

Village of Cold Spring  
Village Board of Trustees  
85 Main Street, Cold Spring, New York 10516

Monthly Meeting  
5/10/17

The Village of Cold Spring Historic District Review Board held its monthly meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday, May 16, 2017 at 8:00pm. Present were Chair Al Zgolinski, Vice Chair Kathleen Foley, and board members Sean Conway, Andrea Connor, and Carolyn Bachan.

**Old Business:**

**D&K Kapoor, 15 Fishkill Avenue, Locally-listed area of the Historic District 48.8-4-76; addition to west and south façade; modifications of north façade; replacement of windows; modification of front porch:**

Siding is Vinyl and there may be original material beneath the vinyl but with so many new window and door openings it may not be practical to salvage original siding. The front façade will be the only elevation where the original material will remain

Board requested that the brick veneer be full brick, not tile

K. Foley made a motion to classify the proposal as Type II under SEQR because it is a residential modification. C. Bachan seconded and the motion passed unanimously.

K. Foley made a motion to hold a public hearing for the application on 5/24. S. Conway seconded, and the motion passed unanimously.

**J. Curley-Egan, 7 Market Street, Nationally-listed area of Historic District 48.12-1-81; demolition of existing rear addition, replacement with new construction, restoration of clapboard and trim; modification of chimney:**

Roof could be raised on rear addition but Board suggested maintaining the present height of the roof

Board agreed that rolled roofing material is acceptable in one part of the roof not visible from the ground.

Restoration of storm windows

K. Foley made a motion to classify the proposal as Type II under SEQR because it is a residential modification. C. Bachan seconded and the motion passed unanimously.

C. Bachan made a motion to hold a public hearing for the application on 5/31. K. Foley seconded, and the motion passed unanimously.

**J. Abdelhady, 124 Main (The Silver Spoon), Nationally-listed area of the Historic District 48.8-2-47; exterior modifications related to the conversion of the residential floors of the structure to overnight accommodation, including siding windows, door, trim, fire escape, and lighting:**

C. Bachan made a motion to classify the proposal as Type II under SEQR because it is a commercial structure under 4000 square feet and the alterations are minor. A. Connor seconded, and the motion passed unanimously.

Fire escape was originally proposed to be constructed from steel. Applicant is now requesting to change material to wood. If the proposed wood fire escape is rejected by the building inspector, board will review a new application for the fire escape

Windows will be wood and aluminum clad

C. Bachan made a motion to accept the application as modified. A. Connor seconded, and the motion passed unanimously.

**The Chapel Restoration, 45 Market Street, Nationally-listed area of the Historic District 48.12-1-45; installation of HVAC condensers & an electrical panel:**

C. Bachan made a motion to classify the proposal as Type II under SEQR because involves the installation and relocation of utilities. K. Foley seconded, and the motion passed unanimously.

K. Foley made a motion to accept the application as submitted. S. Conway seconded, and the motion passed unanimously.

**Theresa Corcoran, 5 Parrott Street, Nationally-listed area of the Historic District 49.5-3-39; installation of fencing to create dog pen:**

K. Foley made a motion to classify the proposal as Type II under SEQR because it is an accessory structure. C. Bachan seconded and the motion passed unanimously.

Dog pen in back yard 27'x12' and five feet high, Iron ½" pickets with 1" posts topped with finials

K. Foley made a motion to conditionally accept the application as submitted, pending ZBA variance approval. A. Connor seconded, and the motion passed unanimously.

**New Business:**

**V. Tamagna representing F. Bumpus, 45 Paulding/1 Grove Court, Locally-listed area of the Historic District 49.5-3-46.6; installation of 48 solar panels and 2 converters:**

Russell Wedge, a representative from Solar City, proposed to install 48 solar panels on the rear roof of the structure. Panels will be flush to the roof and set 4"-6" above the top surface of the roof. Conduit will be run into the inset of the roof on the West elevation

C. Bachan made a motion to classify the proposal as Type II under SEQR because it is a residential installation. K. Foley seconded, and the motion passed unanimously.

S. Conway made a motion to accept the application as submitted. K. Foley seconded, and the motion passed unanimously.

K. Foley made a motion to enter workshop session. S. Conway seconded, and the motion passed unanimously.

### **Workshop:**

**Karen Parks representing SCGY Properties, 126 Main Street, Nationally-listed area of the Historic District 48.8-2-48; proposal to demolish existing building:**

The applicant informed the board that the structural integrity of the building is compromised. A. Zgolinski stated that the Board needs to feel that all other alternatives to demolition have been exhausted before approving and requested more documents regarding the history of the building. K. Foley told the applicant that the first duty of the Board is to preserve the historic fabric of the Village. The Board requested documentation to verify the structural problems of the site. The Board agreed to work out a date to visit the site with the applicant before making a definitive decision.

S. Conway made a motion to return to regular session. A. Connor seconded, and the motion passed unanimously.

### **Board Business:**

**Potential memorial proposal from Dale Family:**

K. Foley informed the Board that the Village Board of Trustees is in favor of creating a plaque honoring the Dale Family at the Bandstand and has turned this over to the HDRB. The Board will discuss the details of the plaque (materials, size, etc.) with members of the family.

C. Bachan made a motion to extend the Certificate of Appropriateness for 3 Maple Terrace, 49.5-2-40. K. Foley seconded, and the motion passed unanimously.

### **Design Standards Update:**

A discussion of the Design Standards Update was held until the Board members had time to complete their portions and to review completed drafts.

### **Additional Discussion:**

A. Zgolinski agreed to follow up with Tilly Architects regarding an errant bill. The Board was charged \$3,500 when the correct price was \$2,366.

K. Foley made a motion to adjourn. C. Bachan seconded and the motion passed unanimously. The meeting was adjourned at 11:28pm.

A. Zgolinski, Chair

Date:10/30/2017

