

**Town of Saugerties  
Historic Preservation Commission  
Minutes of the January 16, 2018 meeting.**

Meeting rescheduled from January 15 due to the Martin Luther King Jr., holiday.

Present: Stefan Yarabek, Chairman; Susan Puretz, Vice-Chairwoman; Commission members Myles Putman, Secretary; and Michael Sullivan Smith; Town Board Liaisons John Schoonmaker; and Paul Andreassen (arrived 5:08 pm).

Excused: Commission member Barry Benepe; Town Historian Audrey Klinkenberg..

The Commission met in the conference room adjacent to the Building Department offices at Town Hall. Meeting was called to order by Chairman Yarabek at 5:06 pm.

**Approval of minutes of December 18, 2017 Commission meeting.**

*Motion by Michael Sullivan Smith to accept the minutes as submitted, seconded by Stefan Yarabek; approved unanimously.*

**New Business.**

1. Introduction of New Town Board Liaisons. Stefan introduced new Town Board members John Schoonmaker and Paul Andreassen, both of who have been designated as liaisons to the Historic Preservation Commission. John expressed his personal interest in learning more about the history of the Town. Stefan then briefly explained the Commission's work, in terms of designations, approvals and referrals. Several action from 2017 were cited - one designation (Osterhoudt) and two project referrals.

Paul took a moment to ask about the legal basis for the project referrals. Myles said that these provisions are listed in the Town Code, specifically Chapter 145, which is the current Historic Preservation Local Law. Paul said that during his tenure on the Planning Board, he was not made aware of the requirements to refer projects to the Historic Preservation Commission. There followed discussion over whether there is consistency in the Town Code between the various relevant chapters, regarding language on required referrals to the Historic Preservation Commission. Paul suggested that the Town's attorney be asked to investigate this further.

Stefan said that the Commission should draft a memo to the Town Board summarizing this situation. Myles said that the Town's current zoning and subdivision regulations be examined first to confirm if this problem exists, and then prepare a memo regarding the same. Paul said that there may also be a general lack of public awareness of the preservation local law and the work of the Commission.

Myles will send a copy of Chapter 145 PDF to John and Paul.

Michael will change the Commission's stationery letterhead to reflect the new Town Board membership

2. Other New Business. Susan expressed some hope that the current Town Board may be open to the Commission's activities, especially if the Commission were to revisit some prior designations that were overruled in the past. Specifically, she said that it may be a good time

to consider again a landmark designation for the Winston Farm. Stefan was in agreement and said this will be on the Commission's agenda for this year. The Winston Farm site should also be considered for its potential agricultural value, just for its soils alone. Stefan suggested the creation of a land bank, and cited the example of the Taliafaro farm in New Paltz.

## **Old Business.**

1. NYSOPRHP/CLG Audit. Stefan spoke with Linda Mackey at SHPO. She will be sending a letter to us.

2. Bus Tour. Susan provided the following:

(A) The tour planning group met on January 8 to discuss a revised route, stops at selected houses, and on-line presence.

(B) Susan sent a letter to the new Supervisor, Fred Costello, asking for his help in getting some legal consultation regarding the releases, contracts and other documents relative to landowner liability, the bus contract, and use of the High School (as the starting and stopping point of the tour). Susan anticipates having a contract with First Student ready for the Town Board's approval in February.

(C) The tour route is still being modified. A decision was made to do only an exterior site visit at Saint Paul's Lutheran Church in West Camp, with no interior tour.

(D) Susan has an actor tentatively lined up to do a narrative as the tour bus moves from place to place.

3. Stone House Legacy memorialization resolution. Stefan provided a summary of the proposal to date for the benefit of our Town Board liaisons. Paul stated that he was not aware that the Town has the most stone structures of any municipality in the state. He asked about whether there was money to restore the stone house ruins on the Boice Farm (599 Kings Highway).

Stefan said the Commission is open to pursuing funding sources, but the important element is a willing landowner who wants the restoration. There are also many groups competing for the available funds, and there is the larger question of long-term maintenance, and even ownership of, the restored building. The Christian Myer house was mentioned.

There was discussion of partnering with a not for profit, like Habitat, or Family of Woodstock, about a rehabilitation that would provide living space. Possible occupancies might be a shelter or hospice facility. John mentioned that the maintenance costs might play a large role in determining if this sort of adaptive re-use is feasible.

4. Asbury District. A letter has been prepared. Stefan wants to emphasize the educational component of the district study and designation process, to better involve the landowners and for the benefit of the Town officials as well.

Given the historic resources in the Town and the Commission's dedication to its work, Paul stated that there needs to be a shift in the priorities that have been pursued, to date, by the

Town government.

5. Central Hudson Power line upgrade. Myles gave a brief verbal report, based on an initial examination of the PSC (Public Service Commission) application documents that are available at the Saugerties Library. Of particular interest is the environmental assessment documents, which include separate visual and cultural impact studies (Appendices "I" and "J", respectively). The visual impact study was prepared by the LA Group, while Hartgen Archeological prepared the cultural impact assessment study. Both are dated December 2017.

The project calls for a replacement and capacity upgrade along Central Hudson's "H" and "SB" 69,000 volt (69 kV) transmission lines between the North Catskill, Saugerties and Hurley Avenue substations. The infrastructure along this 23 mile corridor dates primarily to 1928 and, due to age, must be replaced. The project requires approval, by the NYS Public Service Commission, of an application for a "Certificate of Environmental Compatibility and Public Need" as set forth in NYS Public Service statutes and corresponding agency regulations. The review process parameters are similar to that required under SEQR for non-utility projects.

Myles called attention to the fact that the transmission corridor passed within close proximity to sites that are on the National Register of Historic Places, or places that were determined in the 2005 resource survey to be eligible. The brick house at 719 Churchland Road is an example. Myles pointed out the corresponding list of these locations that were included in Appendix 3 of the Hartgen report. In the visual assessment study, the methodology section of the report (page 6) references sites that are either on, or eligible to be on, the National Register, as 'Sensitive Receptors'. The reader is then directed to Table 2 in the report, which is a summary of the visibility analysis. This table shows a major deficiency in the report, as the viewpoints listed include highways, bike routes and scenic byways, public parks, and sites on the National Register, but does not appear to include any of the "eligible" sites in the Town of Saugerties that are identified in the 2005 inventory and also in the appendix of the Hartgen report. Since the transmission corridor runs very close to locations such as 719 Churchland Road, it appears that the report is incomplete. Myles wants to continue his research into this project.

*Motion by Susan Puretz to have Myles Putman continue his review of the Central Hudson PSC application, seconded by Michael Sullivan Smith; approved unanimously.*

6. Other Old Business. There was no other old business to discuss.

### **Miscellaneous Business.**

1. February 2018 Commission Meeting Date. The Commission members were in agreement to keep the February 2018 meeting date as scheduled on the third Monday, the 19<sup>th</sup>, at 5 pm.
2. Stefan departed the meeting at 6:23 pm and Susan chaired the remainder of the meeting.

3. Historic Inventories. Michael took a few minutes to discuss and summarize the 2005 historic resources inventory and also the work done in 2016 by Larsen and Fisher. Mike had presented copies of Volumes 1 and 2 of the 2005 survey. He also mentioned the on-going work in developing a more complete history of the Palatines in West Camp and Asbury, in conjunction with the proposed Asbury District and the bus tour.

Meeting was adjourned at 6:45 pm.

Respectfully submitted,  
Myles Putman  
Secretary  
Town of Saugerties Historic Preservation Commission