

# Town of New Paltz Historic Preservation Commission Meeting

Tuesday February 20<sup>th</sup> 2024 7:00PM – 9:00PM via Zoom

**Commissioners attending:** John Orfitelli (Chair), Joe Marianek, Vinny Sickles along with Town Board Liaison, Juile Seyfert

## Agenda

1. Public Comment
2. Map Site Release 1.0
3. HPC Web Site
4. CPF for Historic Preservation
5. CPF Advisory Board Update
6. Review/Approve January Minutes
7. Other

The meeting was called to order at 7:11pm with a motion from Joe Marianek and seconded by Vinny Sickles. Motion carried.

## Pledge of Allegiance and Recognition of the Lenni/Lenape Nation

### Minutes:

1. **Public Comment:** No public comments were received.
2. **Map Site Release 1.0:** John Orfitelli reviewed the site changes completed over the past several weeks.
  - **About Section:** Susan DeMark provided a major revision to the About section which includes an introduction to the historic properties map, overview of the content, site navigation, and an acknowledgement to the Lenni-Lenape Nation as the past, present, and future caretakers of the land that comprises New Paltz.
  - **Ohioville Historic District Area:** John Orfitelli added an Area marker with reference to the National Register Nomination materials created by Neil Larsen for the Ohioville Historic District.
  - **Mill Brook Area:** John Orfitelli added an Area marker with reference materials created by Neil Larsen which describes the various dam and mill sites that once existed near the Mill Brook Preserve. Vinny Sickles agreed to study the source materials including photos and maps to determine the locations referenced by Neil. The Commission discussed creating interpretive plaques for the sites.

### Future Area Markers:

- **Mohonk Farm District:** The HPC plan has been to designate the farm area located in the Mohonk Preserve as a Local Historic Farm District. John Orfitelli suggested adding an Area marker describing the importance of the farms in that area along with reference materials created by Neil Larsen.
- **Nyquist-Harcourt Wildlife Sanctuary:** John Orfitelli agreed to add an Area marker for the Nyquist-Harcourt Wildlife Sanctuary and reference materials from the Sanctuary [website](#).

The Commission discussed the importance and inclusion on the map of the oxbow and other geographical areas that were major factors influencing the settlement and history of New Paltz.

- **Peace Park:** John Orfitelli agreed to add a marker for the Peace Park at 25 Plattekill Ave which was designated as a Local Landmark in 2014 by the Village HPC. The marker will reference the designation materials once obtained from the Village HPC along with a related reference from [this website](#).

#### **Support:**

- John Orfitelli agreed to discuss the degree of on-going support that Dr. Pham can provide including the types and level of difficulty of tasks, frequency of any updates or fixes we request, and emergency coverage (for example if the site is down or breaks for some reason).

#### **Encryption:**

- Dr. Pham completed encryption of the Admin feature. The Commission members were provided IDs and temporary passwords to use for access.
- The Commission agreed to proceed with redirecting the site URL to townofnewpaltzhpc.org. Changes to the underlying code for future versions and the corresponding version URL will be transparent to users.

#### **Release 1.0**

- John Orfitelli agreed to follow-up with Susan DeMark to determine if she would be able to provide a draft of a press release for review at our next meeting in March. The target for publication in HV1 is the April timeframe.

John Orfitelli contacted Tom Olsen to arrange a demo of the map site for the Village HPC. Since the Village HPC meeting is broadcast on the local cable channel, John suggested the demo be scheduled at the Village PC May meeting on 5/13 and the press release will refer to the meeting and map site demo.

The Commission will solicit support from the Village HPC to review the 12 properties listed below that have been designated as local landmarks by the Village HPC to check the map site locations for accuracy, reference materials are correct, and suggestions for additional materials such as photos.

- 45 North Oakwood Terrace (designated 2002)
- 93 Main Street (designated 2002)
- 15-15 1/2 North Front Street (designated 2003)
- 17-19 Church Street (designated 2003)
- 16 North Chestnut Street (designated 2004)
- 43 North Manheim Boulevard (designated 2004)
- 14 Southside Avenue (designated 2005)
- 122 Main Street (designated 2005)
- 10-12 Plattekill Avenue (designated 2006)
- 5 Main Street (designated 2006)
- 30 Center Street (designated 2006)
- Peace Park, 25 Plattekill Avenue (designated 2014)

3. **HPC Web Site:** Joe Marianek agreed to scope out creation of a new HPC website to attract and engage the public interested in historical research and highlight the various HPC initiatives in an enjoyable and easy to read format. Joe plans to provide an outline and wireframe for the website at our May meeting. The May meeting will be used to share thoughts the HPC mission, power of volunteering, and the alliance with SUNY.

4. **CPF for Historic Preservation:** John Orfitelli will meet with several property owners to explain the importance of the façade easement program, how it will work, and determine if they would be willing to use their exterior house measurements and related data to create a test case. The results from the test case will serve as the basis for a façade easement valuation methodology.

Vinny Sickles personally knows property owners in the Village with properties that may serve as candidates. He agreed to contact them to discuss our project and their willingness to participate.

5. **CPF Advisory Board Update:** John Orfitelli provided the following RETT report for January 2024:

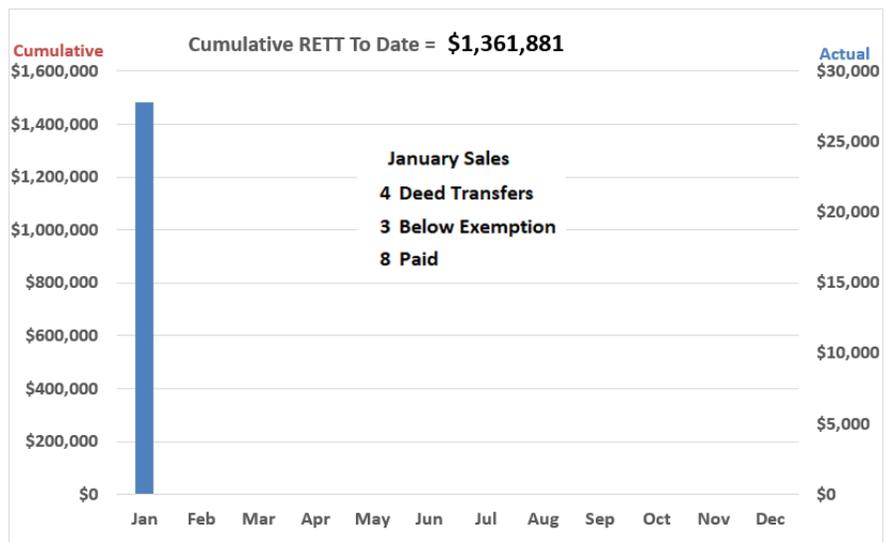
**New Paltz Real Estate Transfer Tax for 2024**

Exemption per Ulster Median Sales Price

1/1/24 - 4/5/24 **\$350,000**

4/6/24 - 12/31/24 **TBD**

Month	Receipts			
	2021	2022	2023	2024
Jan		\$72,388	\$38,115	\$27,776
Feb	\$0	\$81,769	\$27,224	
Mar	\$14,673	\$114,753	\$66,467	
Apr	\$6,675	\$29,248	\$13,035	
May	\$25,163	\$17,790	\$32,738	
Jun	\$17,014	\$73,441	\$31,156	
Jul	\$79,448	\$25,913	\$31,126	
Aug	\$40,845	\$62,535	\$26,619	
Sep	\$41,297	\$58,067	\$35,746	
Oct	\$31,136	\$28,335	\$27,371	
Nov	\$27,495	\$50,016	\$20,100	
Dec	\$29,549	\$35,273	\$21,585	
<b>TOTAL</b>	<b>\$313,295</b>	<b>\$649,528</b>	<b>\$371,282</b>	
<b>Average</b>	<b>\$31,330</b>	<b>\$54,127</b>	<b>\$30,940</b>	<b>\$27,776</b>



6. **Review/Approve January Minutes:** The Commission reviewed and approved [minutes from our January 16<sup>th</sup> meeting as amended](#). John Orfitelli agreed to post on our Town [HPC website](#).

7. **Other:**

- **Code of Ethics:** John Orfitelli distributed the [HPC Code of Ethics](#) for review. A hardcopy will be used for signatures at the March meeting and published on the HPC website.
- **The Commission welcomes Vinny Sickles to the HPC:** Vinny is a local architect with Alfandre Architecture and brings his background and skills to help the HPC navigate through a number of projects including implementation of the CPF for historic presentation.
- **John Orfitelli has been requested by SHPO to complete a CLG Audit along with Annual Reports for 2022 and 2023.**

Motion to adjourn was made by John Orfitelli and seconded by Joe Marianek. Motion carried. Meeting adjourned at 10:10pm.

**Next Meeting will be at 7:00pm on Tuesday, March 19<sup>th</sup> 2024, at the Town Community Center**