

**Town of New Paltz Historic Preservation Commission Meeting  
Wednesday July 20th 2011 7:30PM - 9:30PM  
at the Town Hall.**

Commissioners attending: John Orfitelli (Chair), Helen Christie (Vice Chair), Dave Gilmour, and Kitty Brown, Town Board Liaison

**Agenda**

1. Public Comment
2. Smiley Brothers Subdivision
3. 2011 Grant Status and Work-scope Discussion
4. 2012 SHPO Sponsored Initiative to Provide Mapping Application Statewide
5. Internship for Brittany Clinkscales
6. Review/Approve Minutes from June

**Minutes**

**1) Public Comment:** Meeting was called to order at 7:40 by motion from David Gilmour and seconded by Helen Christie. No public comment was received.

**2) Smiley Brothers Subdivision:** Patti Pauli Brooks of Brooks & Brooks Surveyors was in attendance representing the Smiley family in matters regarding the subdivision and sale of a 856.6 acre subdivision to the Open Space Institute. In response to several questions from the David Gilmour in his 7/13 e-mail to the Planning Board, Ms. Brooks read from a 7/12/2011 memo from OSI which outlined their plans for the purchase and transfer of the subdivision to the Mohonk Preserve. These e-mails/letters along with the findings and recommendations presented to the Planning Board on 7/25/2011 are included here for completeness.

**a) 7/13/2011 e-mail to the Planning Board from David Gilmour**

*At the June 22, 2011 Town of New Paltz Historic Preservation Commission meeting a quorum of members reviewed a subdivision on lands involving the Mohonk Mountain House operation. The consensus of Historic Preservation Commission members in attendance was:*

- 1. The Commission continues its review of this subdivision, pending a request for more information.*
- 2. The Commission recommends the applicant provide documentation as to whether the site and site features associated with the parcel proposed for open space conservation are part of a National Historic Landmark that is listed on the National Register of Historic Places (the proposed subdivision involves one parcel for the existing commercial lodging operation and associated recreation uses while the other large parcel established would be intended for permanent open space conservation through the placement of a conservation easement on such lands). Specifically, there are three (3) structures (and presumably associated outbuildings and cultural landscape features)*

*that will be retained on the open space parcel as residential dwellings and/or agrarian uses. Are these resources identified and documented in the National Register Listing for Mohonk? The Commission requests more information in order to comment.*

*Presumably, this is a Type I Action under SEQRA and there is a referral triggered to the Town Historic Preservation Commission by the local Zoning Law. (Separately, it is presumed the New York State Historic Preservation Officer (SHPO) may have involvement in this action and could have jurisdiction for an action involving a National Landmark/ Federal Register-listed site.*

*3. The Commission requests more information on the proposed use and intended management of the open space site, including the three aforementioned dwellings/agrarian uses that will be retained as part of the conserved parcel. The application indicates that there may be some future modifications and the Historic Preservation Commission is interested in understanding the intended type of future activity and the possible impacts. The Commission would like more information on the potential impacts and intended future use and modifications of these structures. The Commission also questions whether the owner and/or applicant would support designating these structures or the entire open space site as a Local Landmark under the jurisdiction of the Commission as specified by the Local Zoning Law. We would be comfortable talking with the applicant regarding this topic.*

*Please accept my apologies in not providing this correspondence sooner. I can also provide more detailed documentation referencing the subdivision application, should this be needed. Thank you for considering the Commission's questions and interests regarding this important resource and the proposed future land use.*

#### **b) Response from OSI to Brook and Brooks Presented to the Commission on 7/20/2011**

As you are aware, Open Space Conservancy, Inc. ("OSC") is purchasing from Smiley Brothers, Inc. ("SBI") approximately 856.6 acres of improved land owned by SBI and located in the Town of New Paltz, Ulster County, New York (the "SBI lands"). These lands are the subject of an application for a two-lot subdivision that you have submitted to the Town of New Paltz Planning Board. The SBI lands include K1einek Farm, Brook Farm, Pine Farm, the Testimonial Gateway, the Hasbrouck House, and the Turner House. OSC views these lands as the jewels of the Shawangunks, with enormous scenic, recreational, agricultural and conservation value to the residents of New Paltz and the general public. It is OSC's long-established policy, as set forth in its corporate charter and affirmed through its programs and purposes over the years, to permanently protect open space lands that it acquires.

Over the last thirty years OSC has acquired and permanently protected over 120,000 acres of ecologically and recreational important land in the Hudson River Valley, Catskills and Adirondacks. OSC is acquiring these lands in order to further their use for open space, historic, passive recreational and educational uses. It is

contemplated that over the next five years OSC will transfer these lands to the adjacent Mohonk Preserve so that the Preserve can manage these lands for recreational/ educational and open space purposes for the benefit of the general public. At the time OSC transfers these lands to the Mohonk Preserve OSC intends to encumber these lands with a conservation easement which will protect in perpetuity the open space/ historic/ agricultural and natural values of the SBI lands. The conservation easement will include (but not be limited to) the following:

- It will be perpetual induration
- The purpose of the easement will be to preserve the scenic/ historic/ agricultural/ natural and aesthetic character of the property.
- The uses of the property will be limited to nature preserve/ educational/ recreational/ and agricultural uses. Recreational uses may include non-motorized passive outdoor recreation such as walking/ hiking, hunting, cross-country skiing/ picnicking and the like.
- Structures will be limited to existing structures and new structures necessary for the maintenance and operation of the property for nature preserve/ educational/ recreational uses (such as parking areas, trails, signage, kiosks and the like). New structures and/or expansion or adaptive reuse of existing structures will also be permitted for agricultural and nature preserve-related purposes. Any new structures must be sited/ designed and constructed to be compatible with the historic and agricultural nature of the landscape.
- The cutting and clearing of trees will be limited to (1) removing those trees and limbs which are fallen/ dead/ diseased or dangerous; (2) provide for the construction of any permitted improvement such as agricultural or nature preserve buildings; (3) to maintain views, trails/ driveways, parking areas, paths and open space *and* to conduct experimental and research-based forest management and silviculture in conjunction with nature preserve conservation and land stewardship.
- No quarry, gravel pit, surface of subsurface mining or drilling or other mining or drilling activities shall be permitted on or under the Property.

**c) 7/25/2011 Letter to Planning Board from John Orfitelli documenting our findings and recommendations from our meeting on 7/20/2011 (corrected version)**

*The Commission met with Brooks and Brooks Land Surveyor's, Patricia P. Brooks, on Wednesday July 20th to discuss the proposed subdivision of lands owned by Smiley Brothers, Inc. and their response to our requests as outlined to you in an e-mail dated July 13, 2011. The following is a summary our findings and recommendations.*

*1. The entire site is listed on the National Register of Historic Places as a District (73001280) and is a National Historic Landmark. Page four of the attachment provides a thumbnail overview of the Lake Mohonk Mountain House Complex. A concern of the Commission is for the future uses and development of buildings and structures on the property and that the historic components be taken into consideration with any proposed improvements. In accordance with Town of New Paltz Code 140-23, any changes to the buildings and structures will require a Certificate of Appropriateness to*

*be submitted to the Commission (as well as to the appropriate involved Preservation Officer(s) at the Federal and State level).*

*2. It does not appear that the National Register of Historic Places contains on-line information on the individual structures and uses of six buildings and farmsteads situated on proposed 'open space' Lot #2 of approximately 857 acres. The Commission's On-Line Interactive Historic Map of New Paltz provides some information collected for properties of historic significance in the Town and Village. The Commission requests that detailed documentation discussing the attributes of each building and structure be supplied for inclusion in the Interactive Map. Dated digital photographs are requested as well and will be supplied by Brooks and Brooks.*

*3. The commission requested that a note be placed on the subdivision map indicating that the entire parcel is located within the National Register of Historic Places Lake Mohonk Mountain House Complex.*

*4. The Commission noted that the Testimonial Gatehouse has a potentially significant role in the site history of Conservation, Architecture, and Landscape Architecture as well in the thematic history of the Hotel Resort. The Commission understands that this building is currently vacant and it expressed concern over potential for degradation of this resource. The Commission requested that a management plan be developed for the conservation and preservation of the resources, with particular attention to the Testimonial Gatehouse.*

**3) 2011 Grant Status and Work-scope Discussion:** SHPO has approved our 2011 grant proposal at a reduced amount of \$5,000. Adjustments to the project work scope will be required to meet the \$5,000 budget level. The grant submissions date has been extended to November to accommodate re-designing the project.

**4) 2012 SHPO Sponsored Initiative to Provide Mapping Application Statewide:** A telecon was held on 6/28/2011 with Josh Simons (SUNY CRREO), Julian Adams, SHPO, and John Orfitelli to discuss a request by Julian regarding the feasibility for distributing the On-Line Interactive Historic Map technology to CLG's within the State. The following is a summary from Josh Simons presented to Julian describing what could be done.

*The basic premise is to scale the New Paltz Online Interactive Historic Property Map as a template for other HPC's throughout the State.*

*The basic idea about how it would work is that upon signing up for the service, an HPC would have the site auto-generated for them, and upon the first login they would be walked through a wizard that would allow them to customize the color scheme, add their town/village/city logo's or custom banner, set the administrative password, set the administrative or contact email, and adjust the site preferences to suit them. They would then have a web site framework that they could populate with data. The framework of the site would include the sections of the site that would be common to each HPC (e.g. Home, Map, Downloads, Links, and Contact).*

*There is already an interface for online backups and restore, and the map editor. As far as the map goes, they would be presented with a blank map of their jurisdiction which they could add points to. The editor has them enter some initial information that appears in the pop up balloon on the Google map, and automatically creates and links a corresponding page on the site for them to add information, text, pictures, etc. to. In order to facilitate the editing of the pages for the less technologically savvy, I recommend creating an interface that simplifies the uploading and editing process.*

*Ideally the entire project would be hosted on the State's servers, but there is the capability for hosting the project externally (at an annual cost). The server space requirements are relatively minimal. The entire Town of New Paltz project (<http://hpc.townofnewpaltz.com>) can fit on a cdrom. (you could probably fit two of them on a cdrom actually). Bandwidth requirements would of course be dependent of the degree to which the sites are utilized. The project is built of an open-source CMS called Joomla, and the individual administration would likely be made easier by creating a separate installation of the CMS for each HPC, though a single instance of Joomla and a complex set of user controls should also be possible.*

*In addition to the actual project development and integration, there would be another element to the project: The creation of instructional materials and help and support documents.*

*There is also the potential to customize each HPC's site further. For example if NYC wanted to utilize this, a manageable breakdown by neighborhood, or at least Borough, (like New Paltz did with the Hamlets) would be necessary. CRREO could be utilized in this capacity either through separate additional grants, or through a yearly support and maintenance contract.*

*Julian was very enthusiastic about this project and requested another meeting in July to further develop the work scope and project expense.*

**5) Internship for Brittany Clinkscales:** John Orfitelli is working with Tom Olsen, Chair of the Village HPC, regarding arrangements to provide an internship for Brittany Clinkscales. The following is the e-mail sent on 7/7/2011 to John Orfitelli from Brittany outlining her interest.

*We spoke on the phone today about creating an internship opportunity with New Paltz's Historic Preservation committee.*

*I am a third year student at SUNY New Paltz. Currently I am set to graduate with a BA in History with a minor in Political Science. I am near completing the academic requirements for the History major. In the Fall 2011 semester I will be taking two upper level history electives. In the Spring 2012 semester I will most likely complete my major through the required writing seminar. My expected graduate date is December 2012. I am also completing a minor in Political Science which I hope to complete by Fall 2012.*

*I am currently in the process of exploring possible career opportunities after I graduate. This summer, I am interning at the office of a US Senator in Rochester, NY. I am interested in possible careers in public policy, library science, or some sort of historical work (research or archiving). I have worked in the academic library at SUNY New Paltz and intend to work there again in the fall a few hours a week. I believe an internship with the committee would be a good opportunity to explore my interests in historic preservation. It sounds like a great opportunity to conduct research and work with current technology (interactive website).*

John Orfitelli agreed to outline several projects that could provide Brittany with a meaningful internship experience and credit toward her degree.

**6) Review/Approve Minutes from June:** Due to time constraints, a review of the minutes from our June meeting will be deferred to our meeting in August.

Motion to adjourn the meeting was made by Dave Gilmour and seconded by Helen Christie. The meeting was adjourned at 10:25pm.