

Town of New Paltz
Historic Preservation Commission

Minutes

May 10, 2006

The meeting was called to order at 7:40.

Attending: John Orfitelli, David Gilmour, Mary Ann Colopy, Rickie Solinger, Bill (last name),
Janice Pickering

1. John will obtain a key for the Town Hall.
2. Janice Pickering was referred to the Town of NP HPC by the Town Planning Board. She and her husband, Dan Getman, went before the TPB re their plans to do interior renovations on 9 Paradies Lane, changing the building from a residence to a law office. The TPB suggested that Pickering visit with the HPC, since 9 Paradies Lane is a stone building and thus a historic (though not-designated) structure. Everyone agreed that the HPC does not have standing to advise or otherwise engage in any issues regarding this renovation since the structure is not designated, and all proposed changes are interior. (Parking issues could be relevant, if the structure were designated.) The commissioners talked with Pickering about issues regarding the structure and the proposed nearby Plesser Project; about the advantages and issues associated with designation; about potential structural threats associated with nearby construction, about the environmental review implications for nearby construction projects, if the property were designated, and other issues.

John will be in contact with the chair of the Planning Board re matters arising from our ad hoc meeting with Ms. Pickering and about establishing processes and procedures for future referrals between our commissions.

2. The minutes for 04/06 meeting were approved as amended.
3. John will find out from Kitty if the meeting agendas must be posted on the town website before the meeting, as indicated in April 06 minutes.
4. We reviewed all the information that John obtained re the HPC 2006 budget.
The review stimulated a number of questions:

- a. What was the basis for the \$10,000 allocation?
- b. Is this sum primarily encumbered for the Larsen/grant work?
- c. What is the payment schedule for Larsen?
- d. What is HPC total financial responsibility for Larsen work?
- e. What is the reimbursement process/timetable?
- f. Basically, we need an orientation to these and other financial matters.

John will find out who to talk to about all this and either get oriented himself or invite the proper person to our June meeting to orient all of us.

- 5. Review of Blake House situation, perhaps more properly called the Josiah DuBois House/Farm situation

Mary Ann has looked through the documents. In 2004, the owner proposed to move the barn so it could be used as a "pool house." A COA was submitted. The property is on the state register, and the state recommended that the barn not be moved. In Oct. 2005 (?), the HPC (our predecessors) looked at the barn.

Mar./Apr. 2006, the town building inspector issued a permit for demolition; said the barn was in such a condition that it couldn't be moved. [The COA indicated that the barn would be moved and (contradictorily?) also said that the materials from the dissembled (?) barn would be used to build a new barn/pool house structure using the same footprint.

There seem to be issues here re (a) language precision; (b) procedure; (c) follow-through; (d) incomplete HPC minutes.

[On the Spring 2006 building permit, the building inspector wrote "HPC approved," re demolishing the barn; there was no supporting information about this in HPC minutes.]

Mary Ann: This event represents what happens when clarity of process and precision of language are missing.

Dave: This also underscores the importance of providing the building inspector with a list of all properties in his purview that are on state and national registers and all locally landmarked properties

Should this case be used for public education?

Bill: Would be appropriate for the Inspector and the HPC Chair to make a site visit.

5. Agreed: Our new meeting time will be 7-9 on first Mondays.

6. What do we want to focus on as the HPC?

To begin with:

Organize folders of designated properties, aiming to create standardized information and standardized format, templates; create a database with set fields. John and Mary Ann will work on this in June, with a possible work session for all members

7. John will interface with Julian Adams, re coming to one of our meetings in the Fall.

8. Bill We all need to be preparing to have a proposal in mind for the next round of subgrants. What do we/Village want to select as a focus. Talk to N. Larsen.

Meeting adjourned 9:15.