

**Town of New Paltz Historic Preservation Commission Meeting**  
**Wednesday July 17<sup>th</sup> 2019 7:00PM - 9:00PM in the Community Center**

**Commissioners attending:** John Orfitelli (Chair), Susan DeMark, and Dawn Elliott

**Also Attending:** Chuck Reid, Director of Stewardship, Mohonk Preserve

**And Beautiful Baby Clara!**



### **Agenda**

1. Public Comment
2. Review/Approve June Minutes
3. Mohonk Lenape Lane/Butterville Bridge Project Update: Presented by Chuck Reid, Director of Stewardship
4. Historic Landmark Legislative Initiative
5. Put Corner Cemetery
  - a. Brochures for Hampton Inn
6. William G. Pomeroy Foundation Grant
7. Social Media for New Paltz Preservation

### **Minutes**

The meeting was called to order at 7:02pm with a motion from Susan DeMark and seconded by John Orfitelli. Motion carried.

### **Pledge of Allegiance**

1. **Public Comment:** No public comments were received.
2. **Review/Approve June Minutes:** The Commission reviewed and approved [minutes from our meeting on June 19<sup>th</sup>](#) and John Orfitelli agreed to post.
3. **Mohonk Lenape Lane/Butterville Bridge Project Update:** Chuck Reid, Director of Stewardship at Mohonk Preserve, presented the partially (75%) completed [engineering drawings](#) along with [photos of the current Lenape Lane bridge condition](#). The Commission was pleased with the detail and effort being placed on creating a bridge replacement that will be in keeping with the local style for similar bridges within the Mohonk Preserve.

Chuck explained that gaps in the stone support wall will be repaired; however, the entire wall may likely be pointed as well. The Commission suggested that Rosendale cement be used to match what was used on the Gatehouse.

Chuck requested input regarding the surface treatment on the abutments which are noncontributing elements. The Commission suggested he contact Neil Larsen for guidance. Here's an excerpt from a follow-up email from Chuck regarding his conversation with Neil:

*I was also able to speak with Neil Larson of Larson Fisher Associates regarding the abutments. Given that the bridge will be a prominent feature along Butternut Road, I asked his opinion of the Preserve skim coating and stuccoing the abutments. He did not have any objection. His recommendation was that since the abutments were added in the 1920's and are noncontributing, the Preserve should treat them in a manner that will highlight the historic stone wall. We can include options for skim coating, painting, and stuccoing the abutments as bid alternatives.*

In future meetings, Chuck will elaborate on how to address ADA access down to Lenape Lane and possible landscaping options. He also agreed to talk with the engineers about providing additional drawings of how the impact annotations will operate and their visual appearance.

4. **Historic Landmark Preservation Legislative Initiative:** As reported in previous meeting minutes (Ref [Dec'18](#), [Jan'19](#), [Mar'19](#), [Apr'19](#), [May'19](#), [Jun'19](#)), the Commission has been working through a process that would ultimately lead to creation of an Historic Preservation fund based on fees collected from Real Estate transactions. A letter intended for Assemblyman Kevin Cahill and State Senator Jen Metzger soliciting their support was drafted by the Commission and provided to Daniel Torres, Deputy Town Supervisor, Thomas Olsen, Chair of the Village HPC, and Julie Deyfert-Lillis, HPC Town Board Liaison, for their review and comment.

Interesting (and perhaps not by coincidence), it was reported in the [July 14, 2019 New Paltz Times by Geddy Sveikauskas](#), that 'a bill passed in the waning hours of the 2019 session of the state legislature **last week** that added Ulster to 2007 state legislation listing the counties whose municipalities were permitted to impose an extra tax on certain property sales in order to preserve aspects of community character of importance to them. The legislative bill, as yet unsigned by Governor Andrew Cuomo, was "happily" sponsored by state senator Jan Metzger and backed by assembly member Kevin Cahill. It is opt-in legislation. In order to establish a community preservation fund financed by a tax on some transfers of real estate, a community has to decide that it wants to adopt that tax — that is, to opt in. The jurisdiction's top elected body has to vote for it, and the voters of the community then have to approve the program in a referendum. The original legislation specifies an exemption from the added taxes of properties selling below the median residential price.'

Needless to say, the Commission is delighted to learn that our legislators have taken this action and can now focus on the process to bring forward the case for an Historic Landmark Preservation Fund to the Town and Village Boards and ultimately on a referendum for consideration by the community.

The Commission discussed the following next steps:

- **Prepare a presentation to the Town and Village Boards:**
  - John Orfitelli agreed create an outline and presentation draft for review by both Commissions.
  - Susan DeMark agreed to research the published economic benefits for preserving historic landmarks.
  - John Orfitelli will contact Josh Simons at the Benjamin Center at SUNY New Paltz to determine what data is available as well.
- **Develop funding models and scenarios for how funds would be distributed.**
  - As reported in June, 'the cost for exterior home improvements to historic landmarks (or any property) can vary significantly depending on the specific task. New roof vs new gutters, painting vs residing, etc. would need to be considered as viable candidates for restoration. Matching grants might need to be based on comparable construction i.e. how does the cost of a cedar roof compare to an asphalt shingle roof.' The Commissions will need to establish a straw man distribution model along with specific recommendations and rationale for a Fee% and Exemption level.
  - John Orfitelli updated his Excel model to include five years of Real Estate transactions using Ulster Multiple Listing Service (MLS) data from 2014 - 2018 for Commercial, Multi-family, and

Residential properties sold in the Town and Village of New Paltz. The model will be used to assess the impact of various fee percentages and exemption levels on the total revenue and dollar amount of the average fee.

**5. Put Corner Cemetery**

- a. **Brochures for Hampton Inn:** Kate Brodowska was not available to provide an update for this item. Once the brochures are available, John Orfitelli, agreed to meet with Historic Huguenot Street to solicit their support in supplying brochures for the Hampton Inn and perhaps other locations. Julie Seyfert-Lillis agreed to contact her friend at HHS in advance to determine who at HHS would be able to address our need for funding the printing of brochures at the Hampton Inn.

- 6. William G. Pomeroy Foundation Grant:** As reported previously, the [William G. Pomeroy Foundation](#) grant provides funds for commemorative signage through its Legends & Lore roadside marker grant program. Susan contacted the Foundation to obtain clarification of the program and found that while the Foundation does provide \$1,100 for each road side marker, the grantee is required to use **only** [Sewah Studios, Inc.](#), which, unfortunately, **does not accommodate custom designs**, but rather, they provide the standard NY State historic landmark style and coloration.

Susan followed-up with a second call to determine if there was any way that the Commission could apply the grant funds to utilize a custom provider. Perhaps as a matching grant. Unfortunately, their response was that **no custom designs can be accommodated**.

The Commission agreed that the custom design and coloration created by the HPC for the Put Corner Burial site is aimed at differentiating the Town of New Paltz locally designated historic landmarks from the NY State landmarks and therefore is a **requirement**.

John Orfitelli agreed to arrange meetings with Glen Hoagland for the Mohonk Preserve and the President of Riverside Bank to discuss funding the road side markers for their respective landmarks.

- 7. Social Media for New Paltz Preservation:** Dawn Elliott agreed to begin working on establishing the various social media platforms for use by the HPC in highlighting prior accomplishments, importance of preservation in the community, and to promote our initiative to assist owners of historic landmarks through matching grants funded by fees collected on Real Estate transactions.

Motion to adjourn was made by Susan DeMark and seconded by Dawn Elliott. Motion carried. Meeting adjourned at 9:05pm.

**Next Meeting will be held on Wednesday, August 21<sup>st</sup> 2019.**