

MEMORANDUM OF DECISION
OF THE TOWN OF NEW PALTZ, NEW YORK
HISTORIC PRESERVATION COMMISSION

The undersigned certifies that by decision issued May 18, 2016 by the Historic Preservation Commission of the Town of New Paltz, Ulster County, New York, acting pursuant to the provisions of Article XIV of Chapter 140 of the Code of the Town of New Paltz, the following resolution was adopted with respect to the proposed construction of a new barn at the Glynwood Farm.

Decision of the Town of New Paltz Historic Preservation Commission to Approve the Certificate of Appropriateness Application from Neal Tomann, Property Director; Glynwood Center., as Applicant for certain approval of an action known as the Glynwood Barn Construction

WHEREAS, Mohonk Preserve, Inc., (hereafter Owner), is the owner of an undivided parcel shown on the Tax Map of the Town of New Paltz as S/B/L 86.1-1-40.100 said property having been conveyed to Owner by deed recorded in the Office of the Ulster County Clerk in deed book Volm (Liber) 5178, Pg 289;

WHEREAS, the Project is NOT an action subject to the State Environmental Quality Review Act (SEQRA);

WHEREAS, Chapter 140 of the Town of New Paltz Code confers jurisdiction on the Commission to review applications for a Certificate of Appropriateness with respect to those aspects of that action, pursuant to the criteria set forth in Article XIV of the Town Code;

WHEREAS, the applicant made application on January 22, 2016 for a Certificate of Appropriateness for the following work (refer to HPC web site for all supporting documentation):

1. New 6000 sqft livestock boarding barn located on the property owned by Mohonk Preserve with a design based on a traditional German-style bank barn,
2. to be placed on the same spot as the barn that burned down in 1935,
3. with post and beam construction comprised of materials that are pest resistant with pattern 105 skip lap red siding of southern yellow pine and standing steel galvanized green roofing and white trim,
4. with materials in the structure that have been selected to satisfy bio-security protocols put in place for animal welfare,
5. to include a kiosk with historical description and QR code to link to additional materials;

WHEREAS, the Commission reviewed the aforesaid application and the supporting documentation, which described the location of property; provided a detailed description of the proposed changes; included perspective and elevation drawings of the proposed buildings; and included information on the relationship of the proposed building to adjacent properties; included photographs of the property;

WHEREAS, the Commission held a Public Hearing on May 18th, 2016 on the application of Neal Tomann for a Certificate of Appropriateness for the proposed action, pursuant to Zoning Article XIV 140-122 of the New Paltz Code;

WHEREAS, public notice was given of that public hearing by means of a notice of public hearing published in the Town's official newspaper (New Paltz Times), by posting on the New Paltz Historic Preservation Commission website, and by giving abutter notification by postal mail;

WHEREAS, representatives of the applicant appeared at the public hearing; and the applicant addressed concerns raised by the Commission and other public comment received concerning the proposed project, and closed on the same date;

WHEREAS, the Commission has considered the application with due consideration of the criteria set forth in Section § 140-124 for approval of certificate of appropriateness.

NOW THEREFORE, BE IT RESOLVED that the Commission, on consideration of the application, the supporting documentation and the entire record before the Commission, finds and determines that by vote of the Commissioners attending the Town of New Paltz Historic Preservation Commission meeting on May 18, 2016, recorded below, the Commission approves the Certificate of Appropriateness for the reasons above.

On Motion of Member Caryn Sobel, Seconded by Member Susan DeMark this decision shall be provided to the Town Clerk, the Town Building Department and a copy of the decision shall be sent by registered mail to the property owner.

Commission Member	Vote (Aye or Nay)
John Orfitelli, Chair	Aye
Helen Christie, Vice-Chair	Aye
Caryn Sobel	Aye
Dawn Elliott	Aye
Susan DeMark	Aye

This Record of the decision of the Commission is furnished for recording pursuant to the provisions contained at Subdivision D of Section 140-122, "Certificate of Appropriateness" of Article XIV of Chapter 140 of the Code of the Town of New Paltz.

This Certificate of Appropriateness is granted in addition to, and not in lieu of, any building permit or other land use approval that may be required.

Certified as correct this 18th day of May, 2016.



John Orfitelli, Chair

Town of New Paltz Historic Preservation Commission