

Village of Cold Spring**Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Workshop Meeting
1-31-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday January 31, 2018.

Members Present: Chair Al Zgolinski and board members: Sean Conway, Carolyn Bachan and Andrea Connor. Kathleen Foley was absent. Also present was village attorney John Furst. The meeting was called to order at 8 pm.

WORKSHOP SESSION**35 Market Street. Nationally-listed area of the Historic District: SEQR review for proposed demolition of the cottage.**

- Ashley Ley (AKRF) a consultant to the board presented summarized the draft report prepared by her office. She noted that:
 - Previous comments to EF1 have been addressed.
 - Past board and AKRF comments have been addressed.
 - Applicant has reached out to DEC regarding animal species that might be adversely impacted by the proposed demolition. It was reported that demolition will have minimal adverse impact.
 - Applicant performed a phase 1 archeological study that provides a reasonable assessment that proposed demolition will not create damage to archeological features.
 - Review by a structural engineer determined that the cottage's structure is insufficiently stable to permit relocation to a new foundation and recommends against moving it.
 - Previous comments about construction issues have been addressed.
- HDRB members had no additional comments.
- S. Conway made a motion to schedule a public hearing. A. Connor seconded, A. Zgolinski voted yes, C. Bachan voted no, and the motion passed 3-1. K. Foley was absent.
- The public hearing is scheduled for 2-21-18.

126 Main Street. Nationally-listed area of the Historic District: SEQR review for proposed demolition of existing building.

- Ashley Ley (AKRF) a consultant to the board presented summarized the draft report prepared by her office. She noted that:
 - Applicant has submitted revised EF1.
 - Applicant has responded to previous comments.
 - DEC noted several species that may be adversely affected. Applicant has written to DEC demonstrating that the proposed project will not have an adverse impact.

- Phase 1 archeological plans satisfactorily show archeological features and indicate proposed project will have no significant impact. It is recommended that the existing structure and site be documented and sent to the local historical society
- Karen Parks (project architectural designer) noted that the applicant plans to salvage front corner timber, corbels, brackets and rear bay window for possible reuse.
- Site plan has been updated and includes updated parking requirements. Parking area is now pervious.
- No general permit is required for storm water management as the property is less than one acre. Applicant will provide a peak-flow rate table.
- Members of the CSPB who were present in the audience requested copies of the revised plans (printed and digital)
- CSPB Chair Matt Francisco asked whether his board needed a dedicated public hearing. Attorney Furst responded that both the HDRB and CSPB can hold individual public hearings.
- HDRB will hold another workshop for 126 Main Street on 2-14-18.
- C. Bachan made a motion to hold a public hearing on 2-21-18. A. Connor seconded and the motion passed 4-0. K. Foley was absent.

ADJOURNMENT

C. Bachan made a motion to adjourn the meeting. A. Connor seconded and the meeting was adjourned at 9pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: