

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Monthly Meeting
7-12-17**

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 July 12, 2017.

Members Present: Chair Al Zgolinski and board members: Sean Conway, Carolyn Bachan and Andrea Connor. Kathleen Foley was absent. The meeting was called to order at 8:00 pm.

OLD BUSINESS

3 Furnace Street, nationally-listed area of the Historic District 48.8-6-35. Bill Sussman, owner, represented by James Hartford (River Architects.) Exterior modifications include: rear addition, siding, trim and decorative elements.

- J. Hartford presented plans and elevations revised per the previous HDRB workshop.
- C. Bachan made a motion to classify the project SEQR Type II because it is an existing structure. S. Conway seconded, and the motion passed unanimously.
- HDRB discussed the historic suitability of the proposed brackets and trim. Of concern were the capitals on the ionic columns. Board members voiced a desire for a simpler "bullseye" design.
- HDRB consensus is that the nature of the application will not require a public hearing.
- Applicant to make the modifications identified by the HDRB and to return on July 26, 2017 (when the HDRB will vote.)

NEW BUSINESS

**8 Locust Ridge, locally-listed area of the Historic District 49.5-2-27. Hass Murphy and D. Botnick.
Replacement of cedar shake siding and replacement of two windows.**

- Hass Murphy presented the project: a 100-year old house. Existing shakes are in a deteriorated condition and rather than piecemeal replacement; applicant seeks to replace with cedar ship-lap siding on all sides, except for the dormers which would have cedar shakes.
- Applicant presented window cut sheets (Marvin Windows) and pictures of adjacent houses.
- C. Bachan made a motion to classify the project SEQR Type II because it is an existing structure. S. Conway seconded, and the motion passed unanimously.
- C. Bachan made a motion to approve the application as amended. S. Conway seconded, and the motion passed unanimously.

4 B Street, Nationally-listed area of the Historic District. Installation of solar panels.

- Chris Patak (Hudson Solar) appeared on behalf of the applicant and presented a photo-rendering of what the completed installation will look like. Panels to be installed close to and parallel to the roof.

Wiring to be gathered under the panels and combined into a single run to the electrical equipment in the basement. Wire run propose to be adjacent to existing Central Hudson wiring.

- C. Bachan made a motion to classify the project SEQR Type II because it is utility work. S. Conway seconded, and the motion passed unanimously.
- HDRB discussed alternate locations of wire run (from roof to basement.)
- S. Conway made a motion to approve the application as submitted. C. Bachan seconded and the motion passed unanimously.

224 Main Street, Nationally-listed area of the Historic District, R. Hoffman, owner 49.5-2-30.1. Restoration of roof, window replacements, installation of AC condenser demolition of existing fence and its replacement.

- Applicant presented the project, including photos, elevations and cut-sheets.
- S. Conway made a motion to classify the project SEQR Type II because modification to the façade only. C. Bachan seconded and the motion passed unanimously.
- HDRB had no comment on the roof restoration
- HDRB members expressed concern about the new window's framing and proportional appearance in relation to the façade.
- HDRB members expressed concern that replacement of all the windows as proposed would significantly change the appearance of the windows, a character defining feature.
- Existing 6'-0" fence around the pool is a non-conforming existing condition. Applicant stated their willingness to repair fence rather than replace (.
- HDRB proposed an enclosure for the AC condenser and discussed the size and style of the fence that will surround it.
- C. Bachan made a motion to approve the roof renovation as submitted. S. Conway seconded, and the motion passed unanimously.
- A. Connor made a motion to approve location of the AC condenser as amended. C. Bachan seconded and the motion passed unanimously.
- HDRB requested applicant to revise the exterior elevations showing the proposed windows locations and look for a window which would have a smaller profile The Board will review on July 26, 2017.

BOARD BUSINESS

- HDRB discussed draft of history portion of updated design guidelines (prepared by K. Foley.) Consensus is favorable, though minor edits are to be expected.

ADJOURNMENT

S. Conway made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 10:45pm.

Submitted by M. Mell



A. Zgolinski, Chair

Date:10/30/2017