

Town of New Paltz Historic Preservation Commission Meeting
Tuesday May 18th 2021 7:00PM – 9:00PM via Zoom

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

Agenda

1. Public Comment
2. Review/Approve April Minutes
3. Community Outreach for Historic Preservation
4. CPF Advisory Board Update

The online Zoom meeting was called to order at 7:22pm 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 November Minutes:** The Commission reviewed, and approved [minutes from our April 20th meeting](#) as amended and John Orfitelli agreed to post on our Town website.
3. **Community Outreach for Historic Preservation:** The Commission discussed various options for packaging historic data, restoration techniques, and other related materials into an information packet that homeowners of historic properties would find useful. A pilot packet will be created for the property located at 88 South Manheim Boulevard using materials from the [Nomination package](#) along with [supporting materials](#).



The Commission decided that a pocket folder provided the most versatile format. Matt Maley agreed to create a design mock-up for the folder. John Orfitelli will extract historic data and architectural highlights from the nomination package and provide them to Susan DeMark for creation of the copy for use by Matt in creating a wire frame for the various segments. The prototype packet will include:

- History of the House
- Architectural Highlights

- Map
- Timeline of Key Dates

In addition, two pages will be created to provide 1) a Q&A on Historic Landmark designation and why it's important and 2) a page providing the HPC site and related resources for property owners.

John Orfitelli and Susan DeMark updated the HPC Town website resources in an attractive, easy-to-understand format. Local and State preservation resources were organized onto a [new page](#) which included links to [The Local Landmarker](#) issues written by Julian Adams, CLG Coordinator, Historic Preservation Field Services Bureau. John Orfitelli added a News Item with the content from the Local Landmarker entitled [Benefits of Local Historic Districts](#). A selection of the Local Landmarker content will also be published on the HPC Facebook page.

The next HPC Facebook post to highlight historic preservation will be based on the LeFevre house and family. The [Local Designation package and supporting materials](#) for this local historic landmark contain an interesting history of the family that dates back to the Civil War. Susan and Matt agreed to collaborate on creating the content.

In response to a request by the Town Board, Susan DeMark provided the following additional information for the NRI about the indigenous inhabitants who lived in and around New Paltz long before the Huguenots.

The original peoples who inhabited the land that is present-day New Paltz, and engaged in agriculture, raised children, and maintained settlements with seasonally based ways of life, rituals, and ceremonies were the native tribes. Indigenous peoples, traveling from the north and west, populated the valley that surrounds the Hudson River many thousands of years ago. The Lenape (also called the Lenni-Lenape) was one of two distinct yet closely related native nations – the other was the Mohicans – whose clans lived in the regional territory that included the Hudson Valley. The clans who migrated into this area were known as the Munsee Indians, for the dialect of Lenape languages that they spoke. The native peoples called the river the Mahicannituck, or “the river where the waters are never still,” according to the late 18th century Mohican historian Hendrick Aupaumut. The Esopus Munsee Native Americans were a band of the Munsee nation, and their descendants today maintain historic preservation efforts, for example, that done by the Stockbridge-Munsee Community Band of Mohican Indians.¹

Though the indigenous presence in these lands is believed to go back at least several centuries earlier, archaeological excavations on a Historic Huguenot Street site have unearthed thousands of artifacts from native habitation dating to 7,000 BCE. The fertile soil along the Wallkill River provided abundant food resources to the tribes. The native peoples lived in clans or villages, composed of family members, Tribal homes were wigwams, or several families might live in a longhouse, each family residing in its own section. The tribes were agriculturalists who practiced using advanced skills that enabled successful harvests without modern-day plows or metal tools. They were also meat-eaters and fished for many freshwater species. Winters especially were a time of creating utensils, gear, and clothing, and for teaching and important storytelling for the children. Through ongoing research, archeological excavations, educational programs, and publications, much more is being revealed and understood about the complex, rich history and the heritage of the native tribes in New Paltz and the Hudson Valley.²

European contact and settlement, from the 17th century on, disrupted the tribal ways and villages that had flourished over centuries as well as brought vast change, disease, conflicts, and uprooting to the native tribes in the region.

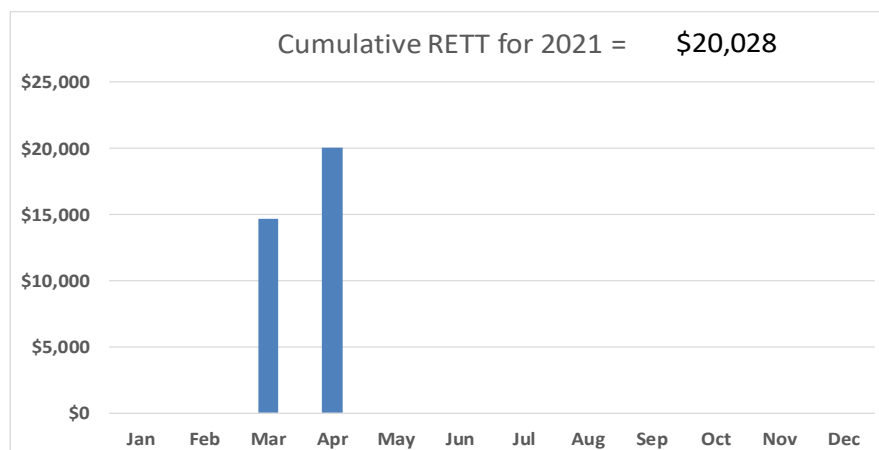
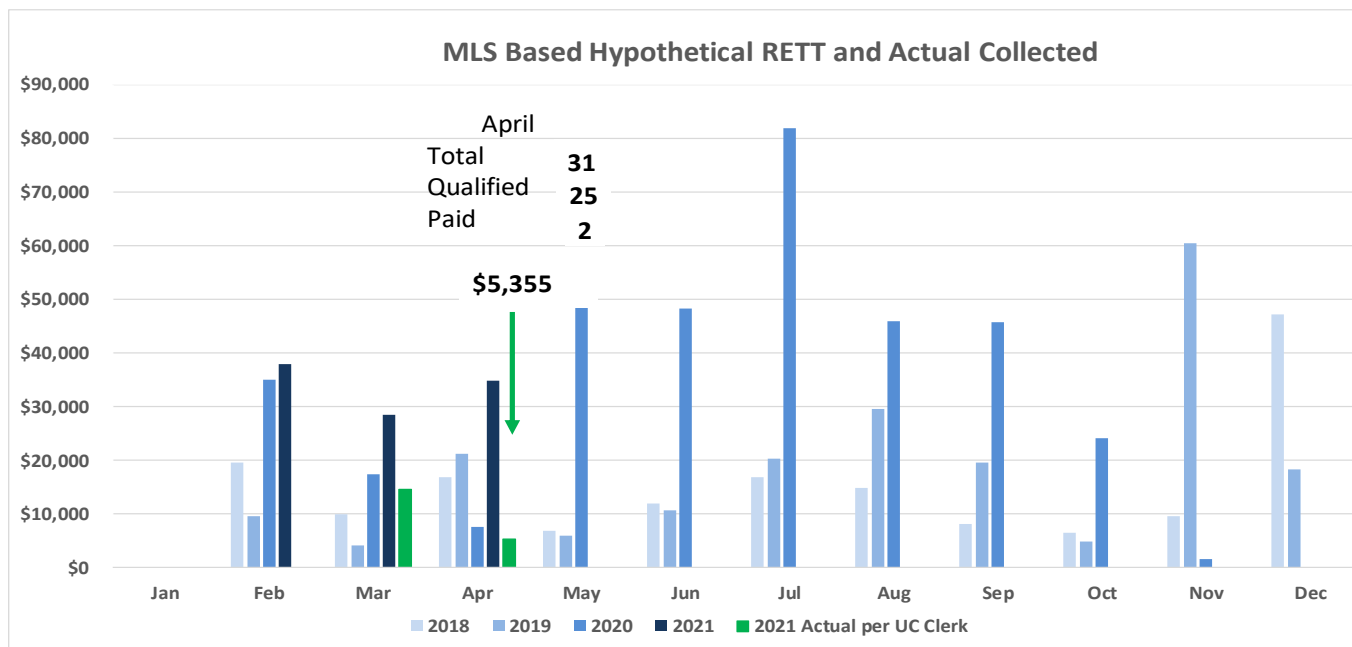
4. CPF Advisory Board Update: John Orfitelli provided the following RETT report for April.

| | | Ulster Median Sales Price | | | |
|-----------------------|--|---------------------------|-----------|-----------|-----------|
| | | 2018 | 2019 | 2020 | 2021 |
| Exemption 1/1 - 4/8 | | \$200,000 | \$218,250 | \$228,000 | \$245,000 |
| Exemption 4/9 - 12/31 | | \$218,250 | \$228,000 | \$245,000 | \$280,000 |

| Month | MLS Based Hypothetical RETT | | | | 2021 Actual per UC Clerk | | | | |
|-------|-----------------------------|-----------|-----------|-----------|--------------------------|----------|-----------|------|----------|
| | 2018 | 2019 | 2020 | 2021 | Receipts | Reported | Qualified | Paid | Not paid |
| Jan | | | | | | | | | |
| Feb | \$19,500 | \$9,686 | \$35,069 | \$37,892 | \$0 | 14 | 11 | 0 | 11 |
| Mar | \$9,914 | \$4,085 | \$17,325 | \$28,433 | \$14,673 | 12 | 10 | 4 | 6 |
| Apr | \$16,853 | \$21,257 | \$7,530 | \$34,769 | \$5,355 | 31 | 25 | 2 | 23 |
| May | \$6,955 | \$5,895 | \$53,822 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Jun | \$11,888 | \$10,716 | \$48,329 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Jul | \$16,875 | \$20,346 | \$81,924 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Aug | \$14,891 | \$29,540 | \$45,986 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Sep | \$8,201 | \$19,575 | \$45,743 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Oct | \$6,458 | \$4,866 | \$24,041 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Nov | \$9,536 | \$60,458 | \$1,575 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| Dec | \$47,186 | \$18,285 | \$0 | \$0 | \$0 | 0 | 0 | 0 | 0 |
| TOTAL | \$168,255 | \$204,709 | \$361,343 | \$101,093 | \$20,028 | 57 | 46 | 6 | 40 |

13 were Quit Claim Deeds
10 In Contract Prior to 2/1

Source A Regional Housing Market Report
Source B Department of Taxation and Finance



Motion to adjourn was made by Susan DeMark and seconded by Matt Maley. Motion carried.
Meeting adjourned at 8:34pm.

Next Meeting will be held via Zoom at 7:00pm on Tuesday, June 15th, 2021.