

**Town of New Paltz Historic Preservation Commission Meeting**  
**Wednesday March 18<sup>th</sup> 2015 7:30PM - 9:30PM at the Community Center**

Commissioners attending: John Orfitelli (Chair), Helen Christie (Vice-Chair), and Caryn Sobel. Dave Gilmour was not available due to a prior business commitment.

Also attending:

Peter Karis, Director of Land Protection and Stewardship, Mohonk Preserve  
Glenn Hoagland, Executive Director, Mohonk Preserve  
Ron Knapp, Member Board of Directors, Mohonk Preserve  
Eric Roth, Manager of Grants and Organizational Funding, Mohonk Preserve  
Mike Moriello, Attorney, Land Use Specialist  
Stacy Delarede, Building Inspector, Town of New Paltz  
Susan Stegan  
Dawn Elliott

**Agenda**

1. Public Comment
2. CoA from Mohonk Preserve
3. HPC Landmark Incentives
4. Recruitment for Commission Seat
5. Review and approve minutes from August and January

**Minutes**

Meeting was called to order at 7:35pm by John Orfitelli.

1. **Public Comment:** No public comments were received.
2. **CoA from Mohonk Preserve:** Peter Karis, Director of Land Protection and Stewardship, Mohonk Preserve, presented the Certificate of Appropriateness application for changes to the Gate House structure located within the Mohonk Testimonial Gateway, a locally designated historic landmark. Supporting materials included:
  - Local Historic Landmark Designation Documentation
  - Mohonk Testimonial Gateway Condition Study
  - Stabilization & Restoration Plans for the Mohonk Preserve Testimonial Gateway
  - Property Survey
  - Window and Door Type Drawings

Peter Karis provided detailed descriptions of the work being proposed for the Gate House structure as outlined in the CoA, namely,

- Repair and maintenance of the clay tile roof, copper flashing, and trim.
- Repair and maintenance of masonry mortar pointing
- Repair and/or replacement of windows and exterior doors

Since these changes do not result in ground disturbance, a SEQR Environmental Impact Assessment is not required. A building permit application which addresses the window and door changes has been submitted to the Building Department.

John Orfitelli requested that the CoA include a page with references to specific sections of the Mohonk Testimonial Gateway Condition Study that correspond to each of the changes. The Condition Study and window/door specifications will be made part of the CoA.

The Commission agreed to proceed with the CoA process which is outlined below.

- Public Hearing: April 15<sup>th</sup>, 7:30pm at the New Paltz Community Center
- Public Hearing Notice, New Paltz Times, April 2<sup>nd</sup> edition: Resp: John Orfitelli
- Signage for Posting of CoA Pending Action, April 3<sup>rd</sup> : Resp: Mohonk Preserve
- Abutter Notification of Public Hearing and CoA Action, April 2<sup>nd</sup>: Resp Mohonk Preserve
- CoA Materials available at the Town Clerks Office, April 2<sup>nd</sup>: Resp: John Orfitelli

The Commission discussed participating more closely with the Planning Board on reviews of changes to Designated Landmarks which may impact only the cultural landscape and therefore may not require a building permit. Currently the building permit process is used to initiate a CoA. There is no similar formal interlock with the Planning Board which oversees changes which may impact the cultural landscape.

3. **HPC Landmark Incentives:** As outlined in the meeting minutes from November, several options are available for providing incentives to homeowners who agree to designate their properties as historic landmarks. The process for developing these options into a set of well-articulated recommendations to the Town Board will clearly take a great deal of time and effort by the Commission. Follow-up on work items from December are ongoing:

- Caryn Sobel to provide impact data from the National Trust
- Dave Gilmour to contact Daniel McKay from the Preservation League on New York
- Helen Christie to discuss Conservation Easements with the Town Assessor
- Dave Gilmour to pursue access to the new on-line Cultural and Historic Resource System developed by SHPO.

The Commission discussed a district approach over designation of individual properties as a means of accelerating protection of critical historic landmarks and areas. Community awareness and education of the importance of designations is an important prerequisite.

In response to an invitation from Tom Olsen, Caryn Sobel attended the Village HPC meeting in March to share our thoughts on creating landmark designation incentives to home owners. The Town and Village HPC's agree that both communities will best be served by a joint effort to develop a Historic Preservation Master Plan.

4. **Recruitment for Commission Seat:** Dawn Elliot presented her resume for consideration to serve on the Commission. Dawn is very enthusiastic about participating in our efforts to promote and sustain our historic legacy in New Paltz. A motion to recommended Dawn for appointment to the Commission by the Town Board was made by Helen Christie and seconded by Caryn Sobel. Motion carried. John Orfitelli agreed to send our recommendation to Dan Torres for presentation to the Town Board.
5. **Review/Approve August '14 and January '15 Minutes:** Approval of the minutes from August '14 be moved to our next meeting in April. A motion to approve January minutes was made by Caryn Sobel and seconded by Helen Christie. Motion carried.

Motion to adjourn was made by Caryn Sobel, seconded by Helen Christie. Motion carried. Meeting adjourned at 9:45pm.