

*As corrected by BB
9-20-9*

The regular meeting of the Historic Preservation Commission of the Town of Saugerties was held on 17 August 2009.

Present: Barry Benepe; Josh Randall; Michael Sullivan Smith; Susan Puretz; Leeanne Thornton and Kate Kane, acting as secretary for this meeting.

Absent

Barry opened the meeting at 7:11 p.m.

1. Minutes of July 20, 2009: Following review and discussion, which included the correction of the spelling of Town Planner Jeremy Kane's last name; Josh made a motion to accept the minutes as corrected. Susan seconded. Josh: aye; Michael: aye; Susan: aye; Barry: aye. Motion passed.

Commission members also agreed to keep files, *except* including the secretary's black rolling file case, in the Historic Preservation Commission's file cabinet in the Town Hall. *which left Spring using*

Susan wanted to remind Commission members that her email address is: puretzs@newpaltz.edu.

2. Preliminary Discussion on Solite Barn: Prior to the arrival of Dave Minch, Commission members discussed the current issues related to the Village Historical Society's Dutch barn (also known as the Solite Barn). Following a preliminary discussion, Commission members agreed to suspend further discussion until Dave's arrival.

3. Schedule Public Hearing on Winston Farm: Barry said that he had reviewed the minutes from previous hearings on the Winston Farm designation and that he thought that it seemed to come from the owners that the Commission was considering too large an area for the designation. He said that there was a discrepancy between one of the tax maps [presented (which showed that the property was 845 acres in size)] and [the map presented by the consultant (which shows the property as 730 acres in size)]. Barry felt that the difference [was] the omission of the hundred acres encompassing the mansion and farm buildings. [swimming hole from the consultant map] Barry made a motion that the Commission stay with the four items shown on the agenda (East West Road, North South Road, Stone House Plot and Three Wynkoop cemeteries) for the designation.

NOTE: No second was received on this motion. [at this point in the conversation]

Susan asked if the Commission had heard from the Town Board that the previous designation attempt had encompassed too great an area. Leeanne said that the Commission did not receive feedback from the Board regarding the designation. She suggested that the Commission should attend the consultant's meeting to hear what their recommendation(s) are for the property before moving forward.

Following review and discussion, Susan made a motion for the Historic Preservation Commission to authorize Barry Benepe to appear at the August 20, 2009 meeting to question the development of the Winston Farm as it pertains to the stone house on the property. Michael seconded with the caveat that he could attend as a private citizen. Barry confirmed that all members would be able to attend as community members.

NOTE: No vote was conducted on this item

Following additional discussion related to biodiversity studies and the possible involvement of the Town's C.A.C, Barry repeated the motion for the Commission to send a representative to the meeting to speak on its behalf. All were unanimous.

Barry then asked the Commission to consider the four agenda items and decide which to pursue for a public hearing in September. Discussion followed on the maps related to the East West and North South Roads. Discussion delayed to introduce Dave Minch.

4. Progress Report on Restoration of Solite Barn (a village issue): Dave Minch, of the Village Historic Review Board and previous Chair of the Historic Barn Committee introduced himself and explained that he was attending the meeting to update Commission members on the progress of the barn restoration. Barry asked if there was a better name for the barn, tied to the original owners that could be used. Dave said that he didn't have any information on that – the Solite name became attached to the barn because it was through an[d] agreement with the Solite Company that the Village would erect the barn in five years after they had obtained the structure from its original location on the current Solite property. Dave explained that the delay in erecting the barn has been primarily a fundraising issue – with approximately \$50,000 raised and \$150,000 more needed. He said that the Historic Barn Committee had recently dissolved and that the Historic Review Board had decided to take on the project.

Susan said that, as she understood it, the Historic Barn Committee had been dissolved due to in-fighting within its membership. She asked if the membership had been contacted regarding the current situation.

Barry said that it seemed that there is information coming from the Historic Barn Committee and the Historic Review Board (often in conflict) and that it's uncertain where the truth lies. Susan asked if the structure belongs to the Kiersted House. Dave said that it belongs to the [Village] Historical Society.

Susan thanked Dave for his presentation and asked that, due to the lateness of the hour, he excuse himself. Leanne suggested that Dave and the Committee attend a meeting of the Town Board to voice concerns related to the future of the barn and issues regarding artifacts and objects connected to it.

4. Schedule Public Hearing on Winston Farm, cont. Barry said that he would like to resolve the issue as to whether all four items on the agenda be considered for the public hearing scheduled for the 21st of September. Susan asked if some of the motions could be tabled at the public hearing. Josh said that was possible. He added that before notice can go out regarding the three cemeteries that the Commission needed to locate where they are. Leanne suggested that the public hearing could be for the East West Road and that more research was needed for the other items. She added that complete information was needed on the items to designate – otherwise the Commission would attract attention to these issues but that it would be negative in nature.

Barry said that the request to designate forms needed to be filled out and asked Michael which ones he would be willing to complete. Michael said that he would fill-out the form for the East West Road. Barry asked if he would also complete the form for the North South Road. Michael said that sufficient map evidence was lacking at this point – that the

Commission needed to define the use of the road with its historic significance.

Barry asked where it was required that the Commission fill-out the request to designate form for its own designations. Josh said that the Town Board turned down the designation the first time around because all aspects of the ordinance were not followed. Leeanne added that the designation was turned down the second time because the form was not filled out. Michael said that the rules and procedures of the Commission mandated that the form be submitted.

Additional debate and discussion followed on this issue. Following which, Susan made a motion for the Historic Preservation Commission to use its own request for designation form as a designation tool for the consideration in designating future properties. Barry then asked if there would be no public hearing next month. Michael said that he would agree because he would prefer to see a greater threat to the property before the Commission hastily brought designations to public hearing. Susan then reminded Commission members that she had made a motion. Josh seconded. Susan then said that she would like to keep discussion open on this item.

NOTE: No vote was conducted on this item at this point.

Debate and discussion continued on the use of the request to designate form. Following discussion, a vote was held. Susan: aye; Barry: aye, Josh: aye, Michael: aye. Motion passed unanimously.

5. Other Old Business: Michael said that a grant was submitted to CLG on the 31st of July. Barry asked if he wanted a resolution approving the grant. Leeanne asked what the value of the in-kind donation was. Michael said that \$34,000 of editorial work was done by Getty. He added that Getty would get the benefit of selling more papers. Leeanne said that documentation was needed for recording the in-kind donation as a match.

4. Schedule Public Hearing on Winston Farm, cont: Barry said that of the four items, the Commission still needed to vote on the inclusion of agenda items b, c and d (North South Road, Stone House Plot and Three Wynkoop cemeteries) in the public hearing. Josh made a motion to table the consideration of public hearings on items b, c and d. Michael seconded. Josh: aye; Michael: aye; Susan: aye; Barry: no. Motion passed 3 to 1.

Barry asked if the tabled items should appear on the agenda for the next regular meeting of the Commission. Michael said that the designation forms should be submitted beforehand. Barry asked who would fill-out the forms. Michael said that Barry should fill-out the form for item c (Stone House Plot), since he has an architectural background. Barry suggested that Myles was strong on road mapping and that he might be a good candidate to fill-out the form for the North South Road, but that since he wasn't in attendance at the meeting, that would remain tabled. Josh reminded the Commission that the location of the cemeteries was still in question.

6. New Business: Leeanne said that the Walkway Over the Hudson grand opening was going to take place October 3rd and that the organizers would like to know if there was interest from local communities in attending.

Susan reminded the Commission members that they were supposed to walk the Winston Farm site to get GPS coordinates but that due to weather and grant application work they

hadn't done the walk. Barry asked what the possibility was of gaining access to the property. Leeanne suggested that he ask at the upcoming meeting with the consultants.

Josh made a motion to adjourn. Susan seconded. All unanimous. Meeting adjourned at 10:05 pm.

The next regular Commission meeting will be held at 7 o'clock in the Town of Saugerties' Building Department Conference Room Monday, October 19, 2009.

Kate Kane