

**Historic Preservation Commission Meeting**  
**Thursday January 4th 2007 7:00PM - 9:00PM at the Town Hall.**

Attendees: Town HPC Commissioners Dave Gilmour, Mary Ann Colopy, Rickie Solinger, and John Orfitelli. Town Board Liason, Kitty Brown.

**Agenda**

1. Review/Approve Minutes from December Meeting
2. CoA Application Review with Kelly L. Roebuck, Broker/Owner, EXIT Realty Services)
3. Follow-ups and Continuing Topics from prior meetings
  - Clarification re: Phase I Architectural Survey: Kitty
  - Status of Survey by Neil Larsen: John
  - Possible designation of 9 Paradies Lane: All
  - Designations in 2007 (Classes): All
  - CLG Law changes: All
  - 2006 Grant Work Session held in December: All
4. New Business

**Minutes**

**1. Review/Approve Minutes from December Meeting**

- Meeting minutes were reviewed and accepted as amended.

**2. CoA Application Review with Kelly L. Roebuck, Broker/Owner, EXIT Realty Services)**

- This item was placed on the agenda in anticipation that a representative from Exit Realty might appear at our meeting. Exit Realty did not attend and therefore no action was taken. **John** will inform Kelly of our next meeting date.

**3. Follow-ups and Continuing Topics from prior meetings**

- Clarification re: Phase I Architectural Survey: Kitty

The original source of this item is from our August meeting... here is the excerpt from those minutes which

John agreed to provide Kitty to help clarify what had been requested..

*The HPC discussed the priorities for designation of stone houses over engaging in the National Registration Nomination process. For example, the property located on 9 Paradies Lane may be a*

of *viable candidate for designation which will afford some protection from recently proposed development the Plesser property located adjacent to that location. However, it appears that the development of the Plesser property may not significantly impact the historic Ohioville region as defined by Neil.*

*Part of the Phase I architectural survey required by the developer does involve Historic Architectures. Kitty agreed to follow-up with Joe Diamond at SUNY to obtain clarification.*

- Status of Survey by Neil Larsen: John

John contacted Neil who indicated that finish work is in process and expected to be completed by 1/19.  
**1/19 Update:** Neil has stated that he will deliver the material no later than 1/24.

- Possible designation of 9 Paradies Lane and Designations in 2007 (Classes): All

These and other projects for 2007 were discussed and prioritized by the commission. The key project list (in order or importance) includes:

**1. Possible designation of the Floyd Patterson property (Wurtz dwelling at 85-87 Springtown Road).**

**Action:** Kitty to approach friends of the family, Ed and Maureen Rogers re: a meeting the Patterson family to discuss their interest in pursuing designation.

Refer to Dave Gilmour's analysis submitted 12/7 which provides an excellent overview of this property and rationale for proceeding further with landmark designation activities.

**2. 2007 Conference Grant**

A joint Town/Village HPC work session was held on 12/13 to kick-off grant planning activities.. notes from that meeting are included below. The next work session has been scheduled for Monday February 12th.

Attendees from the Village HPC included:

Kristine Harris  
Ellen Mosen James  
Thomas Olsen  
Jeannie Zetterstand

Attendees from the Town HPC included:

Mary Ann Colopy  
David Gilmour  
Rickie Solinger  
John Orfitelli

The purpose of our informal work session was for the Town and Village HPC commissions members to meet (mostly for the first time) and to begin the planning process for a conference in 2006 on how to utilize the web to promote historic preservation in our communities around New York State.

The session started with a brief review of the grant proposal.

The following outline summarizes key items highlighted during our work session:

- The Center for Applied Historical Research (CAHR) at the University of Albany represents an important resource which can provide students and faculty to help organize our conference. A brochure (PDF) is attached which describes the CAHR mission.
  - > **Rickie** agreed to create a task list which would serve as a job description for recruiting students to participate through the internship with CAHR. Some of the tasks mentioned included research, organizational/outreach, and graphics.
  - > **Mary Ann** agree to contact Ivan Steen who coordinates student internships at CAHR to discuss the job description provided by Rickie and feasibility for creating 3 or 6 credit internships.
  - > **John** to check if portion of the grant money can be applied as a stipend for students.
- It was suggested that we survey the various HPC's and communities involved in Historic Preservation to determine their specific interests and topics related to the conference. Some items discussed included:
  - Education: How to establish an HPC
  - Centralizing links/sources to facilitate participation by communities in the process.
- The conference was originally described in the grant as consisting of two parts. The first to be held on one day in late spring and the second to be held on one day in the fall. For a number of reasons, the team decided the following format would be preferred:
  - A one day conference held on a Saturday and consisting of two morning sessions and two afternoon sessions.
  - A round table will be held on Friday evening.
  - **Target Dates: November 9 and 10.**
- **Tom/Kristine** agree to contact conference planning services available at SUNY to obtain cost info.
- **Ellen** agreed to contact Eric Roth to discuss possibly holding a reception at DEYO hall.

### **3. Grant for National District Designation**

This joint Town/Village HPC grant was applied for and approved prior to the current Commission. Therefore, this commission needs to understand the grant's scope, conditions, and current status of any contractual work.

**Action:** John agreed to review the grant and status for the commission.

#### 4. Possible Designation of 9 Paradies Lane

John met with the owner, Dan Getman, who agreed that designation would be desirable. Pictures were taken and sent via e-mail to Julian Adams for his review/comments. Julian provided the following comments:

*We've checked our files and this property has been previously reviewed and determined eligible for the National Register. The record we have says that the building was construction 1790, but we feel that may be too late a date for the stone section. The frame portion appears early as well, built sometime after the stone section. The porch is a real hard one to pin down, but it could be early-mid 20<sup>th</sup> century. It all adds up to a very early house with historic accretions. The setting is the most important thing to consider here. These photos don't appear to show the Thruway very much, but I understand it's fairly adjacent.*

*I've re-looked over your law, and even with designation of this property, I'm afraid you wouldn't be able to "stop" the new development entirely. Designation of this property alone (with its lot) wouldn't get you much control over the new construction. However, if the new development is acquiring any land from this house, and you have designated it, then we could step out on the property and its connected "setting" being changed, and it would require a COA from you to the developer. Otherwise, I think you would have to have a district here to access any control or review rights over the new development.*

Based on Julian's comments and the importance of the other items, designation activities on this property will likely not be started until 4Q07 or early in 2008.

- CLG Law changes: All

Julian Adams had provided the following observation and recommendations regarding our current CLG law

in November...

*I'm looking over your law, and have one big (and potentially easy) change that could be put in the works. As we discussed during our conversation, the hardship process you have is rather convoluted and a bit overkill. The Model law we use has the process I prefer. I'm attaching the model law for your perusal. The hardship section could be adopted verbatim. It keeps the review of hardship in your hands and has an appeal process to the Board AFTER that if the owner still feels aggrieved. Let's use this as a start for conversations, and I'll be looking for other improvements as well.*

**Action:** Dave agreed to review the model law provided by Julian and summarize for the Commission at a future meeting.

#### 4. New Business

- **Rickie Solinger's term expired in December.** She explained that business activities will make it very difficult for her to be an effective member of the Commission and therefore she reluctantly will not seek reappointment for a full 5 year term. Rickie did agree to continue on the Commission until a new replacement was found. Also she agreed to continue her participation with the 2007 Conference Grant project.

A motion was made to re-instate Rickie until a replacement was in place. Motion was seconded, and carried.

- Thanks to a chance encounter with Rickie at the Post Office, **Lee Frizzel, an architect in New Paltz**, indicated interest in joining the Commission. **John** agreed to contact Lee to provide a brief overview of the Commissions and discuss his participation.

**Update:** Lee was contacted by John the next day. He is enthusiastic about participating and will be attending our meeting on February 5th to meet the team.

- **Changes to CLG to include Associate Members.** The current law limits the HPC to five Commissioners. Each serve a five year term. The HPC currently has four members and is actively seeking a fifth. To provide additional sources to augment the existing staff, it was proposed that the CLG be modified to allow for Associate Members.

These individuals would participate in meetings and stand in for Commissioners during their absence. This Commission will continue to discuss changes to the CLG that could accommodate Associate Members and seek individuals who might be willing to participate in that role.

**Meeting adjourned at 9:00.**