

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Workshop Meeting  
2-14-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday February 14, 2018.

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

**OLD BUSINESS**

**66 Main Street (The General Store). Nationally-listed area of the Historic District 48.12-2-22: SEQR classification and façade and blade-mounted signage, removal of window AC unit and replacement of window glass.**

- Craig Muraszewski (applicant) noted that:
  - He has responded to all previous HDRB comments
  - The new moldings will match existing
  - Blade sign to be fabricated from ¾" plywood coated in plastic (and sealed) with crimped metal trim.
- C. Bachan made a motion to declare the project SEQR Type II (minor modifications only.) K. Foley seconded, and the motion passed unanimously.
- K. Foley made a motion to accept the application. C. Bachan seconded and the motion passed unanimously.

**Butterfield Redevelopment, Building 3 (Unicorn Contracting). Locally-listed area of the Historic District. Modification of entrance doors, roofline modifications: gables, headroom for elevator shaft and cupola to accommodate cellular equipment.**

- Applicant presented updated drawings and described proposed changes to the cupola.
- HDRB requested applicant to resubmit drawings with changes "bubbled".
- S. Conway made a motion to accept the proposed changes. A. Connor seconded, and the motion passed unanimously

**NEW BUSINESS**

**Butterfield Redevelopment, Building 2 (Baxter Building Corp), locally-listed area of the Historic District. Modification of west side street level windows and doors to accommodate louver vents.**

- Applicant described proposed work and presented updated drawings.
- S. Conway made a motion to declare the project SEQR Type II (minor modifications). K. Foley seconded, and the motion passed unanimously.

- C. Bachan made a motion to accept the proposed modifications as submitted. A. Connor seconded, and the motion passed unanimously.

**11 High Street (K. Gaugler), locally-listed are of the Historic District 48.8-5-20: SEQR classification and installation of fence in side yard and re-installation of rear deck.**

- HDRB concerned that the lack of construction details prevents a proper assessment of the final appearance.
- Applicant to provide: construction drawings and details, the quantity of deck footings and finish details.
- HDRB has no objection to deck rail design. Proposed deck railing will be very similar to the front porch railings next door at 15 High Street.
- Applicant to provide fence details (following village design guidelines) for HDRB review. HDRB suggested that fence posts be 5"x 5" with a cap.
- Applicant to prepare additional materials and return

**WORKSHOP**

**126 Main Street. (SCGY Properties), Nationally-listed area of the Historic District. Discussion of design options and material specifications for redevelopment proposal.**

- Karen Parks (architect for applicant) presented updated design options, plans, elevations and proposed material specifications.
- Parks noted that:
  - Applicant has spoken with neighbors about new fencing
  - Bollard lighting will be provided along the perimeter of the parking area.
  - Lanterns will be provided for the pathway (from the parking area to the building)
  - Applicant's goal is to provide requisite lighting without adverse impact upon neighboring properties.
  - Front door to be wood.
  - Glazing with have simulated divided lights
- HDRB discussed the need for additional information from applicant in anticipation of the public hearing. Consensus is that no additional information is required.
- K. Foley expressed concern that the public may not understand that the HDRB has done its due diligence to explore all possible design options. Parks responded that she will present the design process at the public hearing.
- HDRB agreed that it has sufficient information to determine a Certificate of Authority.

**20 The Boulevard (the Kemble House), Nationally-listed area of the Historic District 48.12-1-13: Discussion of design options for rehabilitation of structure.**

- Applicant presented options for rehabilitation of structure, including plans and renderings
- HDRB noted that many previous comments have been incorporated.

- HDRB suggested increasing the size of the ground floor windows.
- HDRB discussed whether garage and addition should be separate structures
- Applicant requested a “to do” list of HDRB requirements.
- HDRB will release a copy of the EAF part 2 draft to allow applicant to proceed with preparation of part 3 of the EAF.

**2 Main Street (Hudson House), Nationally-listed area of the Historic District. Discussion of design alternatives for rear addition.**

- Sam Day (owner) described the proposed project that consists of an addition to the rear of the building to accommodate a new restroom.
- During discussions it was determined that the addition would be a one-story “bump-out”.
- HDRB informed Day that plans, exterior elevations and roof vent details will be required with the application.
- Al Capelli is the applicant’s architect.

**MINUTES**

- S. Conway made a motion to accept the 1-4-17 minutes as amended. A. Connor seconded, and the motion passed 3-0 with C. Bachan abstaining and A. Zgolinski absent.
- S. Conway made a motion to accept the 2-18-17 minutes as amended. A. Connor seconded, and the motion passed 4-0 with A. Zgolinski absent.
- C. Bachan made a motion to accept the 2-27-17 minutes as amended. A. Connor seconded, and the motion passed 3-0 with A. Zgolinski absent and S. Conway abstaining.
- S. Conway made a motion to accept the 4-2-17 minutes as amended. A. Connor seconded, and the motion passed 4-0 with A. Zgolinski absent.
- S. Conway made a motion to accept the 4-4-17 minutes as amended. C. Bachan seconded and the motion passed 3-0 with A. Zgolinski absent and A. Connor abstaining.
- S. Conway made a motion to accept the 6-28-17 minutes as amended. C. Bachan seconded and the motion passed 4-0 with A. Zgolinski absent.
- S. Conway made a motion to accept the 8-9-17 minutes as amended. C. Bachan seconded and the motion passed 4-0 with A. Zgolinski absent.
- A. Connor made a motion to accept the 9-20-17 minutes as amended. K. Foley seconded, and the motion passed 3-0 with S. Conway abstaining and A. Zgolinski absent.
- S. Conway made a motion to accept the 9-13-17 minutes as amended. A. Connor seconded, and the motion passed 4-0 with A. Zgolinski absent.
- S. Conway made a motion to accept the 10-11-17 minutes as amended. C. Bachan seconded and the motion passed 4-0 with A. Zgolinski absent.
- S. Conway made a motion to accept the 10-30-17 minutes as amended. C. Bachan seconded and the motion passed 4-0 with A. Zgolinski absent.
- S. Conway made a motion to accept the 11-8-17 minutes as amended. C. Bachan seconded and the motion passed 3-0 with A. Zgolinski absent and K. Foley abstaining.

- S. Conway made a motion to accept the 1-10-18 minutes as amended. A. Connor seconded, and the motion passed 3-0 with C. Bachan abstaining and A. Zgolinski absent.

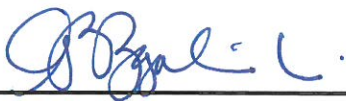
**BOARD BUSINESS**

- Further discussion of Chapter 64 will await the village board's public hearing.
- Further work on village design standards will be postponed.
- HDRB budget has been submitted to the village treasurer.

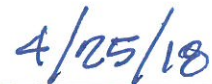
**ADJOURNMENT**

K. Foley made a motion to adjourn the meeting. A. Connor seconded, and the meeting was adjourned at 11:30pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: