

Town of New Paltz Historic Preservation Commission Meeting

Tuesday January 17th 2023 7:00PM – 9:00PM

Via Zoom

Commissioners attending: John Orfitelli (Chair), Susan DeMark, and Matt Maley.

Agenda

1. Public Comment
2. Review/Approve December Minutes
3. Community Outreach for Historic Preservation
4. HPC Map Site
5. CPF Advisory Board Update

The meeting was called to order at 7:09pm with a motion from Susan DeMark and seconded by Matt Maley. Motion carried.

Pledge of Allegiance

Minutes:

1. **Public Comment:** No public comments were received.
2. **Review/Approve November Minutes:** The Commission reviewed and approved minutes from our [December 20th meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).
3. **Community Outreach for Historic Preservation:**
 - a) **Information Packet:** Susan DeMark agreed to meet with Carol Johnson to ‘fact check’ the material prepared for the property located at 88 South Manheim Boulevard using materials from the [Nomination package](#) along with [supporting materials](#).

The Commission agreed to create historic information packets for two additional properties over the next six months for presentation to the owners as part of our outreach effort to promote the need for historic designation. The two properties include [215 Huguenot Street](#) and [27 Old Rt 299](#).
 - b) **Op Ed:** Susan DeMark continues work on the Op Ed on how historic preservation can enhance sustainability and environmental conservation through efficient design and smart reuse.

Three local examples being looked at to support the article are the Stone Ridge Library, Butternut Barn, and the Lent House. Susan is expected to provide an update on her pitch to a local newspaper at the next meeting in February.
 - c) **Partners in Preservation:** The Commission discussed implementation of a Partners in Preservation program adopted from the Village HPC. The program recognizes property owners who have done something notable to preserve and/or improve their property. In almost every case, these are actions that would not qualify for landmarking, however, they do represent small but important steps toward making the community more attractive and preserving its historic character.

One such example was brought to John Orfitelli in an email from Dan Lipson, a political science professor at SUNY New Paltz, who described his wife’s efforts to protect the property located at 257 Main Street. Here is an excerpt from his email:

...my wife Doree has done an impressive job with her Wellness Embodied property. The New Paltz Chamber of Commerce had an agreement to sell the property to Taco Bell, which was planning on demolishing the two-building property if I understand correctly to replace it with a Taco Bell franchise. Doree and her realtor swooped in and convinced the Chamber of Commerce to sell to her business instead, and then the Chamber swapped with her prior rental (one building up the hill from One Epic Place) and set up its visitor center in that rental space (before dissolving earlier in 2022).

In addition to literally preserving the building from demolition, Doree has also undertaken dramatic renovations of a previously neglected building. Not only did she have contractors beautifully renovate the main two floors, but she also just had them renovate the third floor, which previously was a run-down residential apartment.

Tom Olsen agreed to provide the 'playbook' created by the Village HPC to help the Commission implement the program.

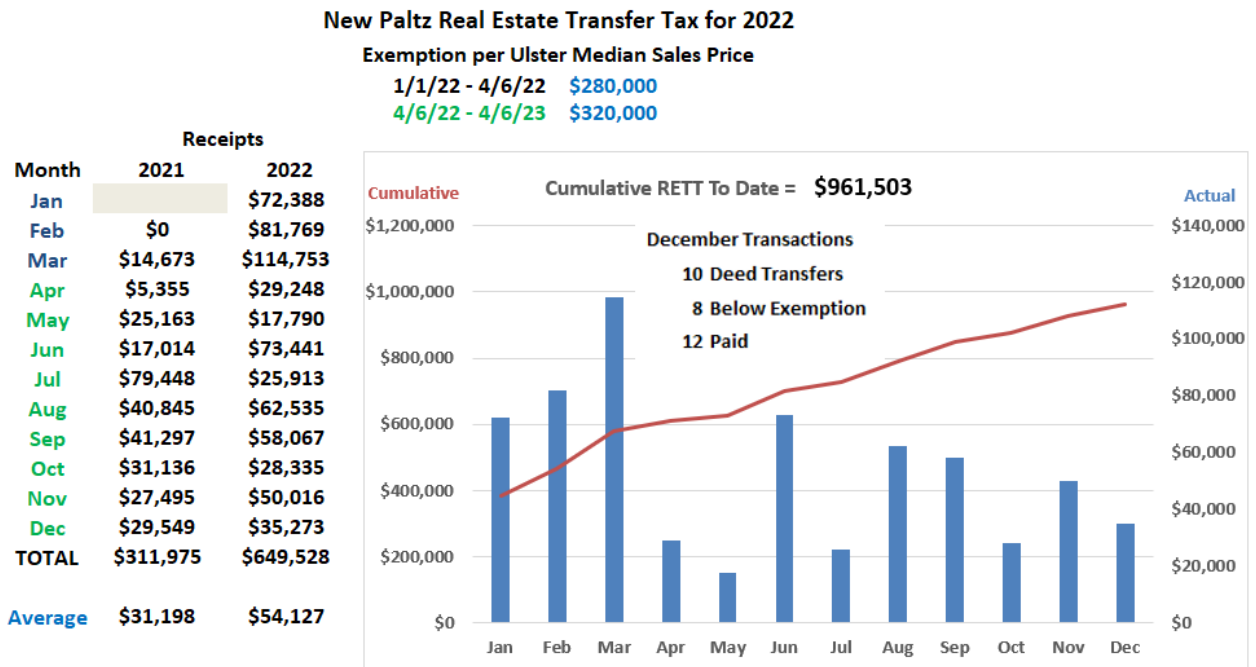
4. **HPC Map Site:** The HPC Map Site continues to be shut down by the hosting provider, NetEffx, due to an imminent threat associated with a Log4Shell vulnerability with Java 8.

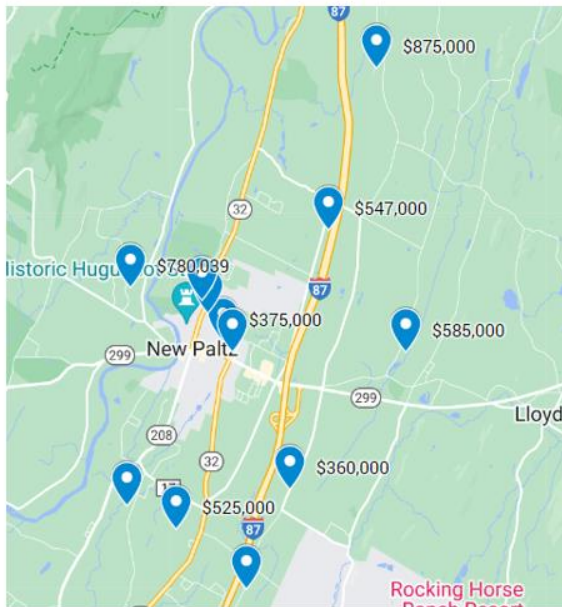
John Orfitelli will arrange to meet with Professor Hahn Pham who agreed to assist in completing the site redesign with SUNY students this spring semester. Charlie DeGennaro, who will be continuing his internship at the Benjamin Center, will also be available to assist the project team, as well as act as a liaison with Josh Simons for technical assistance with the javascript API integration, and general functionality and specs of the site.

Susan DeMark and Matt Maley indicated they would be available to attend the meetings with the design team at the start of the spring semester and provide guidance throughout the project.

Then and Now: A popular feature on our Facebook site has been the 'Then and Now' photos that morphed a picture of a local site from the past into what the site looks like today. Matt Maley offered to create new 'Then and Now' photos for our Facebook site over the next several months.

5. **CPF Advisory Board Update:** John Orfitelli provided the following RETT report with receipts from December:





Real Estate Sales for December		
Address	Sold Price	RETT
691 N. Ohioville Rd	\$875,000	\$8,325
25 John St	\$375,000	\$825
5 Jennifer Court	\$525,000	\$3,075
16 & 18 Mulberry St	\$607,000	\$4,305
16 Morning Star Dr	\$780,039	\$6,901
4 Henry Court	\$330,000	\$150
196 N. Putt Corners Rd	\$547,000	\$3,405
15 N. Manheim Blvd	\$417,500	\$1,463
147 S. Ohioville Rd	\$360,000	\$600
49 Dubois Rd	\$400,000	\$1,200
321 S. Ohioville Rd	\$389,900	\$1,049
255 Plutarch Rd	\$585,000	\$3,975
Total	\$6,191,439	\$35,273

John Orfitelli presented **'Implementation of the CPF for Historic Preservation Part 1: What is the HPC'** to the CPF Board on 12/20. The three part presentation series is intended to introduce Board members with the roll of the HPC, importance for designations, the need for incentives, and how the CPF can be used to incentivize homeowners to participate in the designation process. **Part 2: Need for Incentives for Historic Preservation** will be presented to the CPF Board at the next meeting on January 24.

Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried. Meeting adjourned at 8:44pm.

**Next Meeting will be held via Zoom
at 7:00pm on Tuesday, February 21st, 2023.**