

Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Public Hearing/Workshop Meeting  
5/24/17

The Village of Cold Spring Historic District Review Board held a public hearing/workshop meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday, May 24, 2017 at 8:00pm. Present were Chair Al Zgolinski, Vice Chair Kathleen Foley, and board members Sean Conway, and Andrea Connor. Carolyn Bachan was absent.

**Call to Order:**

The meeting was called to order at 8:06pm.

**Public Hearing:**

**D. & J. 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:** The applicant presented the proposal to the Board and the public.

No public comment. A. Zgolinski closed the public hearing at 8:10pm.

Condition of original siding is still unknown.

S. Conway suggested maintaining the original siding on the primary façade on the East elevation

North, South and West elevations will be cement board

K. Foley expressed her appreciation for the applicant's efforts to respond to the Board's feedback.

A. Zgolinski stated his concerns with the application, citing the window configuration and glass enclosed vestibule as examples of features with a suburban aesthetic.

C. Bachan made a motion to approve the application as modified. A. Connor seconded. The motion passed unanimously

Chair Al Zgolinski: nay

Vice Chair Kathleen Foley: aye

Sean Conway: aye

Andrea Connor: aye

Carolyn Bachan: aye

Chair Zgolinski stated that he voted no because he felt that the windows & glass enclosure are not in keeping with the style of the building.

K. Foley made a motion to enter workshop session. S. Conway seconded, and the motion passed unanimously. The Board entered workshop session at 8:32pm.

**Workshop:**

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

The applicant presented several historic photographs of the property to the Board as they requested at the previous meeting.

Board reviewed historic maps presented by the Applicant. A Sandborne map listed the property as "Baker" in 1853. The board also examined an O' Connor map from 1854 and a Beer's map from 1867

Some Board members recommended maintaining the original footprint and roof orientation of the structure.

Board members stated that they hope to preserve as much as possible the original structure of the building. The applicant stated that that would be difficult given the poor condition of the building's foundation.

A. Zgolinski stated that the Board would need to see a site plan of the footprint of the proposed new construction in order to avoid a segmentation issue under SEQR. K. Foley and S. Conway felt that that would be insufficient to avoid segmenting. K. Foley suggested the Board consult the Village Attorney on this issue.

**30 Fair Street, Nationally-listed area of the Historic District 48.8-2-2:**

The applicant stated that the increase to the pitch of the roof that was discussed at the previous workshop may not be practical due to how the change would affect the placement of the windows.

Board requested cut sheets for proposed windows.

**31-35 Market Street, rep by Sigler/Henderson Studio, Nationally-listed area of the Historic District 48.12-1-46; discussion of existing conditions on Gothic Revival cottage:**

The representatives of the applicant discussed the current conditions of the building with the Board. The condition of the building's foundation was a noted point of concern to the point where a demolition and reconstruction of the building is being considered.

The applicant's representatives scheduled another workshop with the Board at a subsequent meeting.

**Adjournment:**

K. Foley made a motion to adjourn. S. Conway seconded, and the motion passed unanimously. The meeting was adjourned at 11:24pm.

A. Zgolinski, Chair



Date:10/30/2017