

## **Town of New Paltz Historic Preservation Commission Meeting**

### **Wednesday June 19th 2013 7:30PM - 9:30PM at the Town Hall**

Commissioners attending: John Orfitelli (Chair), Helen Christie (Vice Chair), Caryn Sobel along with Town Board Liason, Kitty Brown. Also attending from the Mohonk Preserve were Ron Knapp, Glen Hoagland, Eric Roth, and Paul Huth.

#### **Agenda**

1. Public Comment
2. Mohonk Preserve Update
3. Mohonk Project: Gatehouse Designation
4. 2012 Photo Morphing Grant
5. HPC Map Site
6. Review/Approve Minutes from May

#### **Minutes**

Meeting was called to order at 7:40pm by motion from Caryn Sobel and seconded by Helen Christie. Motion carried.

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

**2. Mohonk Preserve Update:**

- Glen Hoagland described the activities being planned for the Testimonial Gatehouse and other elements of the preserve. Mohonk Preserve with OSI plan to raise \$2.15 million over the next three years to support various restoration efforts.
- Local residents neighboring the Testimonial Gatehouse would like parking restrictions along Butternut Road, White Oaks, Wood Lot, and High Pasture to mitigate congestion and improve safety for pedestrian traffic. Site plans are being drafted for a new trail head at the Testimonial Gatehouse that will include a parking area off Rt 299 for use by visitors. Glen Hoagland plans to hold community meetings over the next year with the roughly 100 neighbors who live within a one mile radius of the Preserve to review plans and obtain their ideas for the trail head. Kitty Brown suggested holding additional meetings involving the community at large to improve awareness of the work being proposed by the Preserve.
- As an immediate fix, Kitty suggested stationing a Preserve Ranger at Lenape Lane (owned by OSI) to guide people to the parking area on Pine Road during peak visiting periods. Another suggestion was to simply create a temporary parking area at the entrance to Lenape Lane.
- At our May meeting, the Commission discussed proposals for designating the local roads in the vicinity of the Gatehouse as Local Scenic Roads to facilitate lower speed limits and signage aimed at alleviating parking congestion. Since the current HPC local designations law does not cover designation of roads as Local Scenic Roadways, the Commission needs to obtain model language and propose changes to the current law for review and approval by the Town Board. Caryn agreed to work with Glen to provide draft language for review by the Commission at our next meeting.
- Residents are divided on how high to allow restoration of the Lenape Lane Bridge. Those along Butternut would like the height kept under 10' which restricts traffic by heavy equipment and

trucks. Others would prefer the bridge height raised 2' to allow Town snow plow equipment to pass. The Mohonk Preserve received \$150,000 from OSI for restoration work on the bridge and the testimonial Gatehouse.

### **3. Mohonk Project: Gatehouse Designation:**

- Eric Roth described plans for Carl Stern, an Historic Architect, to assess the Testimonial Gatehouse structure, construction, and historic character. Caryn requested that the barn on the site also be included in the assessment. Glen suggested that an AIA architect (retired), Frank Wizurski (Gardiner), may be asked to perform the barn assessment.
- Findings are expected to be available in 1-2 months and will be incorporated by Caryn onto the Landmark Designation nomination. Ron Knapp stated that work items cited by the architect in the appraisal will need to be prioritized and completed by the Preserve using the funds from OSI. Efforts to make the structure water tight will be the most critical.
- Peter Karra of Taconic Land Design is working with Glen Hoagland to design a Pin Oak nursery on the property to grow replacement trees for the Pin Oak Allee which was planted in 1908.
- Glen Hoagland also highlighted their desire to restore some of the aquatic and wooded areas around the Gatehouse.
- Kitty Brown asked if self-composting toilets were planned. Glen Hoagland stated that self-composting and/or vault toilets were being considered.
- Ideas being considered for uses of the Gatehouse include: 'Honeymoon Suite' and/or residence for a Ranger.
- Glen Hoagland indicated that the target for submitting formal plans to the Town Planning Board is this fall (2013).
- Caryn Sobel has been diligently working on the Landmark Nomination which will cover the 108 acre parcel including the Testimonial Gatehouse, Pin Oak Allee, and Barn. Caryn distributed an initial draft along with an architectural description to the Commission via e-mail on 7/19. Photos are being obtained from the Mohonk archives and digitized.

Caryn reported that she is currently working on the historical significance portion of the form and has completed a draft intro that presents her ideas for this section. She feels everyone will have points to add for the significance, based on their familiarity with the property, so she will be taking notes on those, too. Caryn solicited help from Bill Rhodes to insure her description of the Gatehouse was consistent with the current practice in describing historic landmark architectures.

Once the Commission accepts the Nomination, a public hearing will be scheduled and abutter notifications will be sent, and signage posted.

**4. 2012 Photo Morphing Grant:** John Orfitelli reported that Grant work continues on schedule to be completed by the end of August. A total of 38 hours of volunteer labor has been logged to date. The first payment (1 of 2) has been made to CRREO. John Orfitelli has digitized roughly 15 reference photos from the Haviland-Heidgerd Historical Collection at the Elting Memorial Library.

## **5. HPC Map Site:**

- The HPC Map site has been fully restored and is up and running through the efforts of netEfx and Josh Simons. The charge by netEfx of \$390 has been paid. The cost for the Google API upgrade (completed in April) and repair work associated with the hack by Josh Simons (est \$500) will be covered by a PO once we receive a detailed invoice from CRREO.
- Addition work to upgrade the Joomla code to the latest level and thereby mitigate damage from future attacks will be assessed by Josh Simons and submitted for consideration by the Commission.

**6. Review/Approve Minutes from May:** Since minutes from May had not been distributed prior to the meeting, the Commission will review and approve May and June minutes at the July meeting.

Motion to adjourn was made by Caryn Sobel and seconded by Helen Christie. Motion carried.  
Meeting adjourned at 9:35.