

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

**Monthly Meeting
11-13-19**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday November 13, 2019. Members Present: Chair Al Zgolinski, Carolyn Bachan, Andrea Connor, Sean Conway and Kathleen Foley. The meeting was called to order at 8pm.

PUBLIC HEARING

A Public Hearing to consider the application by Attilio and Maria DiMeo, property owners of 41 Garden Street, Cold Spring, for a one story addition to the residential structure. The subject property is designated as Tax Map Section 48.8, Block 2, Lot 27, and is located within the R-1 Zoning District as well as within the Village's Historic District. The application has been classified Type II action under the State Environmental Quality Review Act at the 10/23/2019 HDRB meeting.

Applicant's architect, Karen Parks, presented the project scope and noted that:

- The application is for a one story addition to the rear of an existing 1960's one story ranch-style dwelling
- Addition is approximately 282 SF
- Property is adjacent to Our Lady of Loretto parking lot
- An application for a variance for lot coverage is on file with the ZBA
- Applicant may remove cover over patio to reduce zoning variance required
- The addition is being built to provide additional flexible area and a bathroom
- Exterior is solid brick and proposed addition will be feathered in to match
- New windows and shutters to match existing
- Replacement windows will be vinyl clad (permitted in this section of the district) with no change in size to the openings
- Proposed addition would be visible from adjacent property (43 Garden) to the north
- There is an existing one story garage
- Garage door to be replaced

Public Comment – none

Board Comments

The Board consensus is that the application is a sensitive approach to the expansion of the dwelling and preserves the character of the structure.

C. Bachan made a motion to approve the application as submitted. A. Connor seconded and the motion passed unanimously.

APPLICATION REVIEW

3-5 Parsonage Street, locally-listed area of the Historic District. SEQR determination and fence installation.

Tax map 49.5-2-64.2

K. Foley made a motion to classify the project SEQR Type II because it is a minor modification to a residential property. A. Connor seconded and the motion passed unanimously.

Owners Victor and Dedee Faradauj presented the project scope and submitted a site plan and photos. During the discussion it was noted that:

- Their neighbor has a parcel that falls within the property and has an easement for access. The proposed fence has to accommodate this
- Fence pickets to be "dog-eared" style
- Fence caps to be wood squares
- Fence panels to be located between posts
- Hardware to be consistent throughout
- Arbor is decorative

A. Connor made a motion to approve the application as annotated. K. Foley seconded and the motion passed unanimously.

WORKSHOP

21 Parsonage Street, locally-listed area of the Historic District. Conversion of barn into residence.

Applicant presented photographs, site plan and elevations. He described similar existing accessory structures in the village and options for siting the barn (which will require variances from the ZBA.)

During the discussion it was noted that:

- HDRB inquired as to how much of the existing structure would be reused. Applicant replied that much would be reused but on the interior where it wouldn't be visible
- Applicant noted that the existing structure is to be dismantled and reassembled, but the existing materials are unlikely to be suitable for modern construction and the proposed structure is essentially a new building
- New building would be 1 ½ stories but would not exceed the height of the current structure
- Variances will be sought to accommodate parking
- Applicant may wish to complete its work with the HDRB before application to the ZBA
- Moving the structure to the center of the lot to remove some of the required zoning variances will significantly impact the character of the building
- Applicant wishes to begin a dialog with HDRB about the design of the new building
- HDRB requested an aerial view of the property
- A joint HDRB/ZBA workshop may be an efficient way to discuss this application

MINUTES

S. Conway made a motion to adopt the 7-24-19 minutes as submitted. K. Foley seconded and the motion passed 3-0 with A. Connor and C. Bachan abstaining because they were not present at this meeting.

S. Conway made a motion to adopt the 9-11-19 minutes as amended. K. Foley seconded and the motion passed 3-0 with A. Zgolinski and C. Bachan abstaining because they were not present at this meeting.

K. Foley made a motion to adopt the 10-9-19 minutes as amended. S. Conway seconded and the motion passed 4-0 with A. Zgolinski abstaining because he was not present for that meeting.

S. Conway made a motion to adopt the 5/8/19 minutes as amended. A. Connor seconded and the motion passed 4-0 with K. Foley abstaining because she was not present for that meeting.

DESIGN STANDARDS

The HDRB will hold meetings to continue work on the Historic District design standards on:

- 11/17/19 from 10am to noon
- 11/20/19 from 8-10pm
- 11/24/19 from 2-4pm
- 12/18 from 8-10pm

BOARD BUSINESS

K. Foley noted that the Village Board is interviewing building inspector applicants.

The HDRB would like to set up preservation recognition awards in early 2020.

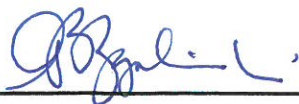
HDRB discussed possible fee increases and noted that:

- Fees in other municipalities vary widely and that an apples-to-apples comparison is not possible
- Some municipalities differentiate between residential and commercial applications
- Do fees to hold a public hearing need to be adjusted?

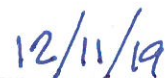
ADJOURNMENT

K. Foley made a motion to adjourn. A. Connor seconded and the motion passed unanimously at 10:40 pm.

Submitted by M. Mell



Al Zgolinski, Chair



Date