

Town of New Paltz Historic Preservation Commission Meeting
Wednesday May 20th 2015 7:30PM - 9:30PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Caryn Sobel, Dawn Elliott, and Helen Christie (joined meeting at 8:17pm).

Also attending:

John Cappello, Attorney from Jacobowitz & Gubits, for Mike Moriello representing Mohonk Preserve

Agenda

1. Public Comment
2. Mohonk Preserve Gatehouse CoA
 - SEQRA Assessment
 - CoA and Updated Materials
 - Decision
3. Mohonk Preserve Foothills and Subdivision
 - Role of HPC and Involved Agency
 - Consultant
4. Response to Pat Schwartz re: CVS
5. Joint Town/Village HPC Master Plan
6. Review/Approve Minutes from
 - August 2014
 - March '15, 2015
 - April 15, 2015
 - April 29, 2015

Minutes

Meeting was called to order at 7:32pm by John Orfitelli.

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

2. **Mohonk Preserve Gatehouse CoA:**

- **SEQRA Assessment:** George Lithco provided a letter to the Commission on May 15th supporting the position that the Gatehouse work scope as defined in the Mohonk Preserve CoA does indeed represent a Type II action under SEQRA and, therefore, no further SEQRA review is required.
- **CoA and Updated Materials:** All CoA materials were updated by the Mohonk Preserve as agreed at the Public Hearing on April 15th and made available to the Commission on May 11th (via DropBox link from John Orfitelli) for review prior to the meeting.
- **Decision:** A draft Memorandum of Decision was provided by George Lithco to the Commission on May 19th for review prior to the meeting. The Commission agreed that the reference to Rosendale Cement or alternative naturally hydraulic like equivalent should be worded to match that stated on drawing A5, namely,

WHEREAS, the applicant represents that the work in Item will be done with similar materials to the original masonry work, and further represents that it will utilize Rosendale cement or the naturally hydraulic like equivalent in the repair work if it is available at the time the work is done, such that the work is essentially a replacement in kind;

A motion to amend the Memorandum of Decision to reflect the above change and approve the CoA was made by Caryn Sobel and seconded by Dawn Elliott. Motion passed with all present voting in favor.

John Orfitelli agreed to provide the Town Clerk and Building Inspector with copies of the CoA and all related documentation and supporting materials and publish on the Town HPC web site.

3. **Mohonk Preserve Foothills and Subdivision Projects**

- **Role of HPC and Involved Agency:** 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.

- **Consultant:** John Orfitelli contacted Neil Larson, Larson-Fisher Associates, who agreed to provide a scope of work and rates for his services and meet with the Commission in June.

4. **Response to Pat Schwartz re: CVS:** Caryn Sobel provided a draft response to Pat Schwartz explaining that while the Commission is sympathetic with her concerns, the Commission has no jurisdiction on matters concerning properties which are not designated as an historic landmark. A motion to send the letter to Pat Schwartz with copy to the Planning Board Chair, Mike Calimano, was made by Caryn Sobel and seconded by Dawn Elliott. All voted in favor. Motion passed.

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

6. **Review/Approve Minutes from August 2014, March 15, 2015, April 15, 2015, and April 29, 2015**

Minutes from the HPC meeting on March 15, 2015 were approved by motion from Helen Christie, seconded by Caryn Sobel. All voted in favor. Motion passed. Approval of the remaining minutes was deferred until those in attendance at these meetings are available for a vote.

7. **Other:**

- Dawn Elliott was sworn in by the Town Clerk.
- Over the next several meetings individual Town Board members will be invited to attend our meetings in order to share our plans and concerns in moving forward on issues related to future landmark designations, incentives for property owners of historic landmarks, and the development of a Historic Preservation Master Plan.

Motion to adjourn was made by Helen Christie, seconded by Caryn Sobel. Motion carried. Meeting adjourned at 9:13pm.