

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

**Monthly Meeting  
8/9/17**

The Village of Cold Spring Historic District Review Board held its monthly meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday, August 9, 2017 at 8:00pm. Present were Chair Al Zgolinski, Vice Chair Kathleen Foley, and board members Sean Conway, Andrea Connor, and Carolyn Bachan.

**Call to Order:**

The meeting was called to order at 8:05pm

**Old Business:**

**224 Main Street, Nationally-listed area of the Historic District 49.5-2-30.1; replacement of existing windows:**

K. Foley recused herself from the discussion.

Applicant proposed installing two new windows on the East elevation and replacing a window that had been boarded over on the West elevation.

S. Conway made a motion to approve the changes in the application regarding window location. C. Bachan seconded and the motion passed unanimously.

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

The applicant stated that the Yankee gutter on the house is in disrepair and proposed replacement. A. Zgolinski stated that the Board would be open to this proposal if the applicant can provide more detailed plans at a subsequent meeting.

**29-35 Market Street, Locally-listed area of the Historic District 48.12-1-46; exterior modifications to existing structures:**

Applicant submitted two applications: the first application reviewed concerned the cottage, #35

K. Foley moved to classify the application Type I because she believed that the structure is in the National District and that the modifications to the structure are significant

C. Bachan clarified the classification by adding that the modifications are, in fact, "major."

The motion was withdrawn when members of the board noted that the structure was, in fact, outside the National District and therefore not automatically considered Type I.

The Board was unable to make a SEQR determination. They elected to have the Village attorney make the determination.

The board reviewed the second application; for the garage, #29, and guest house, #31.

Applicants, represented by Sigler Henderson Studio, proposed raising the roof of the guest house 2' and 9" which will be accomplished by demolishing the roof and second story and introducing new framing for the second story and roof with a cupola feature. There will also be the addition of a rear deck.

New siding will be painted wood.

New windows and doors will be aluminum clad wood.

S. Conway made a motion to declare the garage/guest house application as Type II under SEQR because they are minor residential modifications. K. Foley seconded and the motion passed unanimously.

The Board determined that the garage/guest house application did not require a public hearing due to the setback of the structures and their distance from the public right of way.

S. Conway made a motion to approve the drawings as submitted. C. Bachan seconded and the motion passed unanimously.

Applicants agreed to return to the board if there are any changes to the muntin on the garage door windows. Once SEQR is resolved for the cottage the board will meet for workshop with the board.

### **New Business:**

#### **19 Garden Street, Locally-listed area of the Historic District; renewal of previously approved Certificate of Appropriateness/renewal of Certificate of Appropriateness:**

C. Bachan made a motion to renew the Certificate of Appropriateness. S. Conway seconded and the motion passed unanimously.

A. Connor made a motion to enter into workshop. S. Conway seconded and the motion passed unanimously. The Board entered into workshop at 9:49pm.

### **Workshop:**

#### **126 Main, Nationally-listed area of the Historic District; proposed demolition and new construction:**

The Board requested that the applicant present alternatives to demolition and a subsequent meeting. Alternatives were requested to determine if any of the historic aspects of the structure can be preserved.

A. Zgolinski stated that the Board will begin the process of putting together scopes for the engineering consultant and the environmental consultant.

C. Bachan stated that a CRIS document needs to be submitted.

#### **7 Marion Avenue, Locally-listed area of the Historic District; modifications to existing ancillary structure:**

Application proposes building an ancillary structure 18' x 30' with a 9' deck

Siding will be cement board in a board and batten style, deck will be cedar, roof will be metal, deck will be cedar and will feature cable rail.

A Zgolinski stated that the applicant needs to submit documents to the Village Clerk so the HDRB can get a referral.

S. Conway requested more detailed drawings of the proposed finished product.

C. Bachan asked the applicant if there are plans to construct a new pathway to the modified ancillary structure. The applicant stated that he is looking at potentially adding a gravel pathway. C. Bachan requested he bring a site plan of the pathway for the next meeting.

K. Foley made a motion to come out of workshop and enter into a voting session. C. Bachan seconded and the motion passed unanimously. The Board entered into a voting session at 10:55pm.

### **Board Business:**

#### **Approval of Minutes:**

S. Conway made a motion to approve the minutes for the 2/22 meeting. K. Foley seconded and the motion passed 4-0, with A. Zgolinski abstaining due to his absence from the meeting.

Changes were made to the 3/8 minutes. K. Foley made a motion to approve the 3/8 minutes as modified. C. Bachan seconded and the motion passed unanimously.

Changes were made to the 4/12 minutes. S. Conway made a motion to approve the 4/12 minutes as modified. K. Foley seconded and the motion passed unanimously.

#### **Update on Advisory Communications with Code Update Committee:**

K. Foley informed the Board that she briefly met with the Code Update Committee to discuss their presentation on Cultural Artifacts.

#### **Adjournment:**

A. Connor made a motion to adjourn. C. Bachan seconded and the motion passed unanimously. The meeting was adjourned at 11:17pm.

  
A. Zgolinski, Chair

2/14/18  
Date