

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

Meeting  
7/26/17

The Village of Cold Spring Historic District Review Board held a public hearing/workshop meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday, July 26, 2017 at 8:05pm. Present were Chair Al Zgolinski, Vice Chair Kathleen Foley, and board members Sean Conway, Andrea Connor, and Carolyn Bachan.

**Old Business:**

**3 Furnace Street, Nationally-listed area of the Historic District, W. Sussman rep. by River Architects 48.8-6-35; exterior modifications including rear addition, siding, trim, and decorative elements:**

Applicant proposed a wood laminate front door. The shutters will no longer feature a heart-shaped cut out.

Brackets, formerly proposed to be featured on the façade, will only be placed under the eaves on the side elevations.

Board discussed scale and historical appropriateness of the presence of decorative brackets and columns on a structure built for 19<sup>th</sup> Century foundry laborers.

Proposed windows will be four over four.

C. Bachan made a motion to approve the application as modified. S. Conway seconded, and the motion passed unanimously.

**224 Main Street, R. Hoffman, Nationally-listed area of the Historic District 49.5-2-30.1; restoration of siding, window replacement, installation of AC condenser and installation of fence:**

K. Foley recused herself from the discussion of the application.

Proposed replacement windows sash width will be reduced, in dimension, by 7/8"

Board members emphasized that this structure is particularly significant in the history and street scape of the village because it was the creation of a prominent local architect whose designs can be seen throughout the neighborhood. Board members also commented that the placement of the large windows is a prominent feature of this structure's design.

A Zgolinski cited the retrofit wood insert windows as an issue with the application in its current form.

A meeting with the applicant was scheduled for 8/9

**126 Main, SCGY Properties, rep by Karen Parks, Nationally-listed area of the Historic District 48.8-2-48; proposal to demolish existing building and replace with new construction:**

K. Foley made a motion to classify the proposal as Type I under SEQR because it is a proposed demolition of a commercial structure in nationally listed area. C. Bachan seconded and the motion passed unanimously.

The Board stated that the Village's consulting engineer needs to review the applicant's engineer's assessment of the property to determine if a demolition is the only viable course of action.

Applicant will need to submit part one of the EAF form. Parts two and three will be filled out by the HDRB members. HDRB intends to be lead agency. Once the EAF form is completed, the coordinated boards will thirty days to declare a lead agency. SHPO is an interested agency. Board discussed whether there were any more agencies, beyond the Zoning and Planning boards who may be engaged.

K. Parks asked whether the demolition and construction applications should be combined. C. Bachan answered that yes, the applications should be submitted together because the two processes are interrelated. Another meeting with the applicant was scheduled for 8/9.

**9 Orchard Street; A. Peltonen represented by K. Parks; Locally-listed area of the Historic District; revision of previously approved application:**

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

### **New Business:**

**64 Main, represented by Lynn Miller; Nationally-listed area of the Historic District 67.34-2-8; addition of commercial awning over storefront:**

S. Conway made a motion to classify the proposal as Type II under SEQR because it is a minor modification. A. Connor seconded, and the motion passed unanimously.

Applicant proposes the attachment of an awning to reduce direct light and heat and would prefer fixed awning; retractable specified. Applicant also presented materials illustrating a business logo on the awning.

Board members discussed where other fixed awnings are present elsewhere in the village: Doug's Pub and Whistling Willie's, both Main Street businesses

Board members raised concerns regarding the impacts the addition of the awning would have on the structure.

A Zgolinski suggested the applicant withdraw the application and come up with a new plan. The applicant said she would consider changing the proposal from an installation of an awning to a sign and appear before the Board at a subsequent meeting.

**13 Garden Street, D. Valentine, Sr. & C. Valentine; Locally-listed area of the Historic District 48.8-2-20; side addition and replacement of existing window:**

K. Foley made a motion to classify the proposal as Type II under SEQR because it is a minor residential modification. C. Bachan seconded and the motion passed unanimously.

Window and siding will match other existing windows and siding.

A. Connor made a motion to accept the application. S. Conway seconded, and the motion passed unanimously.

**10 Fair Street, C. Carnevale, Nationally-listed area of the Historic District 48.8-2-9; replacement of existing fence with fence of new design:**

C. Bachan made a motion to classify the proposal as Type II under SEQR because it is a minor residential modification. K. Foley seconded, and the motion passed unanimously.

K. Foley made a motion to approve the application. S. Conway seconded, and the motion passed unanimously.

**Adjournment:**

K. Foley made a motion to adjourn. A. Connor seconded, and the motion passed unanimously. The meeting was adjourned at 12:11am.

A. Zgolinski, Chair

Date:10/30/2017

A handwritten signature in black ink, appearing to read 'A. Zgolinski', followed by a small flourish and a period.