



VILLAGE OF COLD SPRING  
**HISTORIC DISTRICT  
REVIEW BOARD**

85 MAIN STREET  
COLD SPRING, NEW YORK 10516

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**MEETING MINUTES FOR FEBRUARY 6, 2024**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, February 6, 2024. Members present at Village Hall: Chair Al Zgolinski, Todd Seekircher, Kate van Voorhees, and Lauren Wallis Hall. Vice-Chair Sean Conway absent. A. Zgolinski called the meeting to order at 7:32 p.m.

Chair Al Zgolinski welcomed new member Kate van Voorhees to the Board.

**Old Business**

**10 Fishkill Avenue, 48.8-4-59**, Locally-listed area of the Historic District. Kenneth & Carol Filmanski, owners, and Renewal by Andersen representative Joseph Patyi were present at Village Hall. Replacement of five (5) windows on the front facade with inset windows on a single-family residential building. Two (2) windows are on the first floor; three (3) windows are on the second floor. *Materials, including photographs showing frame and sash measurements of existing windows, were provided to all participants. Application for replacement windows and doors on sides and rear of residence was approved by the Board and a Certificate of Appropriateness issued on January 16, 2024.*

K. Filmanski noted that the Board's concern with the proposed front façade windows centered on whether the frame would be larger than the existing frame, thereby resulting in a reduction of window glass. This would be visible from the public right of way. K. Filmanski provided photographs and a drawing showing the existing and proposed widths of the frame.

**Board Comment**

A. Zgolinski noted this was a continuation of the portion of the previous application dealing with new front façade windows. He asked if the drawings indicated the distance between the existing storm windows, or to the wood frame. C. Filmanski replied the distance shown is to the storm windows. She further noted her calculations showed existing windows have 1,375 square inches of glass and the proposed windows will have 1,470 square inches of glass.

T. Seekircher asked if the current proposal reflects the dimensions of the new frame and sash. J. Patyi replied that was correct, and there is not really a loss of glass.

T. Seekircher made a motion to approve the application as submitted. L. Wallis Hall seconded the motion, and it passed by a vote of 4-0-1-1 (K. van Voorhees abstained; S. Conway absent). Notice to the Code Enforcement Officer will be sent by the Board.

**11 Locust Ridge, 49.5-2-18**, Locally-listed area of the Historic District. Re-approval of expired 2021 Certificate of Appropriateness. Billy Fields, owner, and Justin Kacur, architect present at Village Hall. Construction drawings were provided to all participants.

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Members – Lauren Wallis Hall, Todd Seekircher, Kate van Voorhees**

J. Kacur noted there are no material changes to the previously approved design plans. Cedar and wood trim, and Hardie Board (smooth-side out), have been incorporated into the construction drawings.

### **Board Comment**

The Board had no further comment.

L. Wallis Hall made a motion to renew the expired Certificate of Appropriateness from 2021. T. Seekircher seconded the motion, and it passed by a vote of 4-0-0-1 (S. Conway absent).

**133-135 Main Street, 48.8-6-4**, Nationally-Designated area of the Historic District.

James Hartford of River Architects, applicant. Matthew Beachak, owner. New front porch, renovation, and expansion of mixed-use commercial building.

A. Zgolinski briefly described the application for the new members, noting that the Board previously held a workshop. He further noted that the application requires approvals from the Planning Board, Zoning Board of Appeals, and a completed purchase agreement for Village property. When those contingencies have been met, the applicant will return to this Board for approval.

### **New Business**

**10 Julia Lane, Unit Suite 101, 49.5-3-45.1**, Locally-listed area of the Historic District. Carol Powell, applicant. Michael Guillaro, owner. Replace 1-3 windows. Materials were provided to all participants. A. Zgolinski disclosed that Carol Powell is his CPA.

C. Powell described the application as follows:

- Remove and install Duranotic bronze double-hung Oriel windows in three (3) office openings to permit fresh air into office space and provide additional egress in an emergency;
- Top sash will be fixed with meeting rail at equal height to that of existing windows;
- Only bottom sash will move;
- Full screen included;
- Proposed window will match existing building windows;
- Entire frame will be replaced;
- Work will be done by the original window installers.

### **Board Comment**

A. Zgolinski noted that the Lahey Pavilion is one of the few remaining original buildings in Butterfield.

Board members commented on the application and raised questions and concerns:

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Members – Lauren Wallis Hall, Todd Seekircher, Kate van Voorhees**

- K. van Voorhees
  - What is the depth of the proposed windows from the face brick
  - Will the windows meet the brick coursing in a manner consistent with existing building windows
  - Will the proposed screen be proud
  - Will this application set a precedent for other applications
- T. Seekircher
  - Will there be repair work on the interior
  - Upper fixed window will be more inset but location of the asymmetric split should remain the same
- L. Wallis Hall
  - What are the dimensions of a full insert window installation compared to that of the existing windows
- A. Zgolinski
  - Can it be an insert window where there is no frame within which to insert
  - Meeting rail will likely be larger than existing rail
  - The new lower window will require a track

C. Powell contacted Ray from Diversified Glass and Mirrors by phone to address the foregoing concerns. He noted as follows:

- Frame will not be removed
- Existing glass will be removed and replaced by a metal aluminum frame window inserted into the existing frame
- Existing frame allows for a moveable lower sash
- Area of glass will be reduced by three (3) inches on the right and three (3) inches on the left
- Existing frame is brick to brick already mortared in

A. Zgolinski commented, and the members agreed, that six (6) inches is a significant visual change and would drastically alter the character of the window.

L. Wallis Hall commented that the bottom window would be thicker than the upper fixed window.

Discussion ensued about changing the installation to a full new frame. Ray from Diversified Glass and Mirrors noted that the full frame replacement would have to be discussed with Diane Ferris of Unicorn. While the proposed new windows are the easier and most affordable means of accomplishing C. Powell's goals, it appears much easier to remove the whole window and put an entire new frame to maintain the consistent appearance of the building. Main concerns are that the rail be in the right location, set back is the same, and that the new windows match the dimensions, proportions, and profile of the existing windows.

C. Powell to return to the Board on March 5, 2024, and provide the Board with additional information and cut sheets.

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Members – Lauren Wallis Hall, Todd Seekircher, Kate van Voorhees**

**21 Parsonage Street, 49.5-2-56, Locally-Designated area of the Historic District.**

Sarah Gurland, owner present via videoconference. Demolition of barn. Materials were provided to all participants.

S Gurland described the application as follows:

- S. Gurland and Thomas Huber have lived at 36 Pine Street since 2001 and purchased 21 Parsonage Street, where the barn is located, in 2021
- Previous owners considered renovation but the structure is currently in very bad condition
  - no masonry or stone foundation
  - roof sagging
  - structure is made of pine which is now “spongy”
  - engineer Michael Carr noted that structure is rotted from top to bottom
  - structure presents a safety hazard to neighbor properties and pedestrians
  - not a good location to build anything and there are zoning issues
  - structure sits right on the property line

**Board Comment**

A. Zgolinski provided some historical background. Previous owners had applied for variances in 2019 to turn the structure into residence, however, it did not comply with the Code requirements. He recalled that photographs of the structure at that time showed the poor condition. Reconstruction was considered by taking it apart and incorporating as much historical fabric as possible into the new structure.

T Seekircher questioned whether it would be permissible to build another structure in its place. S. Gurland replied that, even if they wanted to construct something smaller, the setback issues could still be an issue, and any proposed structure at that location would remain right on the property line.

A. Zgolinski suggested that S. Gurland contact the Code Enforcement Officer to discuss condemnation of the barn, thereby qualifying it for demolition for safety reasons. A. Zgolinski further commented that the demolition process is convoluted and can be costly. A State Environmental Quality Review Act (“SEQRA”) analysis may be required. Research on State Historic Preservation Office (“SHPO”) requirements may also be helpful.

Discussion ensued regarding the historical value of the structure. L Wallis Hall commented that it is a structure with a story, and asked Gurlan if she has looked at any historic maps to determine the structure’s age. K. van Voorhees commented that the barn does hold that corner, adds a certain density and uniqueness to its non-conformance, which is a part of the neighborhood. Removal will change the spirit of what it is in the history of the Village. A. Zgolinski commented that the structure’s historical value is based on its longevity. Given its condition, a renovation would destroy most of its historic value. He did agree that the structure’s history should be documented. He will also research the demolition process. T. Seekircher agrees with the sentimental value of the building and how it fits into the

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streetscape of the Village, however, it does not appear that there is any intent to rehabilitate the structure.

S. Gurland will send photographs of the barn's interior to the Board as requested and will speak to the CEO about condemnation.

**Board Business**

- *Public Comment* – None.
- *Approval of Minutes: January Meeting, 01-16-2024 (AZ, SC, TS, LWH)*  
*Motion: Approve as modified Made By: T.S. Second: LWH Vote: 3-0-1-1*  
(K. van Voorhees abstained; S. Conway absent).

**Adjournment**

K. van Voorhees made a motion to adjourn the meeting. L. Wallis Hall seconded the motion, and it passed by a vote of 4-0-0-1 (S. Conway absent).

Meeting adjourned at 9:12 p.m.

Submitted by Karen Herbert



March 5, 2024

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Al Zgolinski, Chair

Date