



**TOWN OF SAUGERTIES  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE OCTOBER 21st, 2019 MEETING**

**Present:** Commission Chair Stefan Yarabek, Vice-Chair Susan Puretz; Commission Members Barry Benepe; Alba LaFiandra, Commission Alternate Ken Myer Jr., Town Historian Audrey Klinkenberg, Town Liaison John Schoonmaker, Secretary Jeremy Russell, New York State Archives Regional Representative Dennis Riley, Town of Saugerties Citizen Jason Nelson.

**Excused:** Commission Member Peigi Mulligan, Town Board Liaison Paul Andreasson

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

The Commission met in the conference room adjacent to the Building Department offices of the Town Hall. The meeting was called to order, by Chari Stefan Yarabek, at 5:08 pm.

Chair Stefan Yarabek acknowledged the final meeting of the retiring Barry Benepe. Barry thanked everyone. He said that everyone is so smart and great to work with.

The Chair welcomes guests Dennis Riley and Jason Nelson.

*Susan Puretz makes a motion to accept the minutes of June 17th, 2019. Stefan Yarabek seconds this. Passed by a vote of 5-0, none opposed.*

*Barry Benepe makes a motion to accept the minutes of September 16th, 2019. Susan Peretz seconds this. Passed by a vote of 5-0, none opposed.*

### Old Business

1) Update on storage space in Town Hall: Susan and Peigi had a meeting with the Supervisor, Fred Costello, and he is very positive about the Historic Preservation Commission having space on the second floor of the Town Hall. A letter of confirmation has been written. The HPC is going to start moving things into this space.

1a) Susan transitioned to deed of gift discussion (not in agenda). It has changed from the gift being donated to the Town Historian to the form now reading that the donation goes to the Commission. It is two pages, back to back. Peigi and Susan are still working on an individualized addendum for Marti Randall, which is to allow family to take back documents if they choose to do so. In this case, it is Winston Farm documentation. Susan

and Peigi are also working on implementing Barry's suggested stratification of gifts and materials regarding ownership and organization of Commission. The draft is expected to be ready by next meeting.

Jason asked if an attorney has read over the deed. Susan recalled that she used Woodstock Historical Society's form as a model. This deed went through several revisions based on uncertainty of storage. John mentioned that attorney George Redder would look over any contractual agreements the Commission would use. Dennis thought that some people erroneously believe they possess copyright on certain things, and that the deed should include language for those instances. Dennis also suggested development for deaccessioning materials, but not in the Deed of Gift. The State Archives states that it has the right to get rid of things as they see fit, and established internal procedures to ensure they are throwing valuable things out. Jason will have an attorney friend look over the document.

- 2) Memorializing Resolution: Saugerties has the most stone houses of any municipality in New York State. The Commission would like to publicize and make it part of Saugerties's identity. There are plans for a reception announcing this, but a date has not been chosen. Susan suggested combining with the Historian's "Path Through History" event. Audrey now believes that will take place in September. Stefan suggested the combination or having the event at the Farmer's Market in the spring. Audrey thought it's problematic because the Farmer's Market is normally attended mostly by out-of-towners. John mentioned that Saugerties has several large events that bring locals to visit the village. Stefan proposed speaking to village merchants about a winter holiday/Christmas reception event. Stefan will talk to Connie (owner of Hudson Valley Desert Co.) John suggested talking to Brian Donahue at Inquiring Minds about having the Commission set up there. Stefan will contact both.
- 3) Asbury District: Stefan has assembled a file and will have it distributed next meeting. For background, he noted that during research for a proposed solar farm, it became evident that the district was very special. Town of Saugerties HPC wanted to nominate it to the state historic register, or bring it to their attention. Discussion centered on the next step. The secretary will have to file paperwork with different government entities. Stefan recalled that during the process several years ago, the public seemed to be mostly positive about the proposal. One person living close to but outside the district was opposed. He passed away. The new owners seem more amenable to the proposal. Stefan believes it will be a prime focus for the HPC this spring.

*Stefan makes a motion to form a subcommittee. Alba seconds this motion. It passes unanimously, 5-0. The subcommittee will consist of Stefan, Alba, Ken, and former commissioner Michael Sullivan Smith, if he agrees.*

Ken mentioned that he has some Asbury material from Michael S. Smith. Myles and Michael produced most of the documentation. It's stated that the Commission does have the files. Barry has left the Commission guidelines on establishing a historic district. He said that the standards are very different from the nomination of individual buildings. You need to provide a basis for establishing why the district is important and different from the lands surrounding it. You have to determine the boundary lines with properties. And you have to determine what lands can't be spoiled by new development.

- 5) Budget: (Moved up because John must leave) A public hearing has been set for the Town Board budget. John believed he can push for \$5,000, which will help with the Asbury District. There have been talks about reducing the Historical Society budget and appropriating that elsewhere. Stefan joked that it's an honorable organization to fund, but not a state-mandated one. John agreed, and said that the Town's position is that they

want to help non-profit non-government organizations when they are in their infancy, but as they grow, they should become self-sustaining so that other new organizations can be assisted.

(John Exits)

- 4) Secretary Update: Jeremy has sent all minutes since 2014 to Michael Campbell for the Town Website. He is still missing November and December of 2018. Lisa Stanley is missing the last two years. Conversation turned to the secretary during the latter part of 2018, and perhaps she has the minutes, but there was no conclusion.

Copies were made of Volume 2 of the 2004-2005 survey of historic buildings, 2009, 2010, 2011 and 2012 Stone House Tour booklets, and some new-member workbooks with added and updated reference papers. The total cost of the new binders and printing from Staples was \$320.22. Jeremy also bought new batteries for his recorder for \$6.47.

Audrey mentioned that she has a copy of Volume 1 of the survey work. Barry believes he does as well. As Jeremy handed out the Stone House Tour booklets, Susan said that some of the houses of the Asbury District have write-ups in these tours. Susan recommended having a USB of all Commission material in their file cabinet in the main section of Town Hall.

Jeremy has prepared a workbook with additional and updated reference material. He asked if anyone had a summary of action beyond 2014. Audrey may have summary of action on her computer. Jason will need a new book.

Jeremy started researching tenure and terms of Commission members, but ran into stumbling blocks. He promised to continue working on this for the next meeting.

Lastly, Jeremy printed up some notes that Peigi had given to him.

Before commencing Old Business, Barry asked if Jeremy could be added to the letterhead. Stefan reminded that the new alternate should be added as well.

## New Business

- 1) Appointments to the HPC: Jason Nelson, to replace Ken Myer Jr., is appointed to the Commission as an alternate, beginning in November, 2019. As an introduction, he said that he's enjoyed meeting everyone, and looks forward to putting time into the Commission. He's been a history buff since he was a child. He went to Tufts and did his thesis on 14th Century English clergy history. He grew up in a 17th Century town in Long Island that did not have a Historical Preservation Commission and is very excited to be around like-minded people in an organization he really appreciates.

*Stefan wholeheartedly nominated Jason Nelson to become an alternate member of the Town of Saugerties Historic Preservation Commission. Susan Puretz seconded the nomination. The vote passed unanimously, 5-0, none opposed.*

Susan reviewed the situation concerning the Winston Farm research and nomination with Josh and Marti Randall for Jason, and recommended that Jason talk with her about putting together a book. Alba inquired as to whether anyone had ever contacted Archive Fine Art about their storage capacity. Jeremy volunteered to contact them. Alba suggested that perhaps they may be able to donate space, even if for a short period of time. Audrey, having accepted items on behalf of the Town as Town Historian, needs space for things to be placed.

- 2) Discussion with Guest: Dennis Riley: Dennis is a regional representative of the State Archives covering the Hudson Valley from New York City to Albany. Dennis assisted the Town with a grant proposal to the State Archive about the Commission's desire for Town space.

Dennis met with Jeremy and various other history enthusiasts at the Lamb Center for a discussion on what the details of an archive would look like. The thought that the Lamb Center could be a mixed-use public/private archival center was considered. The conclusion taken from the meeting was that a number of issues prevent the Lamb Center from being the optimal choice for the Commission to use space. Dennis felt that the Lamb Center would primarily be defined as a private enterprise, and the State Archives budget predominately goes to local governments. The use of grant money is very restrictive, and the nature of the enterprise lends to private use of money intended for the public. Storage of Town records have laws and guidelines that make off-site premises storage very difficult.

Susan asked if the Town resubmits a grant proposal, would it improve the chances of getting the grant if it mentioned that the Commission has access to space at the Town Hall, and space at the Lamb Center. Dennis felt it would confuse reviewers of the grant to have several spaces, and recommended a strategy of defining the problem that needs to be solved, and let the grant proposal flow from this. Including a non-profit organization would likely hurt the grant proposal.

Susan asked when the next grant period is. Dennis said that the budget for the State Archives was submitted, and that an answer was expected around October 1, 2019. At this time, it had not been passed, but Dennis believed that the application would be due in mid-January of 2020. Dennis reviewed happenings of the past: there were mixed interpretations on how to use the second floor storage space of the Town Hall. Dennis felt the space was large enough to accommodate Vernon Benjamin's wishes along with the Commissions.

Dennis mentioned that the previous cycle was very competitive, and that the State Archives only funded one-third of the projects they felt were good projects. Saugerties, he thought, was near the bottom.

Susan asked about the grant format. Dennis said that it would be the same model as last year's. He noted that the grant review committee consists of three people. Dennis acknowledged that he was one of the harshest reviewers in the previous year. He is hopeful because the space on the second floor has lots of potential for the Town.

One of the issues from the previous year's application was that the description of the records to be stored in the aforementioned space was that the first year called for base storage, and the subsequent years called for inactive storage, which held different guidelines for safety and access.

Barry mentioned that files that may be challenged are very important to be publicly accessible. Dennis mentioned that inactive storage is defined as being accessed less than once a month.

Dennis recommended defining, along with the Deed of Gift, what will be accepted by the Commission.

Susan asked about separate grants that might be available from Dennis's office. The State Archives has a Disaster Management grant that allows for funding for recovery. Their primary grant, and the one being discussed is the Local Government Records Management Improvement Fund. In the inactive storage category, it is called minor remodeling. The grant writer finds an HVAC and Tech professional that can meet basic needs for environmental control, fire suppression, security. The grant maximum is \$75,000.00 One reason the previous application was denied because the proposal came in at \$75,000.00, meaning due diligence was likely not done.

Susan asked if the grant should consider having a space with furniture for public review. Dennis mentioned that State Archives does not allow for the purchase of furniture. A cubicle may receive matching funds. It is much more likely that public accessibility with inactive storage will be denied. Dennis reminded everyone that the Town Clerk must submit the grant.

Barry asked if it is necessary to have daylight in a storage room. Dennis said that records should not be stored in day/sunlight.

Ken asked if the State Archives would fund equipment for digitization. Dennis said that applying in the inactive storage category should not be included, and that it should be applied for in a different category, which is called "Document Conversion." Ken then asked if any State agency helps with digitization. Dennis stated that his office does not, but he would be happy to help out. He also recommended talking to the County. Audrey mentioned that Hudson Archival is a very good company. Dennis said there is another category for restoration. After Dennis said that every government entity is allowed one proposal per cycle, Susan asked how long this is, and Dennis said one year, but to scope out projects that take 8-10 months. They generally fund 50% up front.

Susan asked if the grant would be stronger for the application to include the Town Historian. Dennis said that it probably would given the size of the space. The records management officer - the Town Clerk - has not been able to provide information on the overall records situation of the Town. Dennis mentioned that anyone can be the Project Director, and not to worry if the Town Clerk is not involved.

Alba asked if there was anything currently in the space. Stefan believes it's about 60% full. The initial application wasn't clear on what the records currently being stored in the storage space actually are, and why the funding was needed to store records that might not be needed. It also wasn't good on the application that the description of the room omitted that it already had shelving. Dennis said it wasn't necessarily a problem of last year's grant application, but seeing multi-year projects in a single-cycle application make the State Archive reviewers hesitant.

Susan asked if Dennis knew if there are any non-State entities that are helpful in funding archival projects like the Lamb Center. Jeremy mentioned that Dennis gave him many similar projects that were worth looking at. Dennis couldn't remember any that provided for structural funding, but some that were for preservation, digitization and restoration..

### 3) Other New Business: None

## Miscellaneous Business

- 1) Town Historian's Report: Audrey found a postcard from the 1930s of the Eligh House. She then mentioned that someone recently called and said that she found a Glasco Brick Works internal company book with employee name and wage information. Then, Audrey said she is going to continue transcribing Benjamin Myer Brink's diaries, and that she is "in 1904," as he's about to move back to Saugerties, from Kingston. She will be giving this to the library, and Michael Sullivan Smith will digitize it.

The "Path Through History" project seems difficult to pull off, based on things she noticed in Kingston. Audrey believes the 19th of September would be the best for the generation of a map for a "ramble," at the least. The Katsbaan Church will be open for this. Marjorie Block, from the Historical Society can be involved. Susan Bennett of the Saugerties Arts Commission would like to be involved. Audrey believes that two recent documentaries on the Esopus Creek can be shown.

Stefan asked if Audrey could summarize her main points, so that Greenways can possibly fund this. Most of the Town Board has been informed and is for this project, Audrey reports.

Susan suggested that the memorializing resolution celebration should be coordinated with this as well. Jeremy volunteered to dress up as his ancestors Ludwig, Jeremiah, or William Fiero Russell. He also mentioned Ernest Frazier's art exhibit. Audrey mentioned Augusta Savage's home, although the owners might not be interested. Stefan mentioned that there was a major exhibit at the New York Historical Society on Augusta Savage, and that the Commission should get a book for their records. Alba asked if SPAF could get involved for a large exhibit.

*Susan makes a motion that the Historic Preservation Commission enthusiastically supports Audrey's idea, and Alba seconds the motion. It passes unanimously, 5-0, none opposed.*

*With no further business to discuss, a motion was made by Stefan Yarabek, and seconded by Susan Puretz, to adjourn the meeting.*

Meeting was adjourned at 7:06 pm.

Respectfully Submitted,  
Jeremy Russell  
Secretary  
Town of Saugerties Historic Preservation Commission

# TOWN OF SAUGERTIES

## HISTORIC PRESERVATION COMMISSION

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Fred Costello, Town Supervisor  
Town Board Liaisons to the HPC  
Paul Andreassen  
John Schoonmaker



Commissioners:  
Stefan Yarabek, Chair  
Susan Puretz, Vice-Chair  
Barry Benepe  
Alba LaFiandra  
Peigi Mulligan  
Ken Myers Jr. (alternate)  
Audrey Klinkenberg,  
Town Historian, ex officio

### Regular Meeting, October 21, 2019 at 5 pm

### Agenda

Call to Order

Approval of June **17, 2019** Meeting Minutes

Approval of **September 16, 2019** Meeting Minutes

#### Old Business:

1. Update on Storage Space in Town Hall (inc. grant possibility)
  2. Memorializing Resolution: Planning for it (date/etc)
  3. Asbury District
  4. Secretary Update: Website; Looseleaf Binders; other material
  5. Budget (update by Town Board liaisons)
- Other Old Business

#### New Business:

1. Appointments to the HPC
2. Discussion with Guest: Dennis Riley
3. Other New Business

#### Miscellaneous Business

Town Historian's report: Update on "Path Thru History"  
Town Board Liaison's report  
Other announcements

Next meeting scheduled for November 18, 2019

Adjournment