

Town of New Paltz Historic Preservation Commission Meeting

Wednesday April 20th 2016 7:00PM - 9:00PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Helen Christie (Vice Chair), and Susan DeMark along with Town Board Liaison Julie Seyfert Lillis. Caryn Sobel was not able to attend due to urgent family matters.

Also in attendance:

Renzo Cinti, Historic Huguenot Street Site Supervisor

Agenda

1. Public Comment
2. Mohonk Foothills Project CoA Update
3. Glynwood Barn CoA
4. South Putt Burial Ground
5. Foothills Historic District Designation
6. Historic Preservation Master Plan
7. Review/Approve January and March Minutes
8. Other
 - File Clean-up

Minutes

Meeting was called to order at 7:11pm by motion from Susan DeMark, seconded by Helen Christie, motion carried.

1. **Public Comment:** No public comments.
2. **Mohonk Foothills Project CoA Update:** The Decision document being drafted by George Lithco will be reviewed at our next meeting in May pending sign off from the Planning Board on SEQRA.
3. **Glynwood Barn CoA:** Neal Tomann, Property Director and Project Engineer for Glynwood, reported to John Orfitelli that the CoA Application for a new 6000 sqft livestock boarding barn located on the property owned by the Open Space Institute (OSI) is on track to be presented at our meeting in May. The design is based on a traditional German style bank barn and will be placed on the same spot as the barn that burned down in 1935. The post and beam construction is comprised of materials that are pest resistant with pattern 105 skip lap red siding of southern yellow pine and standing steel galvanized green roofing and white trim. Materials in the structure have been selected to satisfy bio-security protocols put in place for animal welfare. The working farm is planned to include a kiosk with historical description and QR code to link to additional materials.
4. **South Putt Burial Ground:** Renzo Cinti, Historic Huguenot Street Site Supervisor, visited the South Putt Burial Ground which is a locally designated landmark and presented his findings regarding renovations agreed to be made by the owner of the Hampton Inn, Jay Modhwadiya, in a letter to the Commission dated 12/28/2009. Renzo Cinti's comments in **blue bold** follow each of the items listed in Jay Modhwadiya's letter. Remaining items to be completed are shown in **red bold**.
 - *The existing stone wall that borders the Hampton Inn property with the cemetery will be reconstructed using existing stones and similar stone where needed as to replicate the original. **The stone wall has been meticulously reconstructed using the same stones or similar as outlined above. The quality and workmanship appears excellent.***

- *The cemetery area will be cleared of brush and debris. This has been completed and allows for easy and clear access to the site.*
 - *Public access will be limited to the current gateway area located on South Putt Corners Road. No other access will be provided from the Hampton Inn property. Once construction has been completed, the stone wall and adjacent landscape is expected to limit access to the burial grounds as stated.*
 - *Lighting on the Hampton Inn is shown on the enclosed lighting plan. The lamp is 14 ft above grade and compliments the architectural style of the hotel. No light spillage will occur onto the cemetery. Yet to be determined once the construction is completed.*
 - *A historic destination sign will be provided with information and the design will be approved by the commission. The Commission discussed various signage designs and options. Susan DeMark agreed to work with Renzo Cinti to research signage designs for review at our meeting in June.*
 - *The dumpster enclosure will be masonry and faced with the same stone treatment as the hotel. Yet to be determined once the construction is completed.*
5. **Foothills Historic District Designation:** The Commission discussed designating the entire Mohonk Foothills property as a local historic district. John Orfitelli highlighted that a local historic district designation will insure compliance and offers the additional benefit of making available State funds for preservation and restoration which are limited to only those properties located in historic districts. Furthermore, since Mohonk Preserve has indicated willingness to move forward with the historic district, the process would not be contentious and serve as an excellent template for future district designations such as Ohioville.
6. **Historic Preservation Master Plan:** The Commission will continue to collaborate with the Village HPC to formulate a Historic Preservation Master Plan. A good goal would be for a presentation by both HPCs at a joint Town-Village board meeting in the Fall and submission of a grant proposal in the first quarter of 2017 to support our initiative.

The Commission reviewed the importance of incentives in the HP Master Plan. John Orfitelli highlighted the excellent research by Caryn Sobel on incentives. A number of documents have been posted to a secured Dropbox location for review by the Commission.

Town Board Liaison Julie Seyfert Lillis provided the following background on the recent activities by the Town and Village to initiate work aimed at creating a comprehensive plan:

A group led by Fran Wishnik started to explore the scope and plans for a formal effort. An RFP was submitted in the spring of 2016. The proposed Town and Village budget is \$35K (split 25/10 Town/Village). Prior estimates ranged from \$80K to \$125K. This initial activity has since ended and Fran Wishnik is no longer involved. Vice Chair Bill Murray was planning to meet with Town Supervisor Neil Bettez to discuss next steps. Village Mayor, Tim Rogers, is planning to discuss possible grant activity with Dave Gilmour.

Discussion turned to the Gateway activity prompted by the proposal to the Town Planning Board by CVS to place a store between the Thruway and North Putt. Susan DeMark cited a recent case in western Pennsylvania where a 100 year old church was destroyed to make way for a CVS. At a recent planning board meeting, Stacy Delarede pointed out that while a Town cannot 'zone out' corporations, it can create zoning for 'use'. It was suggested that an architectural review board might also be needed for the Village and Town to augment our preservation efforts.

7. **Review/Approve Minutes from January and March 2016:** A motion to approve the meeting minutes from January and March 2016 was made by Susan DeMark and Seconded by Helen Christie. Motion carried. John Orfitelli agreed to post the minutes on our site.

8. **Other**

- **File Clean-up:** Helen Christie is ordering file organizers and related materials to facilitate clean-up of our HPC records and files. Stacy Delarede stated that there is a records retention guide for the Town.

Motion to adjourn was made by Helen Christie and seconded by Susan DeMark. Motion carried. Meeting adjourned at 9:30pm.

Next meeting is scheduled for Wednesday May 18th at 7:00pm at the Town Community Center.