

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Monthly Meeting  
6-13-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday June 13, 2018.

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

**OLD BUSINESS**

**26 Garden St., locally-listed area of the Historic District. Modification to previously approved application (porch supports.) 48.8-2-36**

Architectural designer Karen Parks appeared on behalf of the applicant. She explained the proposed modification was motivated by a desire to reduce the project cost. To achieve cost reductions, the applicant would like to change the previously approved stone veneer to a brick veneer. Also requested was advance approval for a chimney cap alternate in case the approved cap proves problematic.

C. Bachan made a motion to approve the modification. A. Connor seconded and the motion passed 4-0, with K. Foley absent.

**20 The Boulevard, nationally-listed area of Historic District. Review of archeological monitoring program. 48.12-1-13**

Applicant presented written plan for review and comment. Board members suggested video-taping to document existing conditions, rather than the entire archeological process. Applicant to amend plan.

C. Bachan made a motion to approve the plan as modified. A. Connor seconded and the motion passed 4-0, with K. Foley absent.

**NEW BUSINESS**

**20 The Boulevard, nationally-listed area of Historic District. SEQR determination for installation of pool fencing and expansion of perimeter fence. 48.12-1-13**

Applicant submitted fence plans.

C. Bachan made a motion to approve the application as submitted. S. Conway seconded and the motion passed 4-0, with K. Foley absent.

**4 Furnace St., locally-listed area of the Historic District. SEQR determination and installation of perimeter fence. 48.8-6-19**

Scope of work includes demolition of existing chain link fence and replacement with a 6'-0" cedar fence. Applicant presented a site plan, photographs and cut sheets.

HDRB would like the 1'-0" top section of fence to have a square lattice (rather than the diagonal shown.) Applicant agreed.

Residential parcel that borders a commercial parcel.

HDRB discussed the fence post caps.

C. Bachan made a motion to declare the project SEQR Type II. A. Connor seconded and the motion passed 4-0, with K. Foley absent.

S. Conway made a motion to approve the application as modified. C. Bachan seconded and the motion passed 4-0, with K. Foley absent.

**7 Market St., locally-listed area of the Historic District. SEQR determination and installation of perimeter fence. 48.12-1-81**

Applicant presented site plan. Cedar picket fence with 4"x4" posts (spaced 8'-0" O.C.) to enclose the entire back yard. Posts to be pressure-treated lumber with caps.

HDRB requested that the posts be painted and that a cut sheet for the gate to be submitted.

C. Bachan made a motion to declare the application SEQR Type II. A. Connor seconded and the motion passed 4-0, with K. Foley absent.

S. Conway made a motion to approve the application as modified. S. Connor seconded and the motion passed 4-0, with K. Foley absent.

**19 Church St., locally-listed are of the Historic District. SEQR determination and replacement of deck and repair/replacement of fence. 48.8-2-59**

Applicant (Aaron Wolfe) presented plans, photos and cut sheets.

C. Bachan made a motion that the HDRB take no action, as the proposed work is not visible from any public right of way. A. Connor seconded and the motion passed 4-0, with K. Foley absent.

**69-71 Main St., nationally-listed area of the Historic district. SEQR determination and installation of blue stone slab and iron fence at entrance. 48.12-1-26**

Applicant (owner of Barber and Brew) presented photographs of the existing entrance. She would like to place blue stone over the existing concrete and to install an iron fence to separate the commercial and residential entrances of the property.

HDRB suggested that fence attachment to the building be made into the mortar joints (rather than the brick itself.)

HDRB noted that placing the bluestone cap over the existing concrete may impact code-mandated riser requirements.

HDRB noted that the proposed modifications may trigger current code requirement to provide a ramp (from the sidewalk to the entryway.) The Board suggested the applicant seek feedback from the building inspector to resolve any code issues.

C. Bachan made a motion to declare the project SEQR Type II. S. Conway seconded and the motion passed 4-0, with K. Foley absent.

A. Connor made a motion to approve the application as modified. S. Conway seconded and the motion passed 4-0, with K. Foley absent.

**BOARD BUSINESS**

The date and time for the next design standards workshop will be determined at the next meeting.

**ADJOURNMENT**

A. Connor made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 9:55 pm.

Submitted by M. Mell



A. Zgolinski, Chair

10/24/18

Date: