



**BUILDING DEPT. REFERENCE #**

**ADDRESS OF PROPERTY**

133-135 Main Street, Cold  
Spring, NY 10516

**TAX MAP #**

48.8-6-43

**NAME(S) OF APPLICANT**

Matthew Beachak

**HISTORIC DISTRICT REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

*Please complete the following information and submit six copies, along with compiled supporting materials (see checklist) and the required filing fee, by the last Monday of the month. With the exception of signs, applications for Certificates of Appropriateness cannot be submitted without a prior referral from the Building Inspector.*

*If you have questions or need assistance completing this form,  
please contact the Village Clerk at 845-265-3611 or [vcsclerk@coldspringny.gov](mailto:vcsclerk@coldspringny.gov).*

*Incomplete applications or applications received after the deadline cannot be included in the monthly agenda.*

Property Owner(s) / Applicant(s)

Signature

Matthew Beachak

Email Address

Telephone Number

Mailing Address

mbeachak@verizon.net

914-403-2999

11 Garden Street, Cold  
Spring, NY 10516

*\*If the Applicant is not the Property Owner, complete the attached Property Owner's Endorsement.*

**Project Narrative**

Project Location: South side of Main Street, 2 doors east of Kemble Avenue.

The current structure consists of half the ground floor as rented commercial space, and the other half a single family residence that includes the entire second floor. The commercial portion of the structure has a glass and paneling storefront across the width of the facade, and a masonry stoop with steps that run parallel to the sidewalk. The residential portion has a small, wood-framed covered porch, and smaller, residential-scale windows on the first floor, which are similar to the all of the street-facing windows on the second floor.

Our intention is to convert first floor residential portion to create a second commercial space. The new commercial space would have a similar glass and paneling storefront to match the existing. We propose to replace masonry stoop and wood porch with single covered wood porch on Main Street facade; convert single family residence on second floor to two apartments accessible from new stairs and deck at rear. Extend portion of rear to match existing rear-yard previous additions. Energy efficiency updates to building envelope and all electric mechanical systems. Possible solar panels at rear addition roof. Replace siding, windows, and roof.

**FOR INTERNAL USE ONLY**

Date Received \_\_\_\_\_ Application Sequence Number \_\_\_\_\_

☐ Application Fee Paid

☐ HDRB Referral

☐ Planning Board Referral

☐ Building Inspector Referral

☐ ZBA Referral

*Historic District Review Board Village of Cold Spring 85 Main Street, Cold Spring, NY 10516*



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**DISCLOSURE OF OFFICIAL INTERESTS STATEMENT**

A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application:

None.

B. Statement of no interest in any State Official or Municipal Officer or Employee in this Application:

*The undersigned Applicant making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in "A" above, no State Officer, or any officer or employee of the Village of Cold Spring or any municipality of which the Village is a part has any interest in the person or firm (partnership or association) making the above application.*

Applicant

Matthew Beachak

Title

Owner

Signature



Date

11 - 22 - 23



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**CONSENT TO SITE VISITS**

*To be completed by all applicants, and, if different, property owners.*

I, the undersigned, understand that in the normal course of adjudicating an application, it may be necessary for members of the HDRB to inspect, closely and in person, details of my property relevant to the application, during daylight hours. While all considerations will be made to arrange for specific, scheduled, on-site meetings, I understand that this may not always be possible in an effort to process all applications in a timely manner, and I consent to allowing HDRB board members to enter upon and pass through such property in order to inspect the project site, without prior notice and without my being present, to conduct such inspections for the duration of my application's review period. I further acknowledge that in the normal course of such a site visit, HDRB board members may take measurements, take photographs, or create drawings/sketches of property features and elements related to the application.

**Applicant**

**Signature**

**Date**

Matthew Beachak

11 - 22 - 23

**Property Owner (if different)**

**Signature**

**Date**