

Town of New Paltz Historic Preservation Commission Meeting

Wednesday June 19th 2019 7:00PM - 9:00PM in the Community Center

Commissioners attending: John Orfitelli (Chair), Susan DeMark, and Matt Maley along with our Town Board liaison, Julie Seyfert-Lillis.

Agenda

1. Public Comment
2. Review/Approve May Minutes
3. Historic Landmark Legislative Initiative
4. Put Corner Cemetery
 - a. Brochures for Hampton Inn
5. William G. Pomeroy Foundation Grant
6. Social Media for New Paltz Preservation

Minutes

The meeting was called to order at 7:07pm with a motion from Susan DeMark and seconded by Matt Maley. Motion carried.

Pledge of Allegiance

1. **Public Comment:** No public comments were received.
2. **Review/Approve May Minutes:** The Commission reviewed and approved [minutes from our meeting on May 29th](#) and agreed to post.
3. **Historic Landmark Preservation Legislative Initiative:** The Commission reviewed the second draft by Susan DeMark of the letter outlining our Legislative Initiative and requesting a meeting or call with [Assemblyman Kevin Cahill and State Senator Jen Metzger](#) to solicit their support. Several minor changes were suggested. Once incorporated into a final draft, the letter will be provided to Daniel Torres, Deputy Town Supervisor, who agreed to review our letter and provide additional feedback. Also, the letter will be provided to Thomas Olsen, Chair of the Village HPC, and Julie Deyfert-Lillis, HPC Town Board Liaison, for their comments.

Once finalized, the letter will be sent to Ian Donaldson, legislative director for Assemblyman Cahill and the corresponding administrator for State Senator Jen Metzger.

Based on a positive response and encouragement from our legislators, both Commissions would then address their respective local government bodies (Town Board and Village Trustees) to review the need for a preservation fund and proposed fee model based on Real Estate transactions. Agreement and support would be required to move forward with submission of a Home Rule Request.

As part of our due diligence on research for similar laws passed by other towns within the State, Matt Maley will continue his efforts to contact several Long Island communities to obtain clarification on several questions raised by the Commission. Specifically,

- What kind of push back did the creators receive and how did they respond?
- What are the yearly proceeds collected from the 0.75% fee?
- Are there any exemptions?
- Have there been any changes in the fee or distribution process?
- How does the Town and Village of Warwick implement the collection and distribution of fees?
- What was the Process Used to Create and Pass the Legislation?

Susan DeMark agreed to search for other similar programs which have been implemented throughout the United States.

The Commission discussed various models for implementing the distribution of funds collected from the fees on Real Estate transactions. This initial 'brainstorming' session exposed how complex the distribution process can become. 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 Commission will continue to develop the distribution methodology and process for landmark preservation funding.

John Orfitelli agreed to update the estimated total funding one could expect from the current transaction fee model (0.1% with \$100,000 exemption) based on MLS data from the past five year period for the Town and Village.

4. Put Corner Cemetery

- a. **Brochures for Hampton Inn:** Kate Brodowska revised the [brochures she created](#) for use at the Hampton to include the specific address of the Cemetery and a 'location neutral' version by removing the phrase 'Just a Few Steps Away' for use in promoting the Cemetery (and HPC) at locations other than the Hampton Inn. John Orfitelli received approval of a PO to cover the initial expense of \$153 for 100 copies which will be distributed to the following locations (25 each):

- New Paltz Chamber of Commerce
- Ulster County Office of Tourism
- Historic Huguenot Street
- Hampton Inn

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.

5. **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. Glenn Hoagland, President and CEO of Mohonk Preserve, has graciously offered the services of Eric Roth, grant writer at Mohonk Preserve, to assist the Commission in submitting a grant for 2019. The grant proposal will cover the three markers for Mohonk Preserve along with a marker for the Lent House historic landmark (Riverside Bank) as described in our [September meeting](#).

Susan DeMark agreed to create the text for the Wawarsing Turnpike marker from [reference material on our site](#) and provide to Kate Brodowska to incorporate into a mock up image of the marker.

Susan contacted the William G. Pomeroy 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.

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**.

Susan agreed to:

- Follow-up with the Foundation 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.
- Check with Eric Roth on any other grants that could be used to offset the expense for road side markers.

If no grant funding is available, John Orfitelli suggested arranging 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.

6. **Social Media for New Paltz Preservation:** Since Kate Brodowska was not able to attend the meeting, discussion on this topic will take place at our next meeting in July.

Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried. Meeting adjourned at 9:10pm.

Next Meeting will be held on Wednesday, July 17th 2019.