

Town of New Paltz Historic Preservation Commission Meeting
Tuesday December 19th 2023 7:00PM – 9:00PM at the Town Community Center

Commissioners attending: John Orfitelli (Chair), Matt Maley, and Joe Marianek

Also Attending:

- Kevin Case, President & Chief Executive Officer Mohonk Preserve
- Chuck Reid, Director of Stewardship, Mohonk Preserve

Agenda

1. Public Comment
2. Chuck Reid on Brook Farm Development
3. Partners in Preservation Press Release
4. Map Site Status: Rel 2.0 Enhancements
5. HPC Objectives for 2024
6. CPF Advisory Board Update
7. Review/Approve November Minutes

The meeting was called to order at 7:15pm with a motion from Matt Maley and seconded by John Orfitelli. Motion carried.

Pledge of Allegiance

Minutes:

1. **Public Comment:** No public comments were received.
2. **Presentation by Chuck Reid on Brook Farm Development:** Chuck Reid presented Mohonk Preserve's plan to restore the historic Brook Farmhouse and renovate it for adaptive reuse as a conservation science center. The restoration, together with the installation of a solar array, constitutes Phase 1 of a multi-year initiative to improve conservation and attain carbon neutral performance. Specifically, the project will restore the building's historic features, remove all on-site combustion, and improve efficiency of windows, doors, weatherization, insulation, lighting, appliances, and HVAC & hot water, and install an offsite ground mount solar array. Future phases will include further decarbonization efforts, restoration, and new construction to expand conservation and outreach activities.

The 19th-century Brook Farmhouse, located in the scenic Mohonk Preserve Foothills at the base of the Shawangunk Mountains, will be the new home of the Daniel Smiley Research Center, where professional staff, visiting researchers, and volunteers monitor the region's ecosystems. Once restored and repurposed, the Brook Farmhouse will advance Mohonk Preserve's conservation efforts and enrich the experiences for tourists and visitors who come to the site for outdoor recreation or to participate in educational and community science programs.

The estimated total project cost is \$2,260,000. Mohonk Preserve is requesting a total of up to \$1,600,000 in grant funds from three separate New York State funding agencies: The Office of Parks, Recreation and Historic Preservation (Historic Preservation Program), Empire State Development Corporation (Market NY Program), and the Energy Research and Development Agency (Carbon Neutral Community Economic Development Program). Mohonk Preserve will contribute the remaining funds to the project as a cost share, which will include all soft costs (planning, engineering, etc.) septic and sewer upgrades, and any remaining hard costs from the other project components.

[Click here](#) for the complete set of plans and supporting materials submitted to the Town Planning Board.

3. **Partners in Preservation Press Release:** The press release submitted by Susan DeMark on the 2023 Partners in Preservation Award to Doree Lipson was published by Hudson Valley One.

Town of New Paltz HPC announces 2023 Partners in Preservation award recipient

THE TOWN OF NEW PALTZ HISTORIC PRESERVATION Commission (HPC) has presented its 2023 Partners in Preservation award to Doree Lipson. The HPC announced and presented the award to Lipson at its November 21 meeting.

The HPC has recognized Lipson, who is the founder and director of Wellness Embodied, for her outstanding efforts and commitment to the preservation of the Town of New Paltz's historic character. Wellness Embodied is an outpatient, trauma-focused spiritually grounded psychotherapy group and wellness center located at 257 Main Street in New Paltz.

According to the HPC, Lipson has made a significant positive contribution to the historic fabric of the Town of New Paltz through her acquisition of 257 Main Street, move to locate her business in the building and considerable investment in and upgrades to the property. The building, constructed in 1910, was on the market and had become vulnerable to a possible project by another prospective buyer to demolish it and construct a fast-food outlet on the property. Lipson acquired the building in February 2020 and initiated extensive interior renovations and exterior improvements.

"The HPC recognizes and applauds Doree Lipson for her actions in saving this property and making a substantial contribution as a property and business owner," said John Orfitelli, Town of New Paltz HPC chairman.

"I'm so honored to receive this award," Lipson said. "It feels significant as a woman business owner in the town to be recognized for this work on the building and as an extension of what I offer



PHOTOS PROVIDED

Doree Lipson receives the Partners in Preservation Award with John Orfitelli.



to the community as a healing space. It's important to give back to the community."

Town of New Paltz property owners are invited to find out more about the Partners in Preservation award and about the Historic Preservation Commission's preservation mission and activities, in addition to contact information, at <https://www.townofnewpaltz.org/historic-preservation-commission>.

**257 Main Street
in New Paltz.**

4. **Map Site Status: Rel 2.0 Enhancements:** The Commission reviewed the following list of proposed map site enhancements by John Orfitelli from his experience with the map site as part of the editing process. Joe Marianek suggested additional changes that could be bundled together to form the basis for a second release. Joe agreed to prepare a detailed outline of Release 2.0 for review with Dr. Pham for consideration as a student project.

1. Need a way to highlight descriptions for areas of importance that do not fit in with current categories. Examples:
 - a. Put Corners (Search for Put Corners in Map to view material)

- b. Vacant Lots with significance
 - c. Ohioville National Register Nomination
2. Need a way to categorize buildings constructed of concrete block.
Example:
- a. 26 and 28 North Oakwood Terrace



3. Need location for related material that is not property specific.
Example:
- a. [Context for Stone House Evaluations by Neil Larsen](#)
4. Need a way to highlight historically significant properties and areas that are candidates for nomination as landmarks or districts.
Examples:
- a. [Stone House Initiative Properties](#) (see 70 Brookside on map)
 - b. Mohonk Farm District *This area would be shown on the map in the same manner that the Village Historic District appears today.*
5. Functions
- a. PDF, Print, email (*only Print is required, however, this functionality is non-trivial and therefore will be added to the Release 2.0 work scope.*)
 - b. Zoom for Cell Implementation (*this is viewed as critical capability, however, it will require creation of a completely new cell phone version and therefore will be added to the Release 2.0 work scope*)
 - c. Enlarge Picture Tiles
 - d. *HPC Web Site: Joe Marianek agreed to scope out creation of a new HPC website to attract and engage the public interested in historical research and highlight the various HPC initiatives in an enjoyable and easy to read format.*

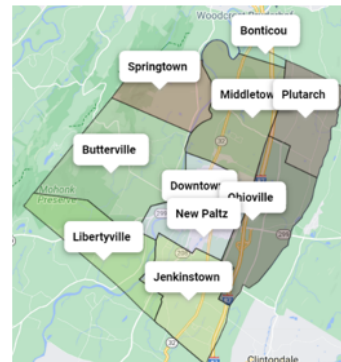
5. HPC Objectives for 2024:



Objectives for 2024

Map Site

- Complete Final Changes
- Publish Press Release
- Release to Public at HPC Meeting
 - Announce Student Fund
- Complete Enhancements Rel 2.0
- Add Data for HHS Sites
- Enhance Property Data (ongoing)



CPF for Historic Preservation

- Valuation Methodology Case Study
 - Obtain Property Data for a Candidate
 - Use SwiftEstimator to Provide Valuation
 - Create Façade Estimate
- Review Methodology with Christine Chale
- Formulate Proposal
- Present to CPF Board
- Implement for One Candidate



Outreach: *Promoting the Town HPC Brand*

- Partners in Preservation
 - Approach NBT Bank (was Salisbury) to Fund Sign
 - Publish Press Release About NBT
- Participate in Brooks Farm Reviews
- HPC Website Updates (on going)
 - Related Articles
 - Then and Now Photos



6. CPF Advisory Board Update: John Orfitelli provided the following RETT report for November 2023:

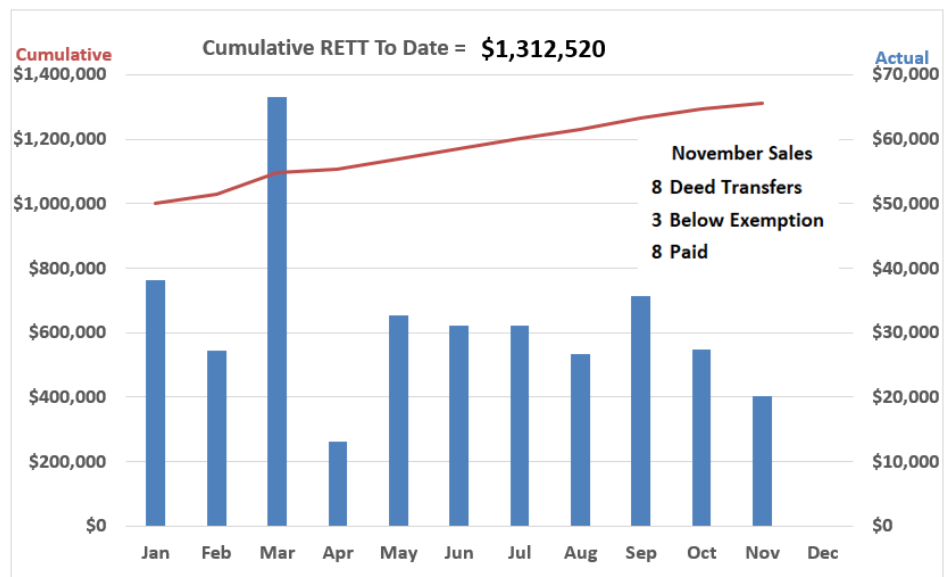
New Paltz Real Estate Transfer Tax for 2023

Exemption per Ulster Median Sales Price

1/1/23 - 4/6/23 \$320,000

4/6/23 - 12/31/23 \$350,000 (9% Increase in Median Y-Y)

Receipts			
Month	2021	2022	2023
Jan		\$72,388	\$38,115
Feb	\$0	\$81,769	\$27,224
Mar	\$14,673	\$114,753	\$66,467
Apr	\$6,675	\$29,248	\$13,035
May	\$25,163	\$17,790	\$32,738
Jun	\$17,014	\$73,441	\$31,156
Jul	\$79,448	\$25,913	\$31,126
Aug	\$40,845	\$62,535	\$26,619
Sep	\$41,297	\$58,067	\$35,746
Oct	\$31,136	\$28,335	\$27,371
Nov	\$27,495	\$50,016	\$20,100
Dec	\$29,549	\$35,273	\$0
TOTAL	\$313,295	\$649,528	\$349,697
Average	\$31,330	\$54,127	\$31,791



7. **Review/Approve September Minutes:** The Commission reviewed and approved [minutes from our November 21st meeting.](#) John Orfitelli agreed to post on our Town [HPC website.](#)

Motion to adjourn was made by Joe Marianek and seconded by Matt Maley. Motion carried. Meeting adjourned at 9:30pm.

**Next Meeting will be at 7:00pm on Tuesday, January 16th 2024,
at the Town Community Center**