the garage roof, rear roof of residence, and roof of extension in the back of residence facing east;
- Install EV charger in the garage.

Board Comments

A. Zgolinski asked if this is a net metering operation or if there is a storage battery. L. Harvey replied there is no storage battery. Disconnect will be located on interior wall of basement and conduit will run from basement to the attic and up through the panels. Conduit for EV charger will run from basement to garage. A. Zgolinski stated he would note that to the extent possible, conduit will be installed within the house.

S. Conway made a motion to approve the application as modified. L. DesBrisay seconded the motion and it passed unanimously.

8 Stone Street, 48.8-1-11, Nationally – Designated area of the Historic District. Stacie Varian, Tesla Energy Operations, for Owner; Brent Lagerman, Owner. Application Materials shared with all participants.

S. Varian described the project as follows:

- Install 5.2kW Solar PV Array (13 panels) with 27 kWh Energy Storage System;
- Panels going on the roof along the driveway between the two (2) houses;
- Two (2) larger energy storage units (ESS) will be further down the driveway and should not be visible to public right of way;
- ESS units will be three (3) feet away from windows and doors;
- Relay will go between the meter and the system shutdown;

A Zgolinski asked how the larger equipment located at the back of the driveway would not be visible from the street? S. Varian replied that you would be able to see one piece of equipment at the meter, but the bulkier equipment (ESS and inverter) would be

further down the driveway and would be wall mounted. S. Varian explained that the installation is located there as a cleaner install - less conduit is used, and it keeps the equipment closer to the meter.

A Zgolinski asked how far the equipment projects from the wall. S. Varian replied that ESS units are 45" x 29" x 5.75".

L. DesBrisay asked what equipment is going in the front by the meter. S. Varian identified the equipment located by the meter are the AC Current, the RSD switch, and the relay.

A Conner noted the project has little impact and is more elegant than older technologies and other projects the Board has seen. L. DesBrisay agreed. S. Conway commented that this application has the least amount of impact for the style of this house. T. Seekircher agreed.

S. Conway made a motion to approve the application as submitted. T. Seekircher seconded the motion and it passed unanimously.

Workshop

8 Depot Square, 48.12-2-12. Owner James Gary. Materials provided to all participants. Owners are seeking guidance regarding a more dynamic design ideas to restore the property in a manner more in keeping with Village character.

J. Gary provided the Board with some background:

- Vintage postcard show property was once used as a livery;
- Property is located in the R-1 District
- Prior Owner used as a multi-family residence with six (6) separate spaces;
- Owners considering change of use to commercial.

Board Comment

A Zgolinski clarified that the HDRB has no say in potential uses for a property. The Board can only comment on what may be appropriate exterior changes to the building.

A Zgolinski noted that none of the features depicted in the postcard are presently visible, and asked if Owners have done any exploration of what is under the cladding.

J. Gary replied that from the interior one can see wood but no exterior exploration has been done. A Zgolinski commented that the Board would like to preserve as much of the historic value of the building as possible, and asked the Owners be careful of what they may find underneath the current clapboard.

L. DesBrisay commented that he would like the owners to maintain some of the integrity around the garage door openings, perhaps by installing doors and glass, and

additionally maintain the appearance of a stable, rather than modernizing the whole base. S. Conway agreed and encouraged the Owners to keep the language of the original use of the building in their design, regardless of the use as commercial, retail, or residential. He would like to see continuity with the older images presented by Owners to the Board. The Board suggested that the Owners continue their research at the Office of the Putnam County Historian and the Village Town Hall for other images and historical information.

Owners were advised that the Board would be open to additional workshops to assist them as they progress in the elements of their design plan. Owners were reminded that any changes that affect the view from the public right of way are within the purview of the Board and require approval.

Board Business

Public Comment - None

Follow-up on Unified Solar Permit Plan – Proposal for VBOT

Trustee Laura Bozzi is in the process of applying for a NYSERDA grant and initiate funding for the Village to promote sustainability initiatives. The first initiative is a Uniform Solar Permit which streamlines permits for solar panels. S. Conway is preparing a proposal to the VBOT in the HDRB Monthly Report to waive COA fees for solar panel applications. The Board will also propose preparing a one-page document describing Best Practices for solar panels, which document will be available on the Village website. S. Conway will circulate the Monthly Report to Board Members for comment before the next VBOT Meeting.

Approval of Minutes

July Workshop Meeting 07-20-2022 (AZ, SC, TS)

S. Conway made a motion to approve the Minutes as submitted. T. Seekircher seconded the motion and it passed 3-0-0-2 (A. Conner and L. DesBrisay absent).

Update on Design Standards

Board Members are continuing to work on the Design Standards.

The Board agreed to cancel the August 17, 2022 Meeting.

Adjournment

S. Conway made a motion to adjourn. T. Seekircher seconded the motion and it passed unanimously. Meeting adjourned at 8:35 p.m.

Submitted by Karen Herbert

A handwritten signature in black ink, appearing to read "Al Zgolinski", with a stylized flourish at the end.

Al Zgolinski, Chair

September 7, 2022

Date