

Town of New Paltz Historic Preservation Commission Meeting
Wednesday June 17th 2015 7:30PM - 9:30PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Caryn Sobel, and Dawn Elliott along with Town Board Liaison, Dan Torrez.

Also attending:

Guest Town Board Member Jeff Logan
Neal Tomann representing Glynwood and Mohonk for Brook Farm Renovation Plan

Agenda

1. Public Comment
2. Neal Tomann: Plans for Livestock Barn at Glynwood
3. Mohonk Preserve Foothills Project
4. Joint Town/Village HPC Master Plan
5. Review/Approve Minutes from
 - August 2014
 - April 15, 2015
 - April 29, 2015
 - May 20, 2015

Minutes

Meeting was called to order at 7:30pm by motion from Caryn Sobel, seconded by John Orfitelli, motion carried.

1. **Public Comment:** No public comments were received.

2. **Neal Tomann: Plans for Livestock Barn at Glynwood**

Neal Tomann described plans for replacing an existing livestock barn at Brook Farm with a new structure in roughly the same location and modeled after the old barn. The Brook Farm is located within the 283 acres owned and managed by Mohonk Preserve which leases the farm to Glynwood.

The Town Building Inspector, Stacy Delarede reviewed the plans and stated that since the building is for agriculture use, a building permit was not required, however, the Commission will issue a CoA since the property is in the National Register of Historic Places.

Neal presented the plans, maps, and construction details to the Commission which will be provided in digital form and included in the CoA. The following is a brief summary:

- The new barn will be fashioned after the original structure which was destroyed by fire in 1932. Pictures of the original barn along with foundation measurements and features such as cupulas and windows from other structures within Mohonk will be used as the basis for the new design.
- The current design includes an additional area measuring 22x55ft. The total height of 26ft will be the same as the original barn.
- Roof will be standing seam, color: stone white
- Exterior color is under investigation. Stain will be used (paint is not allowed due to presence of animals).

Plans are expected to be completed and signed off by Mohonk Preserve within two weeks. Building is expected to start in August with completion in 6-7 weeks. Neal agreed to attend our meeting on August 19th to review final plans and status.

3. **Mohonk Preserve Foothills Project**

In addition to the SEQRA review being conducted by the Planning Board, the Foothills Project will require a CoA application by the Mohonk Preserve. The HPC review supporting the CoA will focus on the impact of the Foothills Project on the historic landscape. John Orfitelli contacted Planning Board Chair, Mike Calimano, to discuss the synergy of the HPC review and the review required by the Planning Board as part of SEQRA.

John suggested and Mike agreed that the HPC could support the Planning Board by managing the review process regarding the impact of the Foothills Project on the historic landscape. A consultant would be contracted and serve under the direction of the HPC to provide a comprehensive review in support of both the HPC CoA and the Planning Board SEQRA review.

John Orfitelli contacted Neil Larson, Larson-Fisher Associates, who provided a scope of work and rates for his services. The letter was reviewed and accepted by the Commission. John agreed to forward to the Planning Board for their approval.

4. **Joint Town/Village HPC Master Plan:** A joint meeting was held on Monday, June 15th, at the Village Hall to discuss creation of a Town/Village Historic Preservation Master Plan.

Tom Olsen referred to the HPC's April conversation with John Orfitelli, in which John introduced the idea of incentivizing landmark designation. John proceeded to pitch the idea for the development of a joint Town/Village Historic Preservation Master Plan that would include such preservation incentives. The HP Master Plan could be incorporated into the Comprehensive Master Plan for the Town and Village. John identified the following as goals for such a project: education about and encouragement of historic preservation; stewardship of historic resources; provide a framework for the development of design standards.

Dave Gilmour expressed support for a specialized master plan that contributes to the comprehensive plan. Dawn Elliott suggested that the HPCs define their vision and "spheres of influence" so as not to unduly burden people, present the commissions as "style police," interfere with existing design standards already in place for certain zoning districts, or discourage creativity. Tom Olsen reminded everyone that the HPCs' shared vision would need to be "sold" to two governmental entities representing a variety of views.

At John Orfitelli's request, Neil Larson provided a Scope of Services and cost estimate (\$25K) with which the Town and Village can apply for CLG funding to support development of a Historic Preservation Master Plan.

All present agreed on the following action plan:

- John Orfitelli will scan and distribute the materials from Neil Larson, as well as other relevant documents gathered by the Town HPC regarding various incentives.
- John Orfitelli will contact SHPO about undistributed CLG funds that might still be available for start-up purposes. He will also find out the timetable for the upcoming CLG cycle.
- All are to continue thinking about incentives to counter the sense of "unfunded mandates" and governmental interference.

5. **Review/Approve Minutes from**

- **August 2014**
- **April 15, 2015**
- **April 29, 2015**
- **May 20, 2015**

A motion to approve minutes from the HPC meetings listed above, except for August 2014 which awaits addition notes from Dave Gilmour, was made by Caryn Sobel and seconded by Dawn Elliot, motion carried.

6. **Other:**

- Susan S. Cohen is organizing a campaign to raise funds for a statue recognizing The Ulster County Poor House Site located at the Ulster Fairgrounds.

Motion to adjourn was made by Caryn Sobel, seconded by John Orfitelli. Motion carried. Meeting adjourned at 9:28pm.