

Saugerties Historic Preservation Commission
Emergency Meeting November 4, 2007

Attending: Josh Randall, Michael Sullivan Smith, Susan Poretz, Barry Benepe, Leeanne Thornton, Town Board Liaison
Guests: Marti Randall, Mary Ann Baxter, Ed Baxter, John Monahan

Topic: 4206 Rte. 9W "Eligh-Kocherthal House" application for permit request of the Bldg. Dept. dated 10/24/07

The meeting was called to order by Barry Benepe at 4pm. Barry gave background information. John Monahan has done work for Dr. Kodsi and plans to move a trailer to the site for which he needed a building permit to do this. The permit has yet to be issued until after he meets with the Historic Preservation Commission.

Discussion:

A freewheeling discussion took place over the next hour. The Commission members tried to understand among other things:

1. The site plan that was submitted
2. The extent of the proposed project
3. The impact on the historic nature of the property
4. The legitimacy of the application

Motions:

Michael made the motion seconded by Susan that it wasn't appropriate to accept the certificate request until the application had a notarized signature on it. The motion was discussed and it was agreed that the Commission only accept an application from the property owner. Vote was 4/0. Motion approved.

It was decided that:

Dr. Kodsi and Mr. Monahan would be sent a letter describing exactly what the commission needed for it to consider the application. This included"

1. An application with a notarized signature of Dr. Kodsi
2. A complete application containing ALL of the items required by this Building Dept. e.g. accurate site plans, official renderings
3. AN archeological search of the property before any further construction work is started.

4. Zoning clarification about commercial use of the land by a non-owner
5. Board of Heath permits for the proposed septic system for the building

Josh made a motion to adjourn the meeting at 5:09, seconded by Michael Sullivan Smith. Motion passed 4/0

Respectfully submitted:

Leeanne Thornton, acting secretary pro tem

"Unofficial Notes"

The highway dept. was contacted about a curb cut but Bernie Ellsworth told Mr. Monahan that permission has to be given from the adjoining property owners. Supposedly Dr. Kodsi was furious that this was happening. Josh Randall commented on the Certificate of Appropriateness process, that this request must be made by the property owner or his agent. At this point the Commission members introduced themselves to Mr. Monahan. Mr. Monahan wants to move his trailer to property owned by Dr. Kodsi. A letter (Fax) was produced that stated "I hereby appoint J. Monahan to speak on my behalf..." The owner has not applied for subdivision approval. An application for a Certificate of Appropriateness was applied for on Oct. 25, 2007. Drawings were presented by Mr. Monahan of his planned trailer and barn for the property. Josh stated that he believed the property closed on Oct. 12th and was probably in escrow for 3 months. Barry asked Josh to check the law for Certificate of Appropriateness. Barry read the letter he sent to Dr. Kodsi and stated that he did not get any reply from Dr. Kodsi. Mr. Monahan said that Dr. Kodsi was ill and in the hospital. Josh interpreted the FAX and indicated that Mr. Monahan was acting for the Dr. Mr. Monahan suggested that Barry could call him on his cell phone; Barry had tried and had no success. The Board was poled to see how they felt about accepting the certificate from Mr. Monahan. Comments were made by Michael Sullivan Smith regarding the seriousness of the issue. Susan Puretz had reservations as did Josh. Michael made the motion seconded by Susan that it wasn't appropriate to accept the certificate request

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A discussion followed regarding the "curb cut." It did not appear that a state permit had been requested. Mr. Monahan mentioned a 24 foot curb cut and \$2,500 permit fee. Barry asked the Commission members what type of plans would be needed from the property owner. Mr. Monahan said he is the caretaker for 72 acres of property owned by Dr. Kodsi. Michael commented that the property hasn't been touched in years. He is concerned about Palatine background and an archeological review. Peter Sinclair couldn't touch his own house until a site review was done. He sees the site as sacred ground due to the Palatine settlement. Mr. Monahan said there is one grave on the 27 acre site. Josh mentioned a tomb stone on the east side of the racks. Barry asked if Dr. Kodsi was planning on subdividing the acreage. Mr. Monahan said they have taken as "asswhooping" on one and "not about to do another after 2 1/2 years. Josh referred to the "Gateway" and new zoning that mentions screening from the road, trees planted etc. Marti Randall questioned the plot design layout regarding the placement of the well/survey map references. She felt that the figures needed to be more accurate. John Monahan says the Town is concerned about set backs, he admits he "may be off by 20-30 feet." Susan said she would like to have more detailed drawings. John Monahan said he has another meeting in two weeks with the Town. Michael discussed maps and trailer location. He asked if the Health dept. had approved the grinder pump. John Monahan said he didn't need it since there is a septic tank on the property. Right now he plans on building a barn to hold his equipment that he uses for maintenance of the land owned by Dr. Kodsi. MJK Corporation owns the equipment that needs to be placed in the barn. The Application of 10/24/07 to the Bldg. Dept. was submitted. Barry presumed that the application was denied because it was incomplete. A stop work order was issued at that time.

Josh stated that the real estate listing ran out about a month ago. Another broker is involved Westwood Meets and Bounds. Josh would like to see a site plan sketch to scale. 10/23.07 sketch shows septic, water, elevation in one location and on the certificate of appropriateness they are different. From what he recalls of the property, the septic is north; NW corner of the house, water is almost mid house by the shed, crawl space in the shed. (Drilled well) M.S.Smith was concerned about the original road bed that

went where the shed was behind the house. He thought it may be the original if septic is on the north side of the shed the stone house would be about 6-8 feet north of the entrance way into the house. Septic field permit is for original use. The Dept. Of Health plan should be located to make sure it's correctly identified. It must exist in a file somewhere. Monahan is relying on well/septic that preexist.

Barry looked at the sketch-aluminum siding, cultured stone on the base of the trailer, asphalt shingles on the roof. Window types? "Whatever is there now" mentioned John M., double hung. He is moving the existing trailer. Barry asked John to take a photo of the building. Susan said that whatever the minimal requirements are should be what is needed by the group. It was mentioned that the use of the barn for storage may have to go to the zoning board of appeals R2 zone if it doesn't meet with the current zoning regs. Josh read from the zoning ordinance. A clarification point was made by Barry... neither our law or bldg. Law says applicant must be the owner. Barry suggests that Dr. Kodsi must be the co-applicant since he is the land owner.

Upgrading of the septic system? It may be good to have an archeologists look at the site if anyone is going to do any digging. When you go down 20 inches, water 4 feet deep, John Monahan said you just bury it "makes sense to bury it rather than have it look tacky on top." Land disturbance is a concern. Pictures of where the site would be in relation to the stone house would be helpful to the Commission. The proposed site is about 20 feet down hill. John said he would put stakes in the ground to show where the house and barn will be placed. Barry asked him if he could do this within the next 2-3 weeks. John said he thought he could. The Baxter's main concern is the use of the property for commercial uses. The barn will be used to store equipment, trailer, concrete forms 8 x 2 feet wide, according to John M. "ALL the equipment that is currently outside in the fields will be put under the pole barn." Mr. Monahan expressed concerns about the cost of getting an engineer to do his plans. Barry assured him that the Commission was trying to follow the local law requirements and not trying to present obstacles for him.