

Town of New Paltz Historic Preservation Commission Meeting
Wednesday June 15th 2016 7:00PM - 9:00PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Helen Christie (Vice Chair, 8:30pm) , Caryn Sobel, Dawn Elliott (8:00pm), and Susan DeMark. Town Board Liaison Julie Seyfert Lillis was not able to attend.

Also in attendance:

Glen Gidaly, Regional Business Dev Mgr, Barton & Loguidice
Mike Moriello, Attorney
Glenn Hoagland, Executive Director, Mohonk Preserve

Agenda

1. Public Comment
2. Mohonk Foothills CoA Decision
3. Historic Landmark Signage
4. Ad-Hoc Committee Moratorium Report
5. Foothills Historic District
6. Public Hearing Guidelines: Stacy
7. Review/Approve May Minutes

Minutes

Meeting was called to order at 7:09pm by motion from Caryn Sobel, seconded by Susan DeMark, motion carried. Pledge of Allegiance.

1. **Public Comment:** No public comments were received. Since Stacy Delarede was not able to attend, the agenda item regarding Public Hearing Guidelines will be discussed at a future meeting.
2. **Mohonk Foothills CoA Decision:** The Commission reviewed the Certificate of Appropriateness Memorandum of Decision for the Mohonk Preserve Foothills Project. The eight page decision document was drafted for the Commission by Planning Board Attorney George Lithco and outlines all critical concerns cited by the Commission and agreed to by the Mohonk Preserve.

A motion to approve the Memorandum of Decision as amended with a few minor changes was made by Caryn Sobel and seconded by Susan DeMark. All present voted in favor. Motion carried.

John Orfitelli agreed to post all related documents and supporting materials along with the SEQRA Determination of Significance for the Mohonk Preserve Foothills Site Plan by the Town Planning Board to the HPC web site. John will also provide hard copies of the signed Decision Document to the Building Inspector, Stacy Delarede, and the Town Clerk, Rosanna Mazzaccari. Helen Christie agreed to place a copy in our HPC file.

Glenn Hoagland, agreed to provide status/updates on the progress of the Foothills Project to the Commission on a regular basis. Depending on funding, the project is projected to start on or about September 2016.

The following list shows all the links to various documents and materials that are specific to the Mohonk Preserve Foothills Project CoA and available on the HPC web site at:
<http://www.townofnewpaltz.org/historic-preservation-commission>:

- **Mohonk Preserve Foothills CoA**
 - [Application Submitted](#)
 - [CoA Process and Time Line](#)
 - [Affidavit for Mailing and Notices](#)
 - [Public Hearing Notice](#)
 - [Public Hearing Notice Published](#)
 - [Narrative of Revisions](#)
 - [Revised Sites Plans](#)
 - [Site Plans](#)
 - [Photo Log](#)
 - [Testimonial Gateway Designation](#)
 - [Testimonial Gateway CoA](#)
 - [Larson-Fisher Report](#)
 - [Letter to Planning Board](#)
 - [Public Hearing](#)
 - [Planning Board SEQRA Determination and ROD](#)
 - [HPC Decision](#)
 - [CoA Application Signed](#)

3. **Historic Landmark Signage:** Susan DeMark presented the following report on her findings and options for signage at the South Putt burial ground and possible styles for use in other locations that have been designated as local historic landmarks by the Commission:

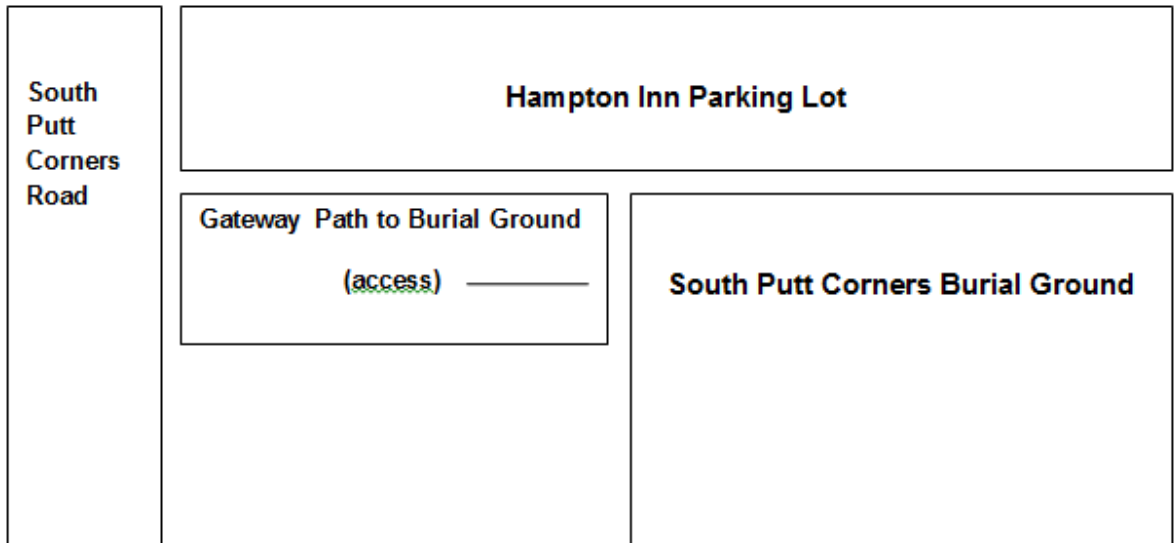
This summary looks at the possible choices and issues concerning placing a sign (or signs) at the South Putt Corners Burial Ground, which contains more than 120 graves, according to the New Paltz community history that the Historic Preservation Commission has posted online.

We're considering the type of sign the New Paltz Historical Preservation Commission would favor for the burial ground and also whether in the posting of a sign here, we can establish a signage style convention for the HPC-designated New Paltz landmarks.

Historic Huguenot Street, the current owner of the cemetery site, has owned the burial ground for more than a century. The site has been cleaned of brush and debris, per the letter of intent to the HPC from Jayesh Modhwadiya, the owner of the under-construction Hampton Inn abutting the burial grounds. HHS has mowed the burial ground and will continue to mow on a regular schedule, according to Renzo Cinti, HHS Buildings and Grounds site supervisor.

I've walked the burial ground parcel and met Renzo Cinti there to examine it.

The burial ground has a wide "gateway" path to it, from South Putt Corners Road. Mr. Modhwadiya has committed to providing a "historic destination sign" with information, the design of which to be approved by the HPC.



SIGN OPTIONS: South Putt Corners Burial Ground

OPTION 1: Historic Landmark Sign on South Putt Corners Road, where the gateway path starts to the burial ground

Plusses: Calls attention to the burial ground from the road, so more people know about it. Makes it easier to find from the main road near it.

Possible negative: Does this cause any traffic issues from people reading the sign at the eastern side of South Putt Corners Road?

OPTION 2: Historic Landmark sign at the actual entrance to the burial ground, back from the road, where the gateway path opens out to the burial ground

Plus: This gives those visiting the site an opportunity to stop and read it without being on the side of a heavily trafficked road.

Negatives: Fewer people will see the sign, which lessens the promotion of this as a historic site and the ease of finding it from the main roads.

OPTION 3: Two signs: Simple name sign on South Putt Corners Road near the gateway path and a second Historic Landmark sign at the actual entrance to the burial ground where the gateway path opens out to the burial ground

Plus: This option provides clear signage showing the burial ground location while having the sign where people can read the burial grounds' history back from the main road.

Possible concern: Cost – would the owner foot the cost of two signs or does the HPC find a source of funding for a second sign?

OPTION 4: Sign and a burial ground gate: This option would provide for a historic landmark sign on the side of South Putt Corners Road and a burial ground gate where the gateway path opens to the cemetery..

Plus: With this option, visitors and others can read about the history on the historic landmark sign on the road, while a gate would be an attractive feature for the site itself.

Possible concern: Cost. Also, is it historically accurate to put a gate on the burial ground?

Sign Style: Burial Grounds – Possible Model for New Paltz Landmarks Designated by the HC

BACKGROUND: *New York State had a historic marker program from 1926-1966. This was the source of approximately 2,800 historic markers with the dark blue and golden-yellow lettering we see in many locations throughout the state. In recent years, town, villages, and nonprofit entities have created historic markers, many of them similar to the original style of historic signs but in varying colors.*

SIGN CONVENTION: *The Town of New Paltz Historic Commission could adopt one of the styles similar to the original New York State Historic markers. The color scheme, font, size, and style should be consistent for an HPC landmark. One option would be to be very similar to the original New York State markers.*

Examples of historic markers can be seen at: Catskill Castings Preview
<http://www.catskillcastings.com/preview.htm>

Or, does the HPC want to go in a completely different direction for signs?

FUNDING: *The William G. Pomeroy Foundation is a private foundation that has a historic roadside marker program. It initiated the program in 2006 in Onondaga County and then expanded to several counties. Since 2012, the foundation has included all New York State municipalities and 501 (c) (3) not-for-profit organizations as eligible grant recipients for funding historic markers. As of April 2016, the Pomeroy Foundation has funded almost 300 historic markers in 36 counties.*

Historic Roadside Marker Program

<http://www.wgpfoundation.org/index.cfm/nys-historic-grant-programs/historic-roadside-marker-program/>

Glenn Hoagland presented a one half scale version of the interpretive sign designed for the Wawarsing Turnpike. The design for the sign frame/base used throughout Mohonk could be used at the HHS Cemetery. Glenn agreed to provide specifications and cost information. Glenn also suggested participating in a joint grant to obtain funding for signs and frames that would be used for the Mohonk Preserve Historic District, as well as, other designated landmarks within the Town.

Another source of funding is the families that have ancestors buried at the HHS cemetery.

Susan DeMark agreed to contact Carol Johnson regarding historically accurate signage and gates used by cemeteries consistent with the HHS timeframe.

All of these ideas and results from research will need to be consolidated and organized for consideration and action by the Commission at future meetings.

4. **Ad-Hoc Committee Moratorium Report:** John Orfitelli agreed to participate on an Ad-Hoc Committee created by the Town Board and chaired by Susan Blickstein to examine the need for a land use moratorium for the B-2 District, referred to as the Gateway, that encompasses the area along the Rt 299 corridor from the Ohioville Hamlet to the Shop Rite Plaza and Empire Bank.

At this HPC meeting, John presented a draft of the report which was to be presented to the Town Board the next day, Thursday, June 16th. While a vote by the Commission to endorse the recommendations would have been premature and was therefore not taken, the general consensus was that a moratorium was indeed preferred in order to pause building plans and allow the Town to re-examine how the Gateway area zoning could be modified to ensure that this primary gateway to our community is developed to preserve the character and attributes that makes New Paltz significant to the community and visitors.

5. **Foothills Historic District:** Dawn Elliott agreed to assemble materials on properties within the Mohonk preserve area to begin building a designation package. Caryn Sobel agreed to assemble districting materials (see above) and create a base map of the area. Due to time constraints, this item will be reviewed at our next meeting in July.
6. **Review/Approve Minutes from May 2016:** A motion to approve the meeting minutes from May 2016 as amended was made by Susan DeMark and Seconded by Helen Christie. Motion carried. John Orfitelli agreed to post the minutes on our site.

Motion to adjourn was made by Helen Christie and seconded by Susan DeMark. Motion carried. Meeting adjourned at 9:00pm.

Next meeting is scheduled for Wednesday July 20th at 7:00pm at the Town Community Center.