

Town of New Paltz Historic Preservation Commission Meeting

Tuesday April 18th 2023 7:00PM – 9:00PM

Via Zoom

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

Agenda

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

The meeting was called to order at 7:04pm with a motion from Matt Maley and seconded by Susan DeMark. Motion carried.

Pledge of Allegiance

Minutes:

1. **Public Comment:** No public comments were received.
2. **Review/Approve March Minutes:** The Commission reviewed and approved minutes from our [March 21st meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).
3. **Community Outreach for Historic Preservation:**
 - a) **Information Packet:** Susan DeMark **completed ‘fact checking’** on 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](#). **Susan will be continuing her research on 215 Huguenot at the Elting Library and agreed to provide John Orfitelli with the key events dates associated with the property for creation of the timeline.**
 - b) **Op Ed:** Susan DeMark continues her research on how historic preservation can enhance sustainability and environmental conservation through efficient design and smart reuse.

The Commission is tasked with finding and securing support from at least two architects (preferably local) who will be able to provide their insights. Three local examples that have contributed to sustainability include the Stone Ridge Library, Butternut Barn, and Salisbury Bank (Lent House).
 - c) **Partners in Preservation:** Doree Lipson described her efforts to protect the house and barn located at 257 and 259 Main Street from being demolished and replaced by a fast food chain. Doree believes the house was built in 1906. Over the past three years she has completed extensive interior renovations to facilitate a number of offices along with her wellness business.

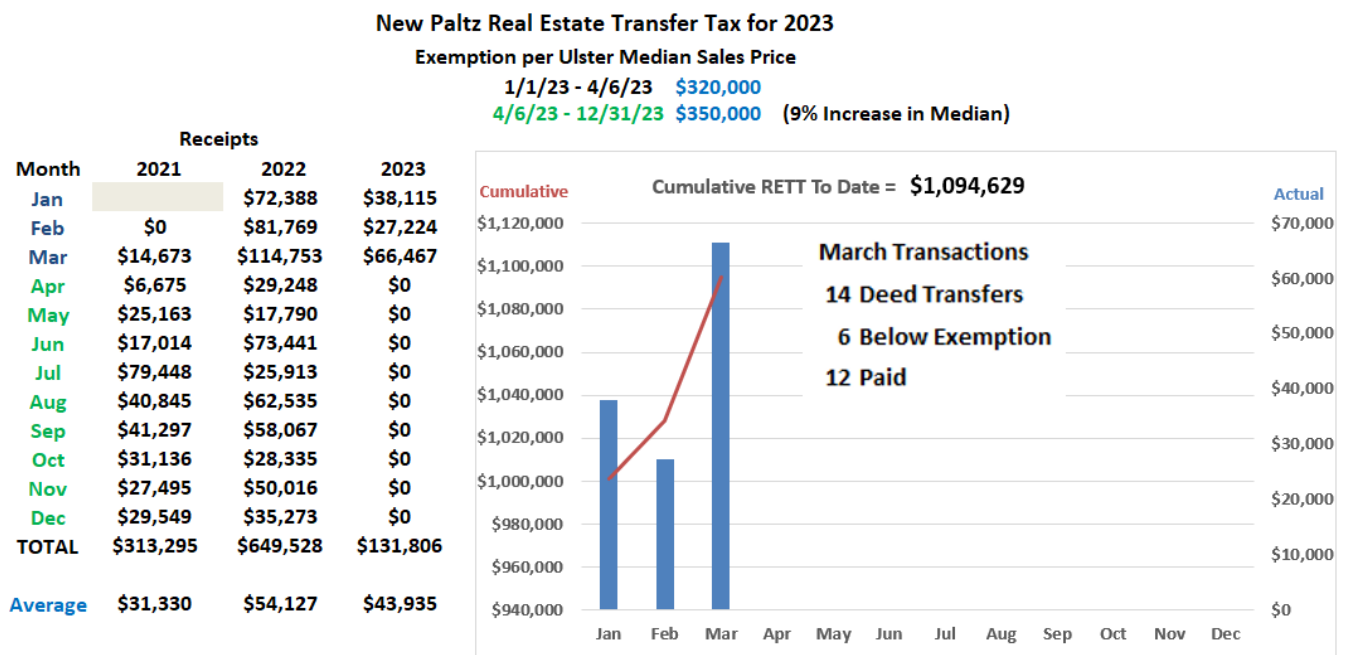
John Orfitelli and Susan DeMark will meet to discuss additional research for the Partners in Preservation Award for presentation to Doree in the June-July timeframe.

d) **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 completed the first new 'Then and Now' photo for our Facebook site.** The [original photo of Hasbrouck Park from 1945](#) (Source: New York Heritage Digital Collections at the Elting Library) was retaken by Matt from Julia A. Verdile's office on the third floor of Van Den Berg Hall. The resulting photo is at the perfect angle and required minimal adjustment to align the two pictures. [Click here](#) to view the new 'Then and Now'.

4. **HPC Map Site:** Joe Marianek created a [detailed schematic for the map site](#) which will be used to guide the SUNY student team in creation of the user interface. The schematic provides the basic layout for how information from the database will be presented and accessed by the user.

Joe agreed to follow-up with the project leader Charlie DeGennaro on Wednesday 4/19 to review the schematic and address and concerns regarding implementation. The next meeting with the development team is scheduled for **April 26th at 9:30am via Zoom.**

5. **CPF Advisory Board Update:** John Orfitelli provided the following RETT report with receipts from March 2023:



Note: The median price is now \$350K, an increase of 9% from last year and 33% from 2020 when we passed the law.

6. **Floyd Patterson Estate:** Judith Halbreich, owner of the Floyd Patterson estate, approached John Orfitelli regarding the designation of the estate as a local landmark. John explained the designation process and where materials are located on our site including the nomination form. In her email response, she stated *'I am so excited to start the process as I believe the property is truly a landmark of a great man. In addition, it is a sanctuary for youth who want to be leaders and give back to the community.'*

The [nomination form](#) along with an [outstanding overview of the estate](#) provided by Judith will be reviewed at our in-person meeting in May which she plans on attending.

Other:

- **Historic May:** Matt Maley suggested the Commission publish material on Facebook along with flyers for distribution around town to highlight certain historic properties in New Paltz as part of the nationwide Historic May Celebration. The Facebook publication and flyers of local

historic sites fits nicely with our outreach efforts.

Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried.
Meeting adjourned at 8:41pm.

**Next Meeting will be at 7:00pm on Tuesday, May 16th, 2023 in-person
at the Town Community Center**