

Town of New Paltz Historic Preservation Commission Meeting
Tuesday October 17th 2023 7:00PM – 9:00PM at the Town Community Center

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

Agenda

1. Public Comment
2. Map Site Testing Results
3. FPE Designation Documentation and Plaque
4. Partners in Preservation
5. Community Outreach Updates
6. CPF Advisory Board Update
7. Review/Approve September Minutes

The meeting was called to order at 7:15pm 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. **Map Site Testing Results:** The Commission reviewed test results and focused primarily on Global changes and those identified as Urgent. The following list of Global changes will be provided to Dr. Pham for implementation in the release to the public by January 2024.

In Editor:

- Correct the spelling of Longitude.
- Need to change the message in the Editor that appears when there is no documents or photos. Current text reads: This part is EMPTY (or this column does not contain an array of JSON objects). **Change to read 'None'.**

Documents:	Update Documents
This part is EMPTY (or this column does not contain an array of JSON objects).	
<div style="background-color: white; border: 1px solid black; display: inline-block; padding: 2px 10px;">None</div>	
Photos:	Update Photos
This part is EMPTY (or this column does not contain an array of JSON objects.)	
<div style="background-color: white; border: 1px solid black; display: inline-block; padding: 2px 10px;">None</div>	

In About:

- Need to create a **new section 'Source of Data'** located above 'Disclaimer and Terms'

List of Hamlets

- [Butterville](#)
- [Libertyville](#)
- [Ohioville](#)
- [Springtown](#)
- [Plutarch](#)
- [Jeninstown](#)
- [Middletown](#)
- [New Paltz](#)



Source of Data

Disclaimer and Terms

- In Source of Data: Include the following: The data for this map has been derived from the Reconnaissance Level Survey of properties built prior to 1930 that Neil Larson and Associates conducted in 2004. Properties built after 1930 have minimal data.

In Read More:

- Rename "Content:" to 'Summary' and if there is no data this section should not be displayed.

~~Content:~~

Summary

One story single family Craftsman Cottage built of stone with a gabled roof. It was originally constructed as a honeymoon cottage in 1923 and beaded joints can be seen in the stonework and an endwall chimney was added in

- Remove the phrase "This property is flagged because of its inclusion in the 2004 Neil Larson and Associates Reconnaissance Level Survey" from this section (now Summary) since this will be included as part of the About section under Source of Data.
- **Move the phrase** 'The date of construction on this property could not be verified by the existing historic record. The date of construction used is from the New York State Office of Real Property Services and cannot be verified as accurate.' **To or under the Data table as a 'Note'.**

Note: Correct spelling should be 'cannot' not 'can not'. Please make this change throughout.

Map Symbols

- Change "No Data" icon to grey color versus white.
- Change map symbol and language on the map Legend from a Church Building labeled 'Church' to: a Sun icon with the label 'House of Worship'. All properties that have a Church icon need to be changed to this new icon of a Sun.

Cell Phone Implementation:

- The Info Box does not respond to zoom. The size remains small and makes text difficult to read.

The following Urgent changes will be made by the Commission prior to public release. John Orfitelli agreed to meet with HHS to demo the site and request that data be provided on HHS properties as noted below.

Property ID	Notes
29	This is currently a vacant lot and may have historic significance which can be described and added to documents.
30	This is one of the HHS properties that is being used as a museum and should have more data.
31	This is one of the HHS properties that is being used as a museum and should have more data.
33	Currently a parking lot with no structure but was the site of an old Dutch Barn.
34	HHS Property that needs docs and photos.
35	HHS Property that needs docs and photos.
36	HHS Property that needs docs and photos.
37	HHS Property that needs docs and photos.
38	Railroad station is well documented, however, could add then and now clip.
39	Entry shows Rt 299 West.. there is no data. Possible place holder for historic context.
40	Entry shows Huguenot Street.. there is no data. Possible place holder for historic context.
41	Needs photos and possibly more background from additional research.
68	This is currently a parking lot and may have historic significance which can be described and added to documents.
1767	Map pin is in the wrong location. Same content as #1768. Hard space after 1st paragraph separating *The date of construction..."
1768	Same content as #1767.
1776	Same content as #1777, Pin location looks wrong
1777	Flagged. Same content as #1776
1802	Van den Berg: No Google Map
936	Notes say this was originally an ice cream stand converted to a florist. However, as of 2023, it is an ice cream stand.
943	The map pin is incorrectly placed, on North Manheim Boulevard, instead of at 15 Duzine Road.

In addition to the site fixes, changes to Credits include addition of Neil Larson and Associates, Josh Simons, and Dr Pham's two sons, John and Loyal. Finally, we'll review how we change/delete data and change the pin location using the admin tool.

- Floyd Patterson Estate Designation:** John Orfitelli prepared a copy of the [Resolution](#) and [Memorandum of Decision](#) along with a bronze Historic Landmark plaque for presentation to Judith Halbriech at her earliest convenience.
- Partners in Preservation:** The Commission will recognize Doree Lipson at our **November meeting** for her contribution in protecting her property from being developed.

5. Community Outreach Update:

- a) Information Packet:** Susan completed preliminary research on [215 Huguenot Street](#) at the Elting Library. John Orfitelli prepared a timeline based on the key events dates associated with the property provided by Susan.



- 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 provided several photos for publication on the HPC Facebook page. The photos will also be added to respective property data on the map site.

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

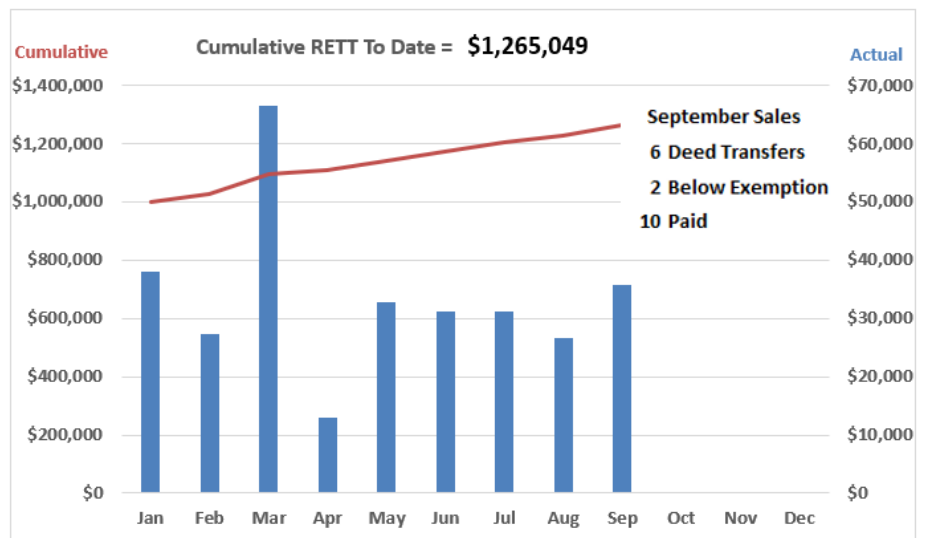
New Paltz Real Estate Transfer Tax for 2023

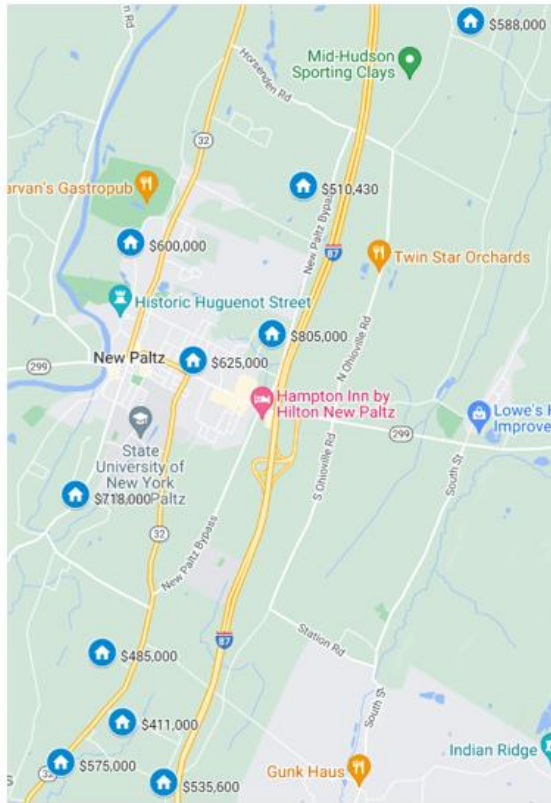
Exemption per Ulster Median Sales Price

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	\$0
Nov	\$27,495	\$50,016	\$0
Dec	\$29,549	\$35,273	\$0
TOTAL	\$313,295	\$649,528	\$302,226
Average	\$31,330	\$54,127	\$33,581





Real Estate Sales for September	
Address	Sold Price
12 Enterprise Rd	\$411,000
3 Liberty St	\$485,000
15 Nepale Dr	\$510,430
88 Schreibers Lane	\$535,600
266-268 Route 32N	\$575,000
524 N.Ohioville Rd	\$588,000
191 Huguenot St	\$600,000
17 N.Manheim Blvd	\$625,000
155 Route 208	\$718,000
2 Lent Dr	\$805,000
Total	\$5,853,030

7. **Review/Approve September Minutes:** The Commission reviewed and approved [minutes from our September 19th meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).

Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried. Meeting adjourned at 9:10pm.

**Next Meeting will be at 7:00pm on Tuesday, November 21st 2023,
at the Town Community Center**