

Town of New Paltz Historic Preservation Commission Meeting
Tuesday November 17th 2020 7:00PM – 9:00PM via Zoom

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

Agenda

- 1. Public Comment**
- 2. Review/Approve October Minutes**
- 3. Referendum Activity**

The online Zoom meeting was called to order at 7:07pm 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 September Minutes:** The Commission reviewed, and approved [minutes from our October 17th meeting](#) and John Orfitelli agreed to post on our Town web page.
- 3. Referendum Activity:**
 - a. Campaign:** The Commission continued to be **exclusively focused** on the Referendum Campaign up to the day of the election on November 3rd. Campaign messages were posted to Facebook, and distributed to various channels including:
 - Publications and videos
 - Mail Pieces to selected New Paltz households
 - [Social Media via Facebook with Campaign Ads and Videos](#)
 - HV1 (Local Paper)
 - Literature Drop
 - Community Meetings via Zoom
 - [Public Access TV](#)
 - Partner Alerts
 - Phone-banking
 - Robocalls
 - Presence at Polls
 - Early voting - signs and handouts for early voting
 - Coordination with other poll watcher groups
 - b. Election Results:** [Referendum Passed!](#) The outstanding efforts from all involved paid off with passage of Local Law No.1. The vote tally of 72% in favor, nearly 3:1 margin, provides a clear mandate by the community for the fund and our efforts in preservation of our natural and historic resources.
 - c. Planning for Implementation:** The Commission will now focus on preparations for implementation of the Real Estate Transfer Tax which will take effect on any property conveyed on or after Feb. 1, 2021. The tax won't apply to property conveyances made on or after that date if there is a binding written contract that was entered into prior to that date. As for the Community Preservation Fund, a committee appointed by the Town Board will evaluate potential projects based on the Community Preservation Plan and make recommendations to the Board.

In particular, the HPC will need to understand how the fund can be applied to

preservation of historic resources. Neil Bettez, Town Supervisor, provided an excellent reference: [**A Preservationist's Guide to Urban Transferable Development Rights**](#) by Jennifer Cohoon McStotts. Here an excerpt:

Transferable Development Rights (TDRs) can be used as a preservation incentive for owners of a historic property either to physically preserve or (where it is voluntary) to agree to designate their historic property locally. Such a program would provide owners with additional financial resources to preserve or rehabilitate their buildings upon the sale of unused development rights or simply encourage designation by making the sale of such rights a possibility. The standards that the preservation work will be held to depend upon the community.

Susan DeMark agreed to research how other communities with a RETT have implemented the fund specifically for preservation of historic properties and provide members with contacts for follow-up.

Finally, the Facebook page created for the Campaign will be archived and followers will be redirected to our [**Town web page**](#) which will serve as the primary source of information as the Commitment moves forward with implementation of the law.

Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried. Meeting adjourned at 8:31.

Next Meeting will be held via Zoom at 7:00pm on Tuesday, December 15th, 2020.