

Town of New Paltz Historic Preservation Commission Meeting

Wednesday August 20th 2014 7:30PM - 9:30PM at the Town Hall

Commissioners attending: John Orfitelli (Chair), Helen Christie (Vice Chair), Caryn Sobel and Dave Gilmour along with Town Board Liaison Dan Torres (first 20min)

Also attending were Neal Tomann, Glynwood Property and Project Manager, and David Toder, architect.

Agenda

1. Public Comment
2. Review Plans for Brook Farm House
3. Review/Approve Minutes from July
4. Landmark Initiative Grant
5. Other
 - Presentation to Woodland Pond
 - Recruitment for Commission Seat

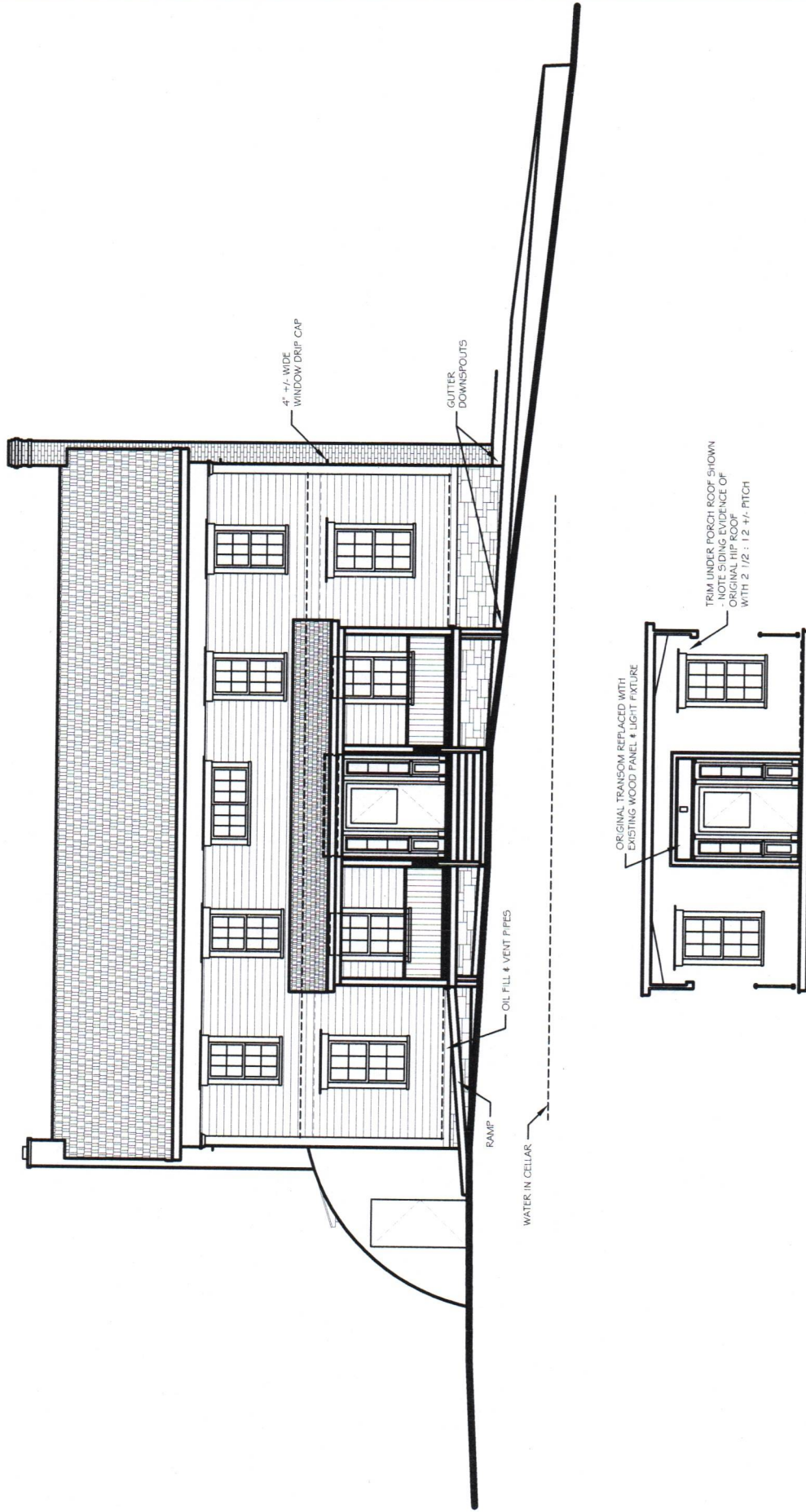
Minutes

Meeting was called to order at 7:40pm by motion from Caryn Sobel, seconded by Helen Christie. Motion carried.

1. **Public Comment:** No public comments were received.
2. **Review Plans for Brook Farm House:** The following notes by Helen Christie serve to document the presentation by Neal Tomann and David Toder:
 - Originally the George Dubois Farm built in 1875, burned twice, large barn burned in 1935
 - Two 30 yd dumpsters of debris have been removed from basement
 - Barry Medenbach (engineer) assessed the area.
 - Glynwood currently leases Brook Farm from OSI.
 - Not running a CSA, have up to 9 applicants to participate in farm training program
 - Site manager will live in Brook Farm House which will contain meeting and education space and food processing area.
 - New ramp will be built to keep building access ADA compliant.
 - *Not sure what will be done with small access buildings, larger building can be saved, material from smaller ones will be used if possible.*
 - Dave G. inquired about the overall holistic landscape theme.
 - Dave T. explained that the plan is to maintain the current contiguous roads which are used to access Mohonk hillside.
 - DaveG. Highlighted the fact that data on the farm had been documented by Neil Larsen as part of the Open Space plan.
 - John O. stated that all of the information is currently available to the public from our interactive on-line map. At one time the Commission planned to designate the farm as a local landmark.
 - Neal T. stated that once the house renovation work is completed, the next project will be to restore the Line Farm Barn. There will be no change in use.
 - Dave G. asked if there was a detailed asset management plan in place.
 - Using photos and drawings, discussion ensued as to exactly what will be replaced, restored.. greenhouse is not safe and will be taken down and possibly replaced in the future. Ramp will be replaced due to water damage and make room for oil fill and vent. Building Permit is in place for steel supports in basement. Stone foundation will be repaired and repainted.

- Dave G. reiterated the Commission's desire to have an inventory of all buildings on the site and to designate the property as a local landmark.
 - Key landscape elements were discussed, driveway stone wall on the NE corner. Additional historic data is needed on the front porch.
 - Caryn S. had attended a Mohonk Conservation meeting where evidence of foundation lines and a possible cemetery on the upslope behind Brook Farm were discussed.
 - Work on the renovations is planned to start in September.
 - John O. requested that site materials that will be provided to OSI be shared with the Commission as well.
3. **Review/Approve Minutes from July:** Motion to approve minutes as amended was made by Helen Christie, seconded by Caryn Sobel, motion carried.
4. **Landmark Initiative Grant:** John Orfitelli reviewed the list of stone house owners that have been contacted to date and their interest in having their property designated as a local landmark. Neil Larsen will continue to develop the Nomination Packages and arrange for any interviews with property owners.
5. **Other**
- **Presentation to Woodland Pond:** On 8/5, John Orfitelli presented an overview of the Commission, recent grants activities, description of the Interactive On-Line Map, and showed our outreach video.
 - **Recruitment for Commission Seat:** Steve Warren submitted formal notification of his resignation from the Commission via email dated 8/15/2014 to John Orfitelli. Several candidates to replace Steve were discussed. This item remains open.

Motion to adjourn was made by Dave Gilmour, seconded by John Orfitelli. Motion carried. Meeting adjourned at 10:10pm. Next Meeting is scheduled for Wednesday, September 17th at 7:30pm in the Community Center.



2 EXISTING EAST ELEVATION

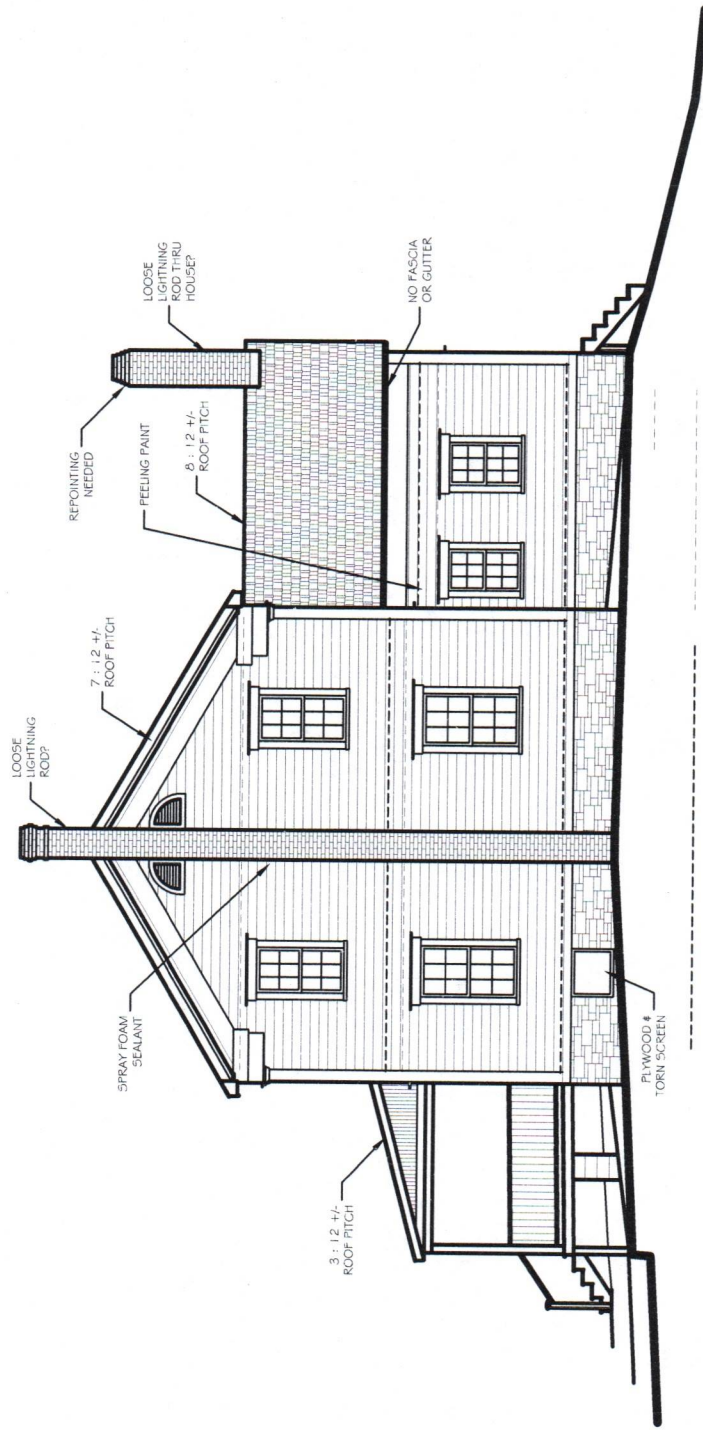
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HISTORIC EXTERIOR RESTORATION
FOR BROOK FARM HOUSE
LENAPE LANE
TOWN OF NEW PALTZ, NY

BOLDER ARCHITECTURE, PLLC

DAVID TODER ARCHITECT / CRAFTSMAN

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3 EXISTING NORTH ELEVATION

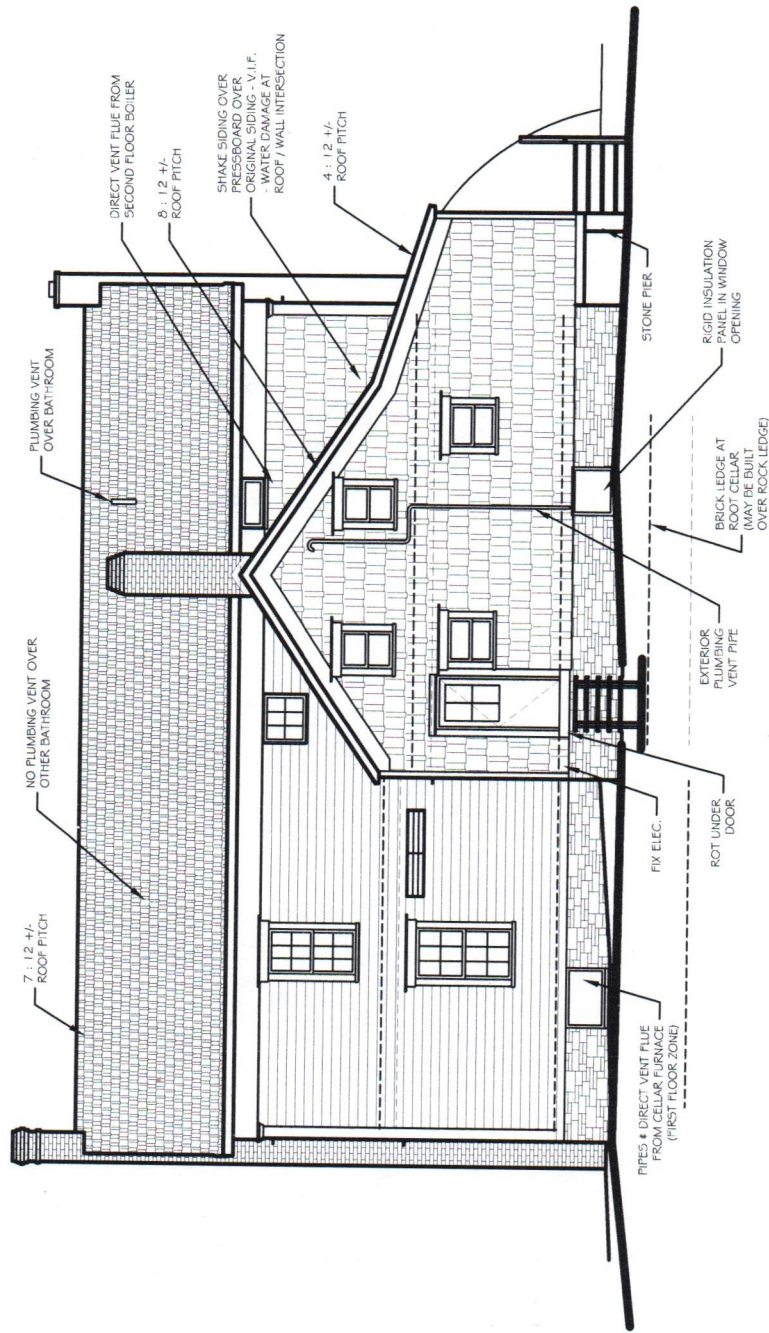
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EXISTING WEST ELEVATION

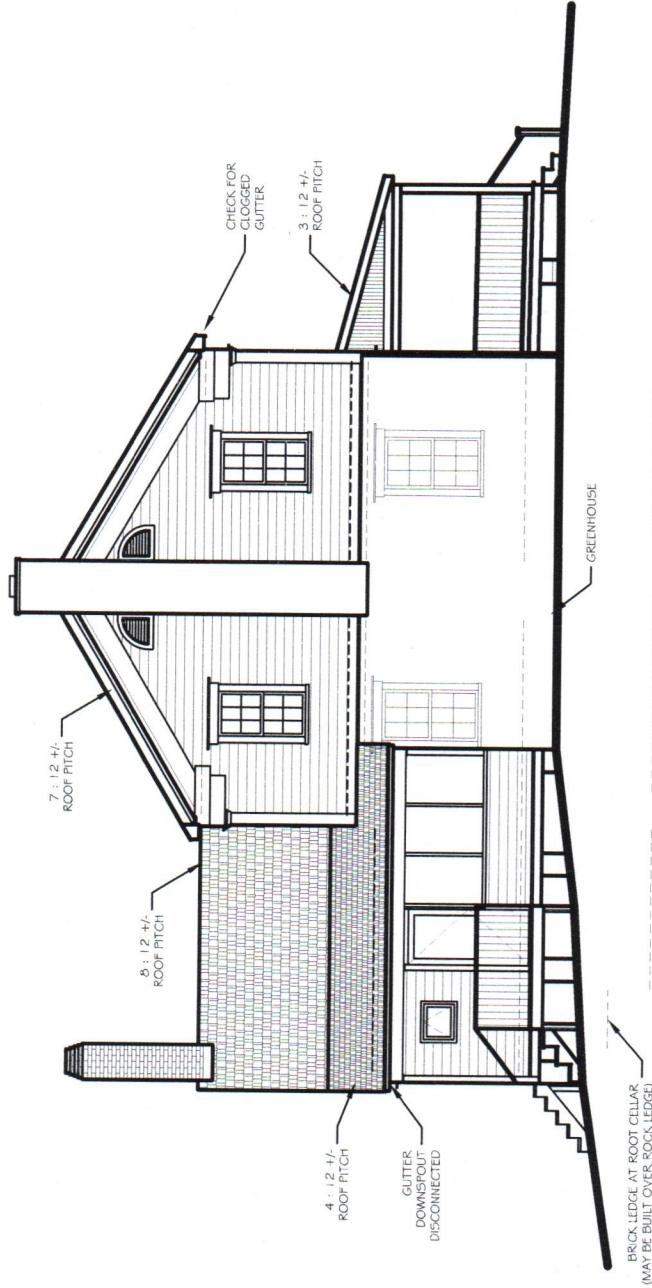
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5 EXISTING SOUTH ELEVATION

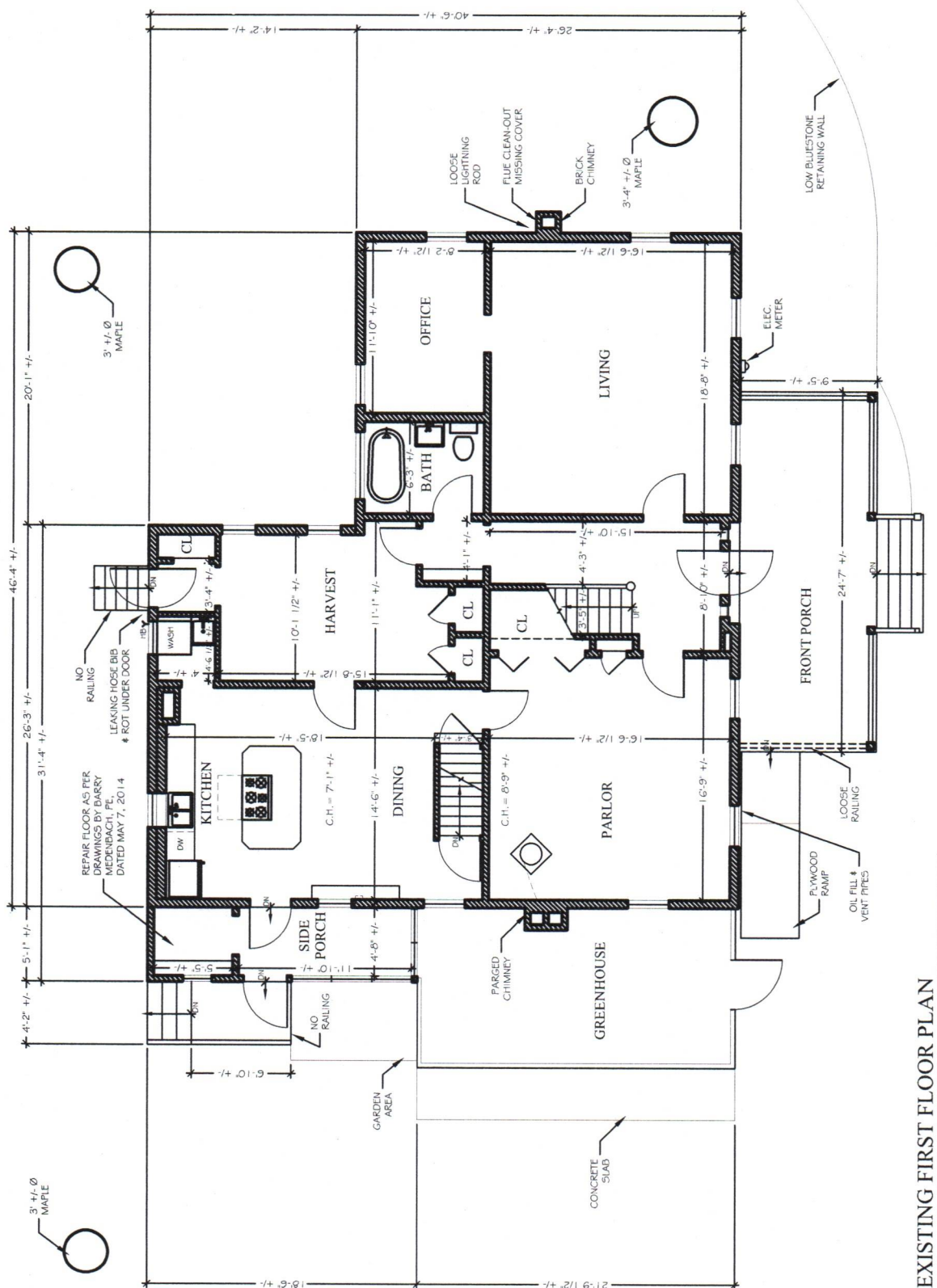
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EXISTING FIRST FLOOR PLAN

SCALE: 1" = 10'

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