

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Public Hearing
2-21-18**

The Village of Cold Spring Historic District Review Board held a public hearing at the Cold Spring Village Hall, 85 Main Street on Wednesday February 21, 2018.

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

PUBLIC HEARINGS

35 Market Street.

An application by Richard Krupp, property owner, for the demolition of an existing cottage house and the new construction of a similarly- sized cottage house. The subject property is designated as Tax Map Section 48.12, Block 1, Lot 46. The property is located within the B-1 Zoning District as well as the Village Local Historic District.

Applicant Presentation

Paul Henderson and Beth Sigler (Sigler Henderson Architects) appeared on behalf of the applicant and gave a project overview that included: existing condition plans and elevations, photographs and plans for the new building. He also submitted the mailing receipts received from neighbors who had been notified of the meeting. During the presentation it was noted that:

- The property is adjacent to the Metro North parking lot and across from the Chapel Restoration.
- The cottage is a brick and wood structure of approximately 850 SF
- The decision to demolish the existing structure was made after discovery that the poor condition of the building made a renovation unfeasible. The property has had many renovations over the years, which have contributed to its current condition.
- The previous owner used the property as a residence
- The applicant intends to document the demolition prior to construction of the new building and to salvage, as may be possible, any significant architectural elements. The documentation will be given to the local historical society
- The new building will be raised 8-12" above grade.
- The new roof will be raised to allow full use of the second floor (as allowed by code.)

SEQR

The project is classified as SEQR Type I, is consistent with the Comprehensive Plan and the original form is to be maintained.

AKRF Consultant Summary

Ashley Ley noted that:

- They have received and commented upon the EAF and that the applicant has satisfied AKRF and board comments
- They have reviewed the revised EAF and recommend the HDRB issues a negative declaration

There was a 10-minute period for public review of the project documents.

Public Comment

- Phil Heffernan (7-9 Church St.) enquired about previous use of the property. HDRB responded that use has been residential for the past few years, but that may not have been the original use.
- Tom Patachek (25 Market St.) stated the application “seems to be an opportunity to record the history of the building” for the future and supports the application
- Stephanie Hawkins (15 Academy St.) enquired whether the application reflects that the existing building cannot be renovated and is unsalvageable. HDRB responded that both applicant’s and HDRB’s consultants agree that demolition and replacement is the best option.
- Hawkins also asked whether the new building will be a replacement-in-kind. HDRB responded that it will be and will meet the building code.
- The public hearing for SEQR only was closed at 8:44pm

HDRB Comments

- C. Bachan asked how any rock ledge would be removed and how construction dust would be attenuated. Henderson replied that it would be split using jack hammers. He does not anticipate significant dust as the structure is being dismantled rather than being pulled down.
- Chairman Zgolinski read the SEQR Negative Declaration Notice of Determination of Non-Significance into the record.
- C. Bachan made a motion to keep the public hearing for SEQR open until 2-28-18 in anticipation of further public comment. K. Foley seconded the motion which was declined by a vote of 4 to 1 with Bachan casting the lone “no” vote.
- S. Conway made a motion to close the public hearing for SEQR. A. Connor seconded, and the motion passed 4-1 with Bachan casting the lone “no” vote.
- K. Foley made a motion to approve the SEQR Negative Declaration as amended. S. Conway seconded, and the motion passed unanimously.
- S. Conway made a motion to close the public hearing for issuance of a Certificate of Authority. A. Connor seconded, and the motion passed 4-1 with Bachan casting the lone “no” vote.
- K. Foley asked whether the scope of work has changed from the original application and whether any changes were appropriately documented. Board members reviewed the submitted application plans and documents.
- A. Zgolinski marked the placement of the leaders on the drawings for the HDRB file.
- Air Conditioning and heating vents have not yet been determined
- Applicant clarified that the windows will be aluminum clad wood with SDL

- S. Conway made a motion to grant a Certificate of Appropriateness conditional upon resolution of outstanding items that may be visible from Market St. and reuse of as much of the original building materials as possible. A. Connor seconded, and the motion passed unanimously.

126 Main Street.

An application by SCGY Properties, property owner, for the demolition of an existing mixed-use building and the new construction of an approximately similar sized mixed-use building with some additional work to be done to the existing parking area located at 126 Main Street, Cold Spring, NY. The subject property is designated as Tax Map Section 48.8, block 2, Lot 48, or 48.8-2-48. The property is located within the B-1 Zoning District as well as both the national Register Historic District and the Village's local Historic District.

Applicant Presentation

Applicant's architect, Karen Parks gave a project overview that included presentation of the building's history, site plan, building plan, elevations, photographs, renderings, conceptual landscape plans and Sandborn maps. Parks noted that:

- The project is comprised of two applications: to demolish the existing building and to build a new building in its place.
- Applicant's original intention was to renovate the structure and add a rear addition. However, it was discovered that the existing building was in poor structural condition, including water damage that made a renovation unfeasible.
- Investigation of the existing building indicated that "very little of the historic fabric remains."
- The proposed use of the new building will be the same as the existing: retail on the ground floor and residential on the second floor.
- The original core building was constructed in 1850, with a side addition added in 1865 and a rear addition added in 1895.
- The new building will be approximately 700 SF larger.
- The applicant's intent is not to reproduce the old building exactly but to create a new building that adheres to the character of the historic district and that will be sensitive to the scale of adjacent buildings and the village.
- The project will reuse existing features where salvageable/feasible.
- Fencing around the parking area and site lighting will not adversely impact neighbors. Lighting will also adhere to the spirit of the Dark Skies initiative (to minimize light pollution.)
- Fencing will be 6'-0" high overall, with the bottom 5'-0" solid and the top 1'-0" picket.
- Parks noted that the HDRB consultants agree with applicant's approach

Glen Badey (Badey & Watson) discussed SEQR-related issues and noted that:

- Comments to parts 1 & 2 of the EAF have been addressed.
- Storm water and erosion management mitigation is in place.
- Demolition will be documented.

- The new building will be significantly more energy-efficient.
- An archeological survey was completed, and it was determined that no mitigation in this regard is required.
- Per DEC, no tree cutting will occur between November and March.

AKRF Consultant Summary

Ashley Ley noted that:

- They have received and commented upon the ELF and that the applicant has satisfied AKRF and board comments for parts 1, 2 and 3.
- They have reviewed the revised ELF and recommend the HDRB issues a negative declaration for the purposes of SEQR.

There was a 5-minute period for public review of the project documents.

Public Comment

- Stephanie Hawkins (15 Academy St.) asked whether the building code has a definition of historic fabric and how this factors in. She also stated that the proposed 5'-0" gap between the new building and the Silver Spoon's building is the best way to mitigate storm water runoff. She maintains that this gap is inconsistent with the village street-scape. K. Foley responded that "there is no real consistency in the village."
- Hawkins asked why the façade is to be raised. Parks responded to the last question, saying it was to accommodate the interior design.
- Phil Heffernan (7-9 Church St.) expressed support for the project
- Hawkins asked whether HDRB consultants to confirm that the existing building structure is insufficient to support a renovation. A. Zgolinski confirmed this to be true.
- S. Conway made a motion to close the public hearing for SEQR and the Certificate of Authority. A. Connor seconded, and the motion passed 4-1 with C. Bachan abstaining.

HDRB Comments

Board members discussed whether demolition is the best way to proceed

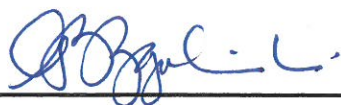
C. Bachan read the SEQR Negative Declaration Notice of Determination of Non-Significance into the record.

- S. Conway made a motion to approve the Negative Declaration as amended. A. Connor seconded, and the motion passed unanimously.
- S. Conway made a motion to grant a Certificate of Appropriateness, subject to SEQR mitigations for demolition of the existing building. C. Bachan seconded and the motion passed unanimously
- K. Foley made a motion to grant a Certificate of Appropriateness for construction of the new building. C. Bachan seconded and the motion passed unanimously.

ADJOURNMENT

K. Foley made a motion to adjourn the meeting. A. Connor seconded, and the meeting was adjourned at 12:30pm.

Submitted by M. Mell



A. Zgolinski, Chair

4/25/18

Date: