

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

**Monthly Meeting
1-11-17**

The Village of Cold Spring Historic District Review Board held its regular monthly meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday January 11, 2017.

Members Present: Chair Al Zgolinski, Vice Chair, Kathleen Foley, and board members: Sean Conway and Andrea Connor. Carolyn Bachan was absent. The meeting was called to order at 8:07 pm.

NEW BUSINESS

9 Orchard Street, M & A Peltonen, Nationally-listed area of the Historic District; modification of window opening to French door and stairs, south façade.

Karen Parks (designer for the project) and Anita Peltonen presented the project with: plans, elevations, details and photographs of existing conditions. They noted that the proposed French door replaces an existing small window and will require an exterior landing (deck) and stairs. The existing window has a lintel and the French door will too.

The French door is 4' wide x 7' high. Door to be manufactured by Weatherfield and will be an aluminum-clad wood door. The exterior landing will be 6' x 5'. The stairs will be open tread and there will be a railing. Railing posts to be cedar.

K. Foley noted that the design standards are "silent" regarding aluminum-clad wood doors, but the board consensus is that it would be acceptable.

Applicant does not wish to enclose the sides of the deck with lattice in order to maintain the light to the basement window. Board members agreed this would be acceptable.

A. Zgolinski expressed concern that the width of door casing matches the existing window casings.

K. Foley made a motion to classify the project SEQR Type II under SEQR as the work is a minor modification to a residential structure. A. Connor seconded and the motion passed unanimously.

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

7 Marion Avenue, K. Kepner Rose & S. Rose, Locally-listed area of the Historic District; insertion of flue pipe on roof ridge.

Steve Rose appeared and presented the project with: the completed application and photographs of existing conditions. The flue is required to vent a new wood stove in the living room. The flue will be painted.

Design standards call for a flue to be enclosed, but board consensus is that given the context of the building, an enclosure wouldn't be appropriate.

A. Connor made a motion to classify the project SEQR Type II as the work is a minor modification of a residential structure. S. Conway seconded and the motion passed unanimously.

K. Foley made a motion to accept the application as submitted. S. Conway seconded and the motion passed unanimously.

19 High Street, A. Connor & E. Hudson, Locally-listed area of the Historic District; exterior modifications including window modifications, siding and rear addition.

A. Connor updated the board on progress of the design and submitted: the building department referral, proof of escrow payment, completed application form, plans, elevations, details and photographs of adjacent buildings.

S. Conway made a motion to classify the project SEQR Type II because it is a one-family structure. K. Foley seconded and the motion passed unanimously.

K. Foley expressed concern that a board & batten façade may make the addition seem out of proportion when viewed from the northern elevation. The board discussed options to break up the exterior and to tie the existing building façade to the new addition. A. Zgolinski suggested a masonry base for the addition to make it look substantial and grounded.

The board decided that another workshop would be beneficial prior to scheduling a public hearing. Applicant was requested to bring the following to the next workshop: updated drawings reflecting HDRB discussions; siding configuration for the addition, details of the wood stove flue and window/door specification sheets.

MINUTES

K. Foley made a motion to accept the minutes of the 12-14-16 meeting as amended. A. Connor seconded and the motion passed unanimously.

K. Foley made a motion to accept the minutes of the 7-27-16 meeting as amended. S. Conway seconded and the motion passed unanimously.

BOARD BUSINESS

Building Department Report:

The fence at 7-9 Furnace St. has been taken down per an order to remedy. The department has not heard from the owner of 1 Depot Square regarding changes requested by the HDRB.

Chapter 64 Update:

Board members reviewed proposed changes including:

- Whether a time period of 50 years should lapse prior to consideration of landmark status for a property (rather than 30 years.)
- There should be a moratorium on all work on any property being considered for landmark status. The moratorium should be factored into the landmark designation process.
- The landmark designation application needs to be created.
- K. Foley moved to delay presentation to the Village Trustees until all Chapter 64 revisions are complete. A. Connor seconded and the motion passed unanimously.

ADJOURNMENT

K. Foley made a motion to adjourn the meeting. A. Connor seconded and the meeting was adjourned at 11pm.

Submitted by M. Mell

A. Zgolinski, Chair

Date: