

1 HISTORIC PRESERVATION COMMISSION MEETING

Monday, July 16, 2007

In Attendance: Board Members: Barry Benepe, Susan Puretz, Josh Randall, Michael Smith, and Myles Putman.

Also In Attendance: Town Councilwoman and Liason Leeanne Thornton.

Excused: Cheryl Van Schaack, Secretary.

Public: Jeremy Kane, Kate Kane and Marti Randall.

Barry opened the meeting at 7:00 PM, in the small room of the Frank Greco Multi-Purpose Building, Saugerties, NY.

Acting Secretary.

1. Cheryl is unable to attend due to illness. Discussion over one of the Commission members acting as secretary, Myles volunteered.
2. *Motion by Barry Benepe, seconded by Josh Randall, to designate Myles Putman as acting recording secretary for tonight's meeting, approved unanimously.*

Minutes of June 18 Meeting and June 25 special Meeting.

1. Josh noted an error on both sets of minutes, which state that the next Commission meeting will take place on July 23. This is in error and should be corrected to read July 16.
2. *Motion by Josh Randall, seconded by Myles Putman, to approve the minutes of the June 18 and June 25, 2007 Historic Preservation Commission meetings, subject to the amendment to correct the July 2007 meeting date; approved unanimously.*

Winston Farm Update.

1. Barry briefly summarized the work to date. Leeann stated that the designation was not, to her knowledge, on the Town Board agenda for discussion or consideration. All signed mail receipts have been returned except from Terry Gilbride's office. Carolyn Steck had contacted Nancy Campbell on the position of the Town Board, has not yet spoken with Leeann.^e
2. Leeann^e asked if the Commission is willing to do a workshop with the Town Board to discuss not just the Winston Farm designation, but more importantly, the meaning and intent of the Historic Designation process, and to discuss the beneficial aspects of such designations. Leeann will investigate possible dates, the Commission suggested July 25 (a Wednesday). Barry expressed his concern over the misinterpretation of the Historic District Designation process as a type of "takings". Additional ideas were offered. Barry wondered if graphic aids would help, especially aerial photo enlargements. Josh said the available photos are grainy, Sue felt that the additional documentation was not needed at this point. Barry wondered if designating a portion of the site - cutting out the "100 acres" - would be a viable compromise position.
3. Barry also discussed "Planned Historic Development Districts", and historic-sensitive zoning in other Towns. Myles suggested the Hurley zoning as an example, which describes the intent, review process and design guidelines.
4. Josh noted that there is a 45 day time clock on the Commission's recommendation for designation, which took place on June 16. The Town Board pans to meet on July 18 and then not again until August, at which time the 45-days have expired. If the Town Board does not act on the designation within this time frame, the designation receives "default" approval.
5. Leeann suggested a possible presentation on the local cable access channel. Possible roundtable discussion, could be broadcast to Kingston, Woodstock as well. Josh would be able to speak from his experience.

Get landowner testimony, illustrate with pictures and video of structures.

6. *Motion by Josh Randall, seconded by Susan Puretz, to request a workshop meeting with the Saugerties Town Board, prior to the Town Board voting on the designation of the Winston Farm as a Historic District; approved unanimously.*
7. *After some discussion, it was felt that attorney John Vaginalis should attend the workshop. Motion by Josh Randall, seconded by Susan Puretz, to amend the previous motion requesting a workshop meeting with the Saugerties Town Board, to include attorney John Vaginalis as a participant; approved unanimously.*
8. Leeann will investigate the Town Board's availability and room availability.
9. Additional discussion was had over future development of the Winston Farm site if the designation becomes effective. The Town should consider a strategies of encouraging development that is compatible with and complementary to the intrinsic historic features of the Winston Farm site.

Continuation of Public Hearing: Proposed Designation, Third Brink House (501 King's Highway).

1. *Motion by Josh Randall, seconded by Susan Puretz, to continue the hearing on the Third Brink House until the August 2007 meeting; approved unanimously.*

Schedule and Advertise Public Hearing: Proposed Historic Designation, James Brink House (Mynderse Street, outside of Village boundary)

1. Barry noted that maps are needed, Mike is working on these. Discussion over the "non-contributing" elements. The landowners (Schaeffers) are amenable to the Historic Designation.
2. Mike wondered if we can designate a historic landscape - the field, stream and river frontage.
3. *Motion by Josh Randall, seconded by Mike Smith, to hold a public hearing on the James Brink House on Mynderse Street at the September 17, 2007 Commission meeting; approved unanimously.*

Priorities for Future Designations.

1. Barry discussed the feasibility of copying the Town's historic inventory to current commission members. Josh noted that there are two thick binders of data. Susan suggested creation of limited number of copies that would remain town property but be signed out by commission members during their tenure. Leeann expressed her concern that the Commission secretary should be doing this work.
2. Mike asked about the "Certified Local Government" status. Leeann said that guidelines need to be done. There are two types of guidelines - those for Designation and those for Certification.

Preservation Manual.

On a related note, Barry suggested that the Town create a design manual similar to what is used in Woodstock. A single-sheet handout was provided. Barry is asking for comments and ideas. Projects would get a Certificate of Appropriateness following review.

Other Old Business.

Site in Veteran, s-b-l 17.015-3-12. This is the old Veteran school, very overgrown right now. Josh reported that a new owner was looking to redevelop the site with residence, although property is only 104 feet by 104 feet (0.248 acre). No permits have been applied for yet. Can the owner be contacted and advised to hire an architect to do an appropriate design? Josh said the assessed value is \$5,000, but the site may be worth \$15,000. Septic is an issue, due to insufficient site area. Susan suggested we contact the owner in writing with a letter advising her of the site's potential historic significance and further invite her to attend a meeting of the Historic Preservation Commission to discuss the site further.

There was no other old business.

New Business.

1. Mike stated that the Dragon Inn site in the Village (Sheffield House) is under review for designation by the Village Board. The neighbors are very supportive of this. The owner wants to preserve the building.
2. Barry broached the idea of holding a joint meeting with the Village Historic Preservation Commission. Leeann said this was a great idea and suggested that the meeting be televised on or recorded for the cable access channel.

Adjournment.

Motion by Josh Randall, seconded by Mike Smith, to adjourn the meeting. Meeting closed at 9:00 PM.

Respectfully submitted,

Myles Putman
Acting Secretary

8/7/2007