

**Town of New Paltz Historic Preservation Commission Meeting**  
**Tuesday August 15<sup>th</sup> 2023 7:00PM – 9:00PM at the Town Community Center**

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

**Also attending:** Timothy and Barbara Fowx      Dean and Susan Scagnelli  
Timothy Kay                                      Carolyn Mistarka  
Kathleen Kraus                                   Judith Halbriech

**Agenda**

1. Public Comment
2. Public Hearing on the Floyd Patterson Estate
3. Partners in Preservation
4. Map Site Design Status
5. Community Outreach Update
6. CPF Advisory Board Update
7. Review/Approve July Minutes

The meeting was called to order at 7:05pm with a motion from John Orfitelli and seconded by Susan DeMark. Motion carried.

**Pledge of Allegiance**

**Minutes:**

1. **Public Comment:** Public comments are included as part of the public hearing on the Floyd Patterson Estate.
2. **Public Hearing on the Floyd Patterson Estate:** The Commission opened the public hearing on the Floyd Patterson Estate. Residents adjacent to the property voiced concern over how the property could be used. The Commission explained that the [local landmark designation](#) applies only to future exterior changes (paint color, siding and roof materials, etc) and concerns related to usage should be addressed to the Zoning and/or Town Board. Kathy Kraus recalled her association with Floyd Patterson as did others.

After further clarification of the designation process and discussion of how local historic landmarks help to preserve the character of New Paltz, all attendees were in support of the designation. A motion to end the public hearing was made by John Orfitelli and seconded by Susan Demark and the motion passed.

The Commission proceeded to vote on the [Resolution to Designate the Floyd Patterson Estate as a Local Historic Landmark](#) with a motion from Susan DeMark. **All voted in favor of the designation.** John Orfitelli agreed to submit the [Designation Package](#) to Town attorney, Joe Moriello, to create a Memorandum of Decision (MoD).

*UPDATE: [The MoD was signed and notarized on 8/31.](#) Joe Moriello will submit the MoD to the Ulster County Clerk for filing with the property deed. A copy of the Designation Package, Resolution, and MoD will also be filed by the Town Clerk.*

3. **Partners in Preservation:** The Commission agreed to suspend work on recognition of Doree Lipson until September to complete the Local Landmark Designation of the Floyd Patterson Estate along with the redesign and testing of the Historic Properties Map Site. John Orfitelli informed Dan and Doree Lipson that the **Partners in Preservation recognition for Doree would take place at our October meeting.**
4. **HPC Map Design Status:** Dr Pham along with New Paltz residents John Goodermote and Loyal Goodermote have made significant progress in completing a number of changes requested by the Commission. The most updated version V4 accommodates cell phone usage along with several new

features and a number of fixes. Joe Marianek agreed to provide newly designed hi-res icons that Dr. Pham will incorporate to replace the current low-resolution icons.

Dr Pham agreed to attend our September meeting to help finalize plans for the website moving forward. The Commission discussed a soft launch for the site after that meeting for content testing by members of the Town and Village HPCs. The objective will be a) checking that the data (markers, records, descriptions) matches each location, b) identifying any missing data, and c) highlighting any usability items. Joe Marianek agreed to create a tracking mechanism for changes for the website (Google Sheet). The website admin tool should allow the Commission to fix the content problems and release the site to the public by YE. Also, the Commission plans to discuss any open technical items that remain along with future development and ongoing maintenance at that meeting.

## 5. Community Outreach Update:

- a) **Information Packet:** The packet for **88 South Manheim Boulevard** using materials from the [Nomination package](#) along with [supporting materials](#) is ready for presentation to the owner.

Susan completed preliminary research on [215 Huquenot Street](#) at the Elting Library and will 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.
- c) **Then and Now:** Matt Maley continues work on additional photos for publication on the HPC Facebook page.

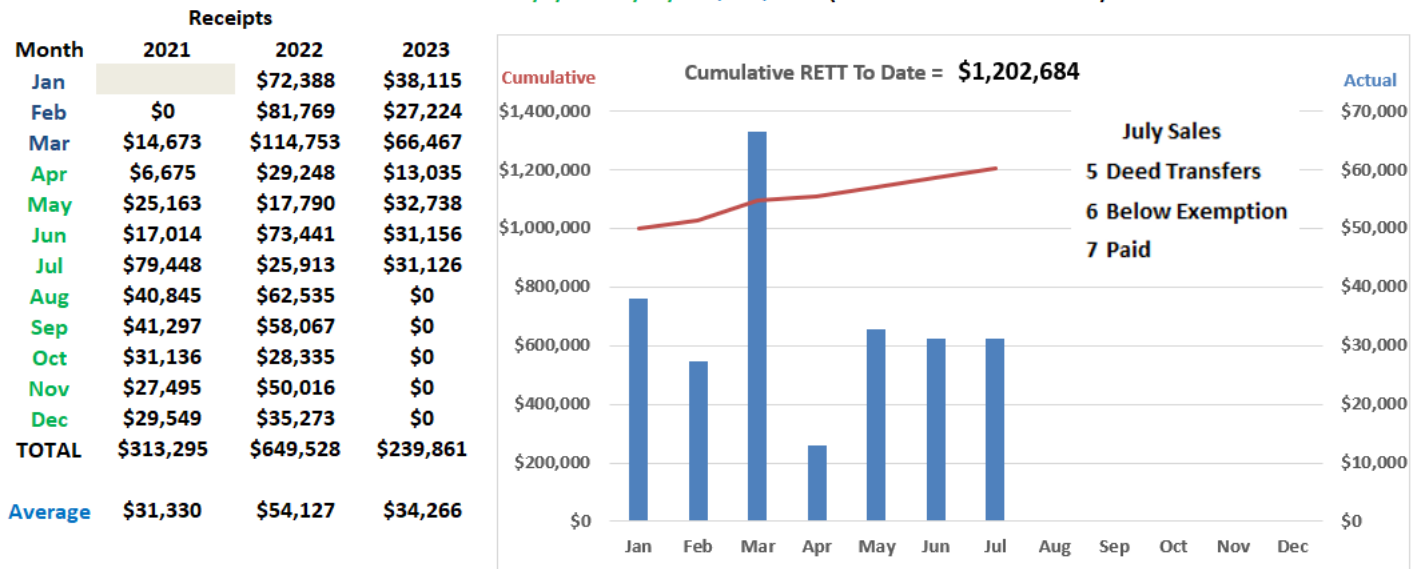
## 6. CPF Advisory Board Update: John Orfitelli provided the following RETT report for July 2023:

### 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)



7. **Review/Approve July Minutes:** The Commission reviewed minutes from our [July 18<sup>th</sup> meeting](#). Minutes were amended to reflect a request from Dr Pham and approved. John Orfitelli agreed to post on our Town [HPC website](#).

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

**Next Meeting will be at 7:00pm on Tuesday, August 15<sup>th</sup> , 2023  
at the Town Community Center**