

Town of New Paltz Historic Preservation Commission Meeting
Wednesday December 17th 2014 7:30PM - 9:30PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Caryn Sobel (via conference call), and Dave Gilmour, along with Town Board Liaison Dan Torres.

Agenda

1. Public Comment
2. HPC Landmark Incentives
3. Landmark Initiative Grant Status
4. South Putt Cemetery
5. Recruitment for Commission Seat
6. Review/Approve August and November Minutes

Minutes

Meeting was called to order at 7:35pm by John Orfitelli.

1. **Public Comment:** No public comments were received.
2. **HPC Landmark Incentives:** As outlined in the meeting minutes from November, several options are available for providing incentives to homeowners who agree to designate their properties as historic landmarks. The process for developing these options into a set of well-articulated recommendations to the Town Board will clearly take a great deal of time and effort by the Commission. Work items aimed at building the supporting data include:
 - Caryn Sobel to provide impact data from the National Trust
 - Dave Gilmour to contact Daniel McKay from the Preservation League on New York
 - Helen Christie to discuss Conservation Easements with the Town Assessor
 - Dave Gilmour to pursue access to the new on-line Cultural and Historic Resource System developed by SHPO.

Since the overall context for any proposal should be consistent with the Town and Village Master Plan, the Commission requested a brief summary of the Master Plan activity from our Town Board liaison Dan Torres.

- The current activity by the Town and Village is at a standstill.
- Presentations by several consultants have been made to joint sessions and are available on YouTube.
- \$150K has been budgeted.

The Commission requested that future Master Plan activities include a representative from the Town HPC (Tom Olsen, Chair of the Village HPC, requested in August that the Village HPC be involved). Dan agreed to bring our request forward to the next joint Town-Village Board meeting. The date of the next joint meeting will be provided by Dan.

The Commission agreed that a Historic Preservation Plan could be developed by the Town and Village HPCs and eventually incorporated into a Master Plan. The plan would include:

- 5 – 10 Year Outlook and Plan
- 1 – 3 Year Action Items
- Supporting Analysis
- Impact Assessment
- Opinion Research

- Development Process with Various Groups

John Orfitelli agreed to contact Neil Larsen to discuss how a consultant could facilitate building a plan and at what cost. Funding through grants might be possible.

3. **Landmark Initiative Grant Status:** John Orfitelli submitted the materials and final report to SHPO for recovery of grant money.
4. **South Putt Cemetery:** Dave Gilmour visited the site which is a locally landmarked property and owned by Historic Huguenot Street (HHS).. this from Dave:

I walked the northern property lines/stone walls on the morning of Saturday, December 6, 2014. There is land development currently occurring on the parcel immediately adjacent to the north - a hotel is being constructed along with associated site improvements.

There were not any issues identified as caused by the demolition and grading activities underway to the north of the landmarked property.

At this point, I have not had a chance to review the landmark designation, nor the Planning Board approved site plan, or any mitigation measures that the hotel project proponent may have pledged to the preservation commission and or HHS (who I recollect collaborated with the Commission at the point of the Landmark determination).

Eventually, as the adjacent development advances, it will be beneficial to obtain quality grading (topographic) match lines with landscaping between the hotel site and the adjacent cemetery.

Also, the development proponent should be encouraged to place any fieldstones that may end up on their site back onto the stone walls.

John Orfitelli agreed to provide HHS with Dave's comments along with the 12/28/2009 Letter of Intent provided by Jay Modhwadiya, Owner of the Hampton Inn, which outlines a number of enhancements to the cemetery secured by the Town HPC as part of the Hampton Inn project.

5. **Recruitment for Commission Seat:** Several well qualified candidates have been approached by the Commission. Responses will be reviewed at our next meeting in January.
6. **Review/Approve Minutes from August and November:** Dave Gilmour requested that approval of the minutes from August be moved to our next meeting in January. A motion to approve November minutes was made by Caryn Sobel and seconded by Dave Gilmour. Motion carried.

Motion to adjourn was made by John Orfitelli, seconded by Caryn Sobel. Motion carried. Meeting adjourned at 9:38pm.

Next Meeting is scheduled for Wednesday, January 21st at 7:30pm in the Community Center.