

**Town of New Paltz Historic Preservation Commission Meeting
Tuesday September 1st 7:30PM - 9:30PM at the Town Hall**

Attendees: Town HPC Commissioners John Orfitelli, David Gilmour, Helen Christie and Town Board Liaison, Kitty Brown.

Also in attendance from the public:

Jay Modwadiya, Owner of the Hampton Inn
Nick Sadler, architect and civil engineer from Medenbach & Eggers
Theresa Sullivan, owner of Schoonmaker-Freer House
Carol Johnson, Elting Library

Agenda

- 1) Public Comment
- 2) HHS S.Putt Cemetery Landmark Designation (Continuation of Public Hearing)
- 3) Schoonmaker-Freer Landmark Nomination
- 4) GIS Mapping Grant Discussion
- 5) Comprehensive Plan Update
- 6) Review/Approval of Minutes from July and August Meetings

Minutes

Meeting opened for public comment at 7:39PM with a motion from Helen Christie and seconded by Dave Gilmour.

1) Public Comment

Members of the public were requested to reserve comments/concerns on agenda topics until that point on the agenda. No other public comments were received for items non-agenda items.

2) HHS S.Putt Cemetery Landmark Designation (Continuation of Public Hearing)

A review of how the local landmark designation would impact plans for the proposed Hampton Inn project was completed by Jay Modwadiya and his attorney. Jay Modwadiya stated that his project will not be impacted and he fully supports the designation of the HHS S.Putt Cemetery .

Jay Modwadiya provided pictures of his recently completed Hampton Inn located in Matamoras Pennsylvania along with a brief update of the design and site plan for the project in New Paltz.

The Commission proceeded to inquire about changes to the surrounding power lines and the need for a letter of intent that would clarify specific enhancements to the cemetery site which had been offered by Jay Modwadiya in prior meetings.

Power Lines: New power cables will be underground. The existing lines can be moved underground will be determined based on the level of disruption to adjacent properties. The Planning Board, designated as the Lead Agency, will be reviewing the power line proposals as part of the ongoing site plan approval process.

Letter of Intent: Jay Modwadiya agreed to provide the Commission with a letter of intent that would specify their commitment to include the following enhancements to the cemetery as part of the Hampton Inn project:

- Existing stone wall that borders the Hampton Inn property will be reconstructed using existing stone and similar material where needed as to replicate the original as much as possible.
- The cemetery area will be cleared of brush and debris.
- Public access will be limited to the current gateway area located on S.Putt Corners road. No other access will be provided from the Hampton Inn property.
- Lighting on the Hampton Inn property will use fixtures consistent with the architectural style of the currently proposed Hampton Inn facade. The Commission prefers limiting the height of the fixtures to 18 feet or less. The degree of 'light spillage' from the current fixtures was not clear. The Commission deferred comment until updated plans and details become available.
- Funding will be provided for signage for the cemetery that would state the historic designation, as well as, to cover the expense for interpretive material to promote the site.
- The facade for the dumpster to be located at the south corner of the parking area is to be made with masonry stone consistent with the facade of the hotel.

Jay Modwadiya agreed to submit a letter of intent to the Commission covering the items discussed and provide updated plans reflecting recent changes to the landscaping and dumpster detail.

Motion to continue the Public Hearing was made by Dave Gilmour. Seconded by Helen Christie. Vote was taken, all were in favor.. public hearing on designation of the HHS Cemetery will continue.

3) Schoonmaker-Freer Landmark Nomination

The Commission reviewed the decision to adopt the Schoonmaker-Freer property as an historic landmark authored by Dave Gilmour. After a brief discussion, Dave Gilmour

presented a motion to accept the decision. Motion seconded by Helen Christie. Vote was taken, all were in favor. John Orfitelli agreed to create a final copy of the historic landmark designation material which will be filed with the Town Clerk, Assessor, Building Department, Ulster County Clerk. The Commission will also notify the Town Board of our action.

4) GIS Mapping Grant Discussion

John Orfitelli provided the following overview of the GIS Mapping grant application submitted to SHPO in August.

SHPO Grant Proposal: Interactive Online Map of Historic Properties in New Paltz Project Builds on Prior SHPO Grant Work

- Utilizes location data with accompanying histories that have been compiled over several years in two prior joint Town-Village grants.
- Provides documentation describing project and process for other groups to use.

Developer: CRREO at SUNY

- Center for Research, Regional Education and Outreach (CRREO)
- Project Manager, Josh Simons
- Involves several undergraduate students and computer resources at SUNY.
- Timeframe: Spring Semester 2010

Plan Incorporates Data for both the Village and Town

- Already available in a form that can be easily compiled.
- A common set of code will be created to facilitate data entry.

Total project expense: \$19,673.

- SHPO - CLG split is 67% - 33%
- SHPO returns \$13,181.
- CLG to match with \$6,492.

Town Board authorized HPC to Proceed with Grant

- Town HPC to use 2009 and 2010 budget to cover match

Town Board authorized the Town HPC to serve a lead CLG.

A decision from SHPO on our grant application is expected by November.

Carol Johnson from the Elting Library described her concerns regarding the GIS Mapping Grant, namely,

- Quality of the data: Many errors have been cited in the survey data.
- Access to data: Concern for individual homeowner privacy.
- Copyright permissions (primarily photos)
- Owner permissions to display property data
- Appropriate Disclaimers
- Data Correction Process Questions
 - Can we create a 'seal of approval' for data that we display?
 - How can data be reviewed and approved? (Need methodology for review/correction)

- Application Design: Controls
 - Access for reviewers and editors
 - Display of data (allowing import but limiting which data is made public)

If and when the grant is formally approved, the Commission will work through these concerns with Carol and the developer to create a process and methodology that will mitigate our exposure to these and other issues.

In addition, Carol suggested looking for other communities which have already completed this type of activity and contacting them to learn how they managed these issues.

5) Comprehensive Plan Update

Due to lack of time, this item was not addressed.

6) Review/Approval of Minutes from July and August Meetings

Due to lack of time, this item was not addressed.

A motion to adjourn the meeting was made by Helen Christie and seconded by Dave Gilmour. Meeting adjourned at 9:30.