

**Town of New Paltz Historic Preservation Commission Meeting**  
**Tuesday November 21<sup>st</sup> 2023 7:00PM – 9:00PM at the Town Community Center**

**Commissioners attending:** John Orfitelli (Chair), Susan DeMark, Matt Maley, Joe Marianek, along with Town Board Liaison, Julie Seyfert-Lillis.

**Also Attending:** Doree Lipson

**Agenda**

1. Public Comment
2. Partners in Preservation: Doree Lipson
3. Map Site Status
4. Community Outreach Update
5. CPF for Historic Preservation
6. CPF Advisory Board Update
7. Meeting Schedule for 2024
8. Review/Approve October Minutes
9. HPC Year-at-a-Glance Accomplishments

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. **Partners in Preservation:** The Commission was pleased to present Doree Lipson with a Partners in Preservation certificate recognizing her outstanding efforts and commitment to preserving the character of New Paltz by preventing the demolition of the property at xxx Main Street. Susan DeMark will be finalizing a press release for publication in Hudson Valley One that will highlight Doree's contribution.



3. **Map Site Status:** Dr Pham continues to implement the changes submitted by the Commission in October. Several e-mail exchanges have provided clarification and additional data by the Commission. John Orfitelli will be meeting with Dr Pham to review how to use the Admin Tool for making additions and changes to the property data. The target for public release is 1Q2024.

4. **Community Outreach Update:** Work continues on several items for Community Outreach including the **Information Packet** for [215 Huguenot Street](#), an **Op Ed** by Susan DeMark on how historic preservation can enhance sustainability and environmental conservation through efficient design and smart reuse, and additional **Then and Now** photos by Matt Maley for publication in HPC Facebook.
5. **CPF for Historic Preservation:** John Orfitelli has been working to determine a consistent, easily repeatable, and fair process for determining the valuation for a façade which would be used in support of a façade easement.

The most promising approach so far involves the use of a program by CoreLogic called SwiftEstimator. The program is currently used by insurance companies to establish the replacement value for various elements of a house including the roof, windows, exterior walls, etc. The technical representative at CoreLogic, Ed Martinez, has agreed to assist with the evaluation of the program for use by HPC.

The SwiftEstimator is very reasonably priced at \$24 per application. The data can be edited up to 24 hours before a report is created.

The next step is to approach a homeowner and obtain their concurrence to use their house measurements and related data to create a test case using the program. The results from the test case and process involving the SwiftEstimator program will serve as the basis for a façade easement valuation methodology to be assessed by Christine Chale for compliance with the CPF Law.

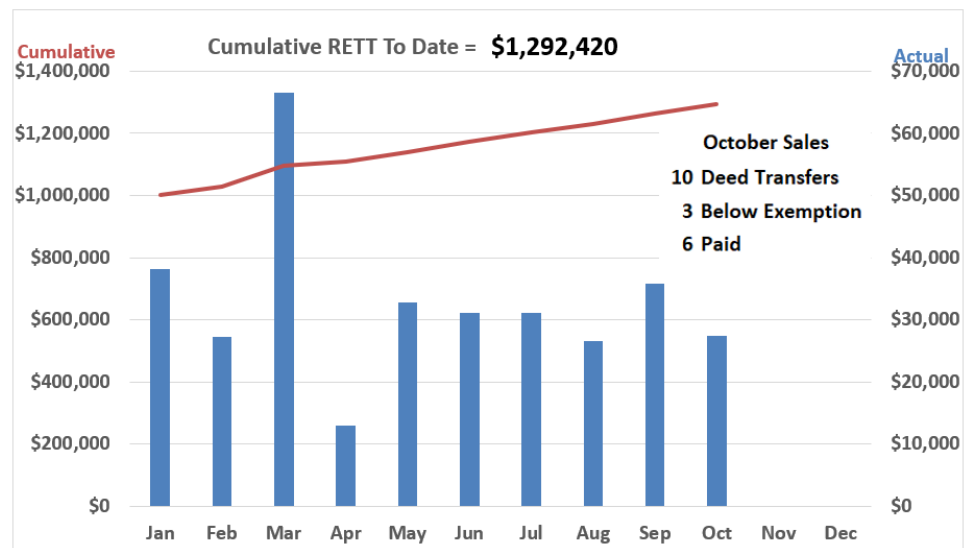
6. **CPF Advisory Board Update:** John Orfitelli provided the following RETT report for October 2023:

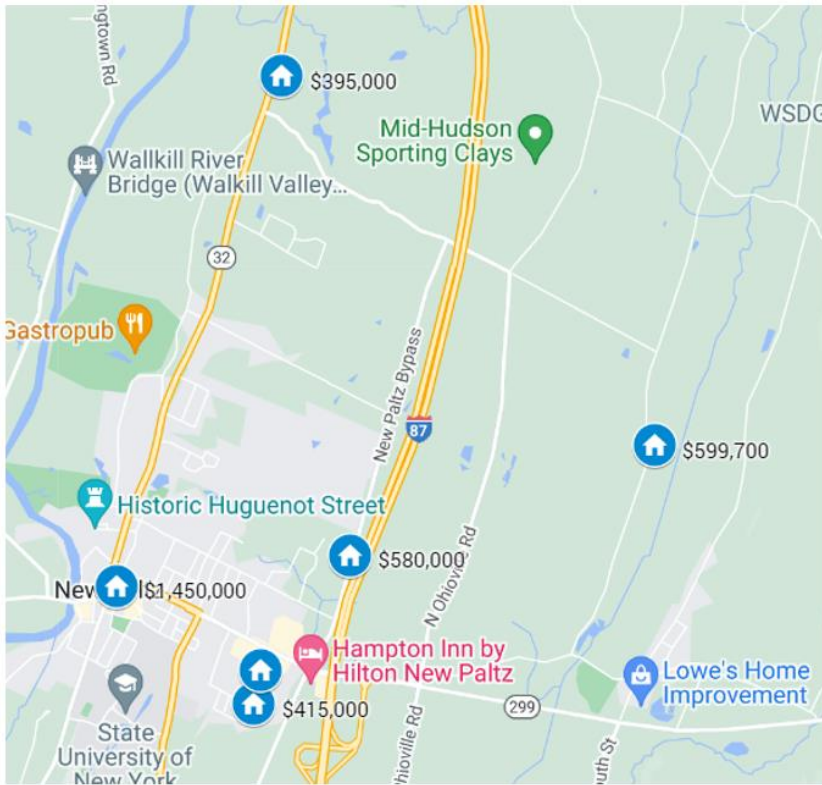
**Exemption per Ulster Median Sales Price**

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	\$0
Dec	\$29,549	\$35,273	\$0
<b>TOTAL</b>	<b>\$313,295</b>	<b>\$649,528</b>	<b>\$329,597</b>
<b>Average</b>	<b>\$31,330</b>	<b>\$54,127</b>	<b>\$32,960</b>





Address	Sold Price
368 Rt 32 North	\$395,000
25 Cherry Hill Rd	\$415,000
1 Holland Lane	\$485,000
63 N.Putt Corners Rd	\$580,000
353 Plutarch Rd	\$599,700
59 Main St	\$1,450,000
<b>Total</b>	<b>\$3,924,700</b>

7. **Meeting Schedule for 2024:** The Commission agreed to continue meeting on the third Tuesday each month at the Community Center. John Orfitelli will notify the Town Clerk as requested.
8. **Review/Approve September Minutes:** The Commission reviewed and approved [minutes from our October 17<sup>th</sup> meeting](#). John Orfitelli agreed to post on our Town [HPC website](#).
9. **HPC Year-at-a-Glance Accomplishments:** John Orfitelli presented the following list of accomplishments by the Commission in 2023. Congratulations to Susan, Joe, and Matt for your outstanding contributions to the preservation of our local history and public awareness of the importance of historic preservation.  
**Thank You!**

### Town HPC 2023 At-a-Glance

#### Community Outreach for Historic Preservation

- ✓ Information Packets:
  - 88 South Manheim Completed
  - 215 Huguenot Street Research and Timeline
- ✓ Then and Now: Hasbrouck Park
- ✓ Partners in Preservation: Doree Lipson
- ✓ Presentation to CPF Board re: Need for Incentives
- ✓ Presentation to the NP Historical Society: HPC Overview
- ✓ HPC Site: New Menu for Designated Landmarks
- ✓ HPC on Facebook
- ✓ Letter of support re: Restoration of the Brook Farmhouse

#### HPC Map Site Redesign

- ✓ Partnership with SUNY Students to Rebuild the Site
- ✓ Directed by Computer Science Professor Dr. Pham

- ✓ Provided Design and Functional Spec
- ✓ Presentation to the Town Board re: Funding for Hosting
- ✓ Initial Version Released in September
- ✓ Completed Beta Testing in October
- ✓ Submitted Changes for Implementation by YE
- ✓ Public Release 1Q24

#### **Local Landmark Designation of the Floyd Paterson Estate**

- ✓ Public Hearing Held in August
- ✓ HPC Approved Resolution to Designate
- ✓ Memorandum of Decision Filed with County Clerk
- ✓ Presented Certificate and Bronze Plaque

#### **CPF for Historic Preservation**

- ✓ Façade Valuation Using SwiftEstimator by CoreLogic

Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried. Meeting adjourned at 8:00pm.

**Next Meeting will be at 7:00pm on Tuesday, December 19<sup>th</sup> 2023,  
at the Town Community Center**