



**TOWN OF SAUGERTIES
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE JULY 19, 2021 MEETING**

Present: Commission Chair Stefan Yarabek, Commission Members: Ken Myer, Jr., Peigi Mulligan and Alba LaFiandra, Commission Alternate Jason Nelson, Town Historian Audrey Klinkenberg, Town Board Liaison John Schoonmaker, Town Board Member Peg Nau, Members of Public: Phyllis Clark, Tad Richards (owner of Fite House), Chester Hartwell (I Like Saugerties), Former Town Board Liaison Paul Andreassen, Secretary Jeremy Russell.

Excused: Commission Vice-Chair Susan Puretz

(Minutes appear in chronological order. Numbering of items refer to the agenda for the meeting, which is attached)

The Commission met virtually, on the platform Zoom (zoom.us), ID #969-987-8583.

The meeting was called to order at 5:34 PM by Stefan. He said that because it was a nice summer day, he would take care of the shorter items first.

Minutes were not addressed at this meeting.

OLD BUSINESS

4. Malden Survey/District Update: Stefan did not have an update on this. Jeremy had not heard from Neil Larson and Associates.

5. Historical Markers Committee Update: Peigi did not have an update from John Mullen. Peigi had met with John the week before the meeting and had planned to go over the history of Snyder Farm and Winston Farm with the group on the Lamb Center with Michael Sullivan Smith and Chester Hartwell. Peigi had permission from Joan to use the building, and had spoken to Jeremy about it as well.

6. Map and Ramble Update: Jeremy said he'd submitted the registration form to be on the 2021 Ramble. He said he was almost done with the map and had enlisted Chester Hartwell's help, as well as Richard Crist. He thought that the aesthetic of the map would be complete by the next meeting, and the informational pieces could be added as the information came in, up to the print date.

7. Esopus Creek Update: Alba asked if anything had come of Jeremy's suggestion of designating the Esopus Creek. Stefan suggested looking into it.

8. K.E House/Clovelea: Jeremy had heard from the prospective owners of the Kocherthal/Eligh House. They needed one more item before they would get a closing date. They needed a survey that would have shown where the septic tank was or a sewage line was put in. He suspects they'd found what they had needed because he had not heard from the prospective owners since the Friday before the meeting.

[Audrey entered the meeting]

Stefan noted that based on the reports from the newspapers, there wasn't much progress at Clovelea. John said that he was in touch regularly with the owner, and that there was nothing more to report. Stefan said that the agency in charge of issuing the stop work order seemed pretty non-responsive, and John said that they didn't seem to be doing their job if they couldn't even provide a copy of a stop-work order. Audrey asked if the Village had a copy, and John said no. The Village has been reaching out as well. Audrey asked if the Village Review Board had it. John didn't think they had it either. Audrey said she remembered seeing a stop-work order in the paper. John said that Ray Mayone was doing the cleanup, and he received a phone call stating there was a stop-work order. No documentation has ever been produced, from what John could gather. Stefan said he hoped they could resolve this quickly

9. 599 Kings Highway/2nd Brink House Update: Peigi believed the structure had not been taken down yet. She said it was still half-way up.

3. Asbury District Update: Stefan said he'd shared most of his correspondence with everyone. He'd received numerous letters of support from property owners within the proposed District. The SHPO (State Historic Preservation Office) was very pleased to have been forwarded the letter of support. They said they felt it would be voted for, and would be forwarded for National Register listing.

2. Winston Farm Update: Peigi had met with the owners of Winston Farm and Snyder Farm, Supervisor Fred Costello, and State Senator Michelle Hinchey and some of her staff on very rainy, muddy July 8th. She said once niceties were exchanged, the skies opened up, and the meeting turned into a very informal meeting inside the barn at Snyder Farm. The 200 year old barn, with the exception of two tiny spots, did not leak, and Peigi said the fresh hay smelled wonderful.

The group discussed some of the plans. It includes Green Energy Work for drainage and ditches, which Peigi claimed was over her head. They hope to utilize half of the approximately 800 acres for the development plans. She believes they will maintain the house and the sledding hill. They hope to have open space and walking trails, about 100 acres worth. They plan on placing housing and an "amphitheater boutique." One of the owners claimed to have been given several offers for much more than the purchase price, and they declined so as to preserve the land for the community. The three owners said they felt they can integrate both the past and the future into the land they've purchased.

Peigi said that she believes the new owners will respect and honor the commitment to respecting the history of both properties, and would potentially like to have some exhibits on the properties. There was talk of new zoning laws that are under consideration, but it was "over her head." Peigi said she was happy the HPC was represented, and that there was a collective gratitude that the HPC's presence was noted. Stefan suggested reaching out to the Town Board to ask that the HPC have a special review capacity once the zoning comes under consideration.

1. Opus 40 Update: Stefan said that he was taken aback by some of the photos that were sent to him regarding Opus 40. He said he spent a good portion of the day speaking to Alvah Weeks, Jr., of the building department, exploring various options. He said, in a nutshell, Opus 40 Inc. hand was forced to put the fencing up to protect the property. Opus 40 Inc. was not happy that the fence had to go up. Stefan said that Arick (Manocha – Fite House) had sent Opus 40 Inc. a letter stating that the organization was in non-compliance with the ADA and had to put up safety railings around the property. Alvah Weeks had ordered a Cease and Desist on all events at Fite House because they were not licensed to do so, and were not a non-profit. Stefan and Alvah had agreed, because of the local landmark designation, that Opus 40 Inc. was not required to put up safety railings. Stefan had said that Susan had written to him stating that the fence was likely about liability.

Tad Richards said that he was not sure Opus 40 Inc. had no choice in the matter. If Opus 40 Inc. had asked Fite House to stop, he said they would have. Stefan said that there may be a less intrusive option, but he is not sure at this point, but he will continue working on it.

Alba asked if anyone knew what was going to happen to the Fite House and the property that it sits on. Alba asked Tad Richards if it was true they were looking to sell. Tad said that he'd always wanted to sell to Opus 40, Inc., but they've never made an offer. He said they were looking to put the house on the market.

Tad said he wasn't sure if anyone knew who he was. He said was the step-son of Harvey Fite. He has lived at the site since 1944. He took care of the site for 30-odd years, and retired from the Opus 40 Inc. board a few years ago. He said Opus 40 Inc. owns a majority of the property and landmark, and the family owns the house. He said he doesn't know what has changed – they have done a couple of events that have been mischaracterized, but they have stopped doing them. He said they feel very strongly that this is a great work of art vandalized by the fence.

Tad said he was not clear what the legal liability is. Stefan said that according to Alvah, Opus 40 Inc. had received a letter claiming that the monument was not secured with railings and handicap access. When they got the letter, Stefan, now postulating, said "Maybe they went to their lawyer and their lawyer may have instructed to do protect themselves.

Audrey asked if the HPC has jurisdiction. She asked if it was necessary that Opus 40 Inc. have come to the HPC and asked for a Certificate of Appropriateness to erect the fence. Stefan said he believed so.

REPORTS:

Town Board Liaison's Report: John said that LED signs for non-profits, Churches and emergency services would be allowed, per a law passed at the last Town Board meeting. He said that the second law under consideration, the property management law, received a lot of negative feedback and the Town Board tabled it to amend the copy. The last update was that Terri Wood had e-mailed the Town Board instructing them to tell all Committees/Commissions etc. that all meetings had to go back to being in person or a hybrid model. The current Zoom model was only allowed through Executive Order (of the State). John said there were several different readings of how the law has to be implemented, and he suggested that there would very likely be a live meeting, and he would get an answer on that. Stefan said that he imagined it would be difficult for everyone to sit 6 feet apart from each other in the Building Inspector's meeting room. John said the HPC might be able to book the Senior Center to hold the meeting.

Town Historian's Report: Audrey said that she portrayed the Highways book at the Town Board meeting in June. She said that the book is now being scanned, and she'll have it in TIFF, JPG and PDF Form. She said that she had heard anything from Benson Steel.

Secretary's Report: Jeremy asked if the next month's meeting could be moved to 6 PM. Everyone said it would be ok. Alba said she approved, but she was not happy at all about having to meet in person. John said he preferred that the Committees and Commissions be virtual because it seemed to encourage attendance, but it's all dictated by State Law. Alba asked Audrey if she would be back in August. Audrey said she would not be back until after Labor Day.

Stefan thanked everyone for the short meeting and said he'd see everyone in August.

Respectfully submitted,

Jeremy Russell

TOWN OF SAUGERTIES HISTORIC PRESERVATION COMMISSION

Supervisor - Fred Costello
Town Board Liaison – John Schoonmaker

Contact

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Members

Stefan Yarabek - Chair
Susan Puretz - Vice-Chair
Alba LaFiandra
Ken Myer, Jr.
Peigi Mulligan
Jason Nelson (alternate)
Audrey Klinkenberg -
Town Historian, ex officio

Covid19 Web-Meeting, July 19th, 2021 at 5:30 pm

Agenda

Zoom info: Link – <https://uso2web.zoom.us/j/9699878583>

Room ID: 969-987-8583

Phone Number to call: 646-558-8656 then dial Room ID

***Please note: The order of items on the Agenda are subject to changes as the meeting progresses to accommodate guests and schedules**

Welcome to Guests

Call to Order

Minutes: May 2021, June 2021

Old Business:

1. Opus 40 Update:
2. Winston Farm & Snyder Farm Update:
3. Asbury District: Update
4. Malden Survey/District: Update
5. Historical Markers Committee: Update
6. Map and Ramble: Update
7. Esopus Creek: Update
8. K/E House/Clovelea: Update
9. 599 Kings Highway/2nd Brink House Update:

New Business:

1. Miscellaneous

Reports:

1. Town Board Liaison's Report
2. Town Historian's Report
3. Secretarial Report

Next meeting scheduled for August 16th, 2021 at 5:30 – via Zoom
Adjournment