

**Town of New Paltz Historic Preservation Commission Meeting
Monday June 4th 2007 7:00PM - 9:00PM at the Town Hall**

Attendees: Town HPC Commissioners Mary Ann Colopy, Dave Gilmour, John Orfitelli, and Helen Christie along with Town Board Liaison, Kitty Brown

Agenda

- Review/Approve Minutes from the May Meeting
- Continuation of Hearing on CoA Application from Kelly L. Roebuck, Broker/Owner, EXIT Realty Services
- Follow-ups from Prior Meetings
- New Business

Minutes

Meeting started at 7:00.

1. Review/Approve Minutes from the May Meeting

Motion to approve minutes as amended from the May meeting was presented by Dave Gilmour and seconded by Mary Ann Colopy, Motion carried.

2. Continuation of Hearing on CoA Application from Kelly L. Roebuck, Broker/Owner, EXIT Realty Services

The public hearing to address the CoA Application from Exit Realty was opened. Note that a public notice was published in The New Paltz Times on Thursday May 24th. Neither Kelly Roebuck nor any representatives from Exit Realty attended the public hearing. No public input was received at the meeting. Also, no input was received from the Town staff or elected officials. A letter was received from the landlord, KSB Holdings (Empire State Bank), approving the sign as described in the CoA.

The following Conditions of Approval were added to the CoA:

1. A Master Sign Plan for the site (parcel) at 275 Main Street , New Paltz has to be approved by the New Paltz Town Planning Board and specific notice of plan approval provided to the Historic Preservation Commission for it's file.

Alternatively, if a sign plan is determined not to be required, then a copy of the written determination by the New Paltz Building Inspector should be provided to the Historic Preservation Commission for it's file.
2. The Historic Preservation Commission requests that the top of the sign not exceed the height of the first floor window sills.
3. The Certificate of Appropriateness for Exit Realty applies specifically for the sign as specified in this document. The Historic Preservation Commission requires that any changes that deviate from these specifications be presented to the Commission for review and approval before being implemented.

A motion to approve the CoA with Conditions was presented by Dave Gilmour and seconded by Mary Ann Colopy, Motion carried.

John Orfitelli, Town HPC Chair, notified applicant Kelly Roebuck along with [Code Enforcement Officer – Rodney Watrous](#) and Bob Hughes, Chair of the Planning Board, via e-mail sent June 5th which included the approved CoA Application.

3. Follow-ups from Prior Meetings

- a) Dave Gilmore contacted Julian Adams and the Technical Staff at the Preservation League of NY to clarify SEQRA requirements for the CoA application. Both agreed that a short form of the State Environmental Assessment as required by SEQRA is not required to complete the CoA application.

4. New Business

- a) The Commission reviewed a request for information from IVI Due Diligence Services on behalf of Verizon regarding proposed installation of three exterior antennas on the roof of the Mohonk Mountain House (see attached letter). Dave agreed to contact IVI Due Diligence Services to invite them to our next meeting in July to discuss the proposed installation.
- b) The Commission was presented with a request for possible landmark designation of the property at 216 Old Kingston Road by the owner Terry Sullivan. No action taken.

Motion to adjourn was presented by Dave Gilmour and seconded by Helen Christie. Motion carried.. meeting adjourned at 8:45.