

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Monthly Meeting
5-23-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday May 23, 2018.

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

NEW BUSINESS

Cold Spring Boat Club, installation of fence panels to complete enclosure and SEQR status. 48.12-1-51

- Roger Hoffman and Mark Patinella presented a site plan and cut sheets describing the fencing, which is approximately 45'-0" long x 6'-0" high.
- ZBA has granted a variance for the fence height
- Boat Club also wishes to install a gate to prevent unauthorized access. Gate to be fabricated from steel pipe with wood pickets to match existing
- C. Bachan made a motion to declare the project SEQR Type I. K. Foley seconded and the motion passed unanimously
- K. Foley made a motion to approve the gate as submitted. C. Bachan seconded and the motion passed unanimously

PUBLIC HEARING

20 The Boulevard: to consider the application by Marianne Sutton and David Watson, property owners, for the renovation and expansion of an existing historic residence located. The subject property is designated as Tax Map Section 48.12, Block 1, Lot 13. The property is located within the R-3 Zoning District as well as the Village's local Historic District.

Applicant's architect, Steve Tilly, presented the project scope, including site survey, building plans and elevations. Work includes restoration of 1820s portion of the property and the addition of a new west side addition connected to the garage. A new swimming pool is also to be constructed.

Public Comment – None

Consultant's findings

Bonnie Franzen of Nelson Pope Voorhis presented their findings regarding SEQR, noting that:

- The requested changes to Part III of the EAF have been incorporated
- The draft negative declaration, with minor corrections, is complete
- There are no negative impacts to items identified in the EAF.

- K. Foley made a motion to adopt the negative declaration. C. Bachan seconded and the motion passed unanimously.

Board discussion of the Certificate of Appropriateness

Board members discussed the requirements for monitoring during construction, to address any artifacts that may be uncovered. During the discussion it was noted that:

- There is no one-size-fits-all format
- The Phase I archeological study exceeded NYS requirements and nothing of significance was found
- Areas of concern are: under the foundation of the 1820s portion of the property
- Dr. Diamond indicated he prefers to work with the contractors during construction to evaluate these areas, rather than in advance of building permit issue.
- Board members indicated the following conditions to issuance of a Certificate of Appropriateness
 - Still photographs and video tape documentation of demolition to be taken and submitted to the Putnam County Historical Society
 - Approval of archeological monitoring program; to be prepared by applicant and approved by HDRB
 - Time constraints upon construction, identified during SEQR process, to be noted on the drawings
- C. Bachan made a motion to issue a Certificate of Appropriateness, subject to the conditions noted. K. Foley seconded, and the motion passed unanimously.

Applicant discussed construction of a perimeter fence around portions of the property to deter trespassing. HDRB is amenable to concept but will require a formal application for review.

BOARD BUSINESS

The next design standards workshop will be held 5-31-18 at 8:15pm.

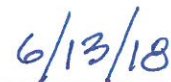
ADJOURNMENT

K. Foley made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 10 pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: