

# Town of New Paltz Historic Preservation Commission Meeting

Tuesday March 19<sup>th</sup> 2024 7:00PM – 9:00PM

Town Community Center

**Commissioners attending:** John Orfitelli (Chair), Joe Marianek, Vinny Sickles, Susan DeMark, 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 February Minutes
7. Other

The meeting was called to order at 7:05pm 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.
  - **Nyquist-Harcourt Wildlife Sanctuary:** John Orfitelli added an Area marker for the Nyquist-Harcourt Wildlife Sanctuary and reference materials from the Sanctuary [website](#).
  - **Peace Park:** John Orfitelli added an area 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](#).
  - **Mill Brook Area:** Vinny Sickles used the source materials including photos and maps included with the report by Neil Larson to visit the Mill Brook area and identify possible sites for interpretive plaques. There were no specific recommendations as several locations will require further study.

### 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 of fixes we request, and emergency coverage (for example if the site is down or breaks for some reason).
- The site URL has been redirected to [townofnewpaltzhpc.org](http://townofnewpaltzhpc.org). Changes to the underlying code for future versions and the corresponding version URL will be transparent to users.

## Future Changes

- The Commission discussed the importance of recognizing Native American Heritage sites along with sites related to Black History on the map site. John Orfitelli agreed to reach out to the Town Historian, Susan Stessin-Cohn, and Town Board member Esi Lewis to solicit their support for reference materials associated with Black History for inclusion on the map site. Joe Marianek agreed to discuss the topic with a profession he knows at SUNY New Paltz regarding reference materials regarding the Native American sites.
- John Orfitelli agreed to contact Tom Olsen to solicit support from the Village HPC to check the 12 properties that have been designated as local landmarks by the Village HPC for location accuracy, correct reference materials, and to provide any additional materials such as photos.

## Public Release

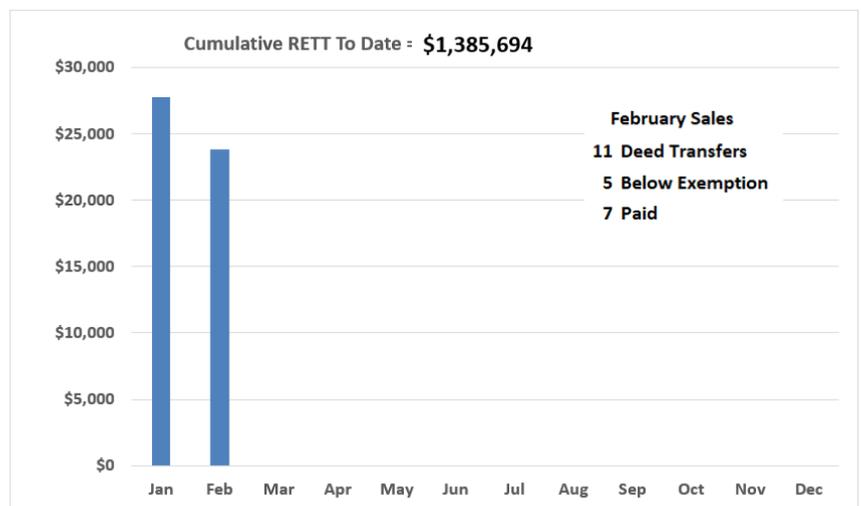
- The accessibility level for the map site is at an unacceptable level. Joe Marianek agreed to study the various tools for measuring accessibility and identifying specific areas in the application that need to be modified. **Public release is on hold** until a development plan has been created that addresses changes required for compliance with various international accessibility standards and regulations, like WCAG, EAA, and ADA. The development cost to ensure the map site meets all the requirements and to mitigate legal risks may be significant. The Commission will need to consider possible funding options including grants from SHPO and other organizations.
- 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 for discussion at our May meeting.
  - CPF for Historic Preservation:** John Orfitelli reviewed the challenge of finding a way to utilize the CPF for historic preservation and agreed to arrange a Zoom call with attorney, Christine Chale, to allow members of the Commission an opportunity to share their ideas on various approaches for applying the CPF for historic preservation.
  - CPF Advisory Board Update:** John Orfitelli provided the following RETT report for February 2024:

### New Paltz Real Estate Transfer Tax for 2024

#### Exemption per Ulster Median Sales Price

1/1/23 - 4/6/23 \$350,000  
4/6/23 - 12/31/23 TBD

Receipts				
Month	2021	2022	2023	2024
Jan		\$72,388	\$38,115	\$27,776
Feb	\$0	\$81,769	\$27,224	\$23,813
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>\$51,589</b>
<b>Average</b>	<b>\$31,330</b>	<b>\$54,127</b>	<b>\$30,940</b>	<b>\$25,795</b>



6. **Review/Approve January Minutes:** The Commission reviewed and approved [minutes from our February January 20<sup>th</sup> meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).
7. **Other:**
- John Orfitelli submitted the CLG Audit for 2024 along with Annual Reports for 2022 and 2023 as requested by SHPO.

Motion to adjourn was made by John Orfitelli and seconded by Joe Marianek. Motion carried. Meeting adjourned at 10:00pm.

**Next Meeting will be at 7:00pm on Tuesday, April 16<sup>th</sup> 2024,  
Via Zoom**