

Historic Preservation Commission
February 15, 2016
Building Department Conference Room
Minutes

Present: Stephen Shafer, Michael Sullivan Smith, Susan Puretz
Liaison: Bill Schirmer, Town Board Member
Excused: Barry Benepe, Stefan Yarabek, Audrey Klinkenberg (Town Historian)
Guest: Neil Larson
Secretary: Amy McClure

The meeting was called to order by Stephen Shafer at 5:10 in the absence of Barry Benepe, chair.

Stephen thanked Susan Puretz for her heroic work in creating the two grant applications that will be discussed later in the meeting and thanked Michael Sullivan Smith for his excellent work on preparing the Annual Report.

1. The minutes of January 18, 2016 meeting were corrected. Susan moved that the minutes be accepted as corrected. Stephen, aye; Susan, aye; Michael, aye. Unanimous.
The January minutes were amended to change item numbers.

Old Business:

1. The cost of the renewal domain name is \$21.34 for a two year subscription. Michael moved to approve this amount, seconded by Susan. Stephen, aye; Susan, aye; Michael, aye. Unanimous.
2. Barry testified on January 19, 2016 at the Town of Saugerties Planning Board public hearing on the Wynkoop House. Copies of the letter he sent were distributed by Stephen and are filed with these minutes.

New Business:

1. There will be a conference on April 30, 2016 at the Catskill Interpretive Center. After some discussion, it was recommended that the Historic Preservation Commission pay the \$20.00 per person fee for members of the Commission who wish to attend. It was noted that in the Commission's 2016 budget, there was an allocation of \$200.00 for membership in both the National Assoc of Preservation Commissions and the Preservation League of N.Y. Susan moved that money for any Commission member to attend the April 30th, 2016 conference be taken from the budget allocation for joining the two organizations. Seconded. by Michael. Stephen, aye; Susan, aye; Michael, aye. Unanimous.
2. The discussion of whether or not to approve the purchase of a tape recorder to tape meetings for the secretary's use occurred. Amy was asked to investigate prices.
3. Annual Report for Oct 1, 2014-Sept 30 2015 for the State Historic Preservation Office. There was a discussion and a viewing of the document on Michael's laptop and projector. It was noted that this has been at least 95% completed by joint effort with Michael in the driver's seat. It is on an Excel spreadsheet that has room for answers to specific questions. Bill said it does

not need to be approved by the Town Board Susan moved that the HPC accept and approve the report, seconded by Michael. Stephen, aye; Susan, aye; Michael, aye. Unanimous.

4. Certified Local Government grant application to update the 2005 Historic Resources survey. At this point there was a discussion with Neil Larson about the particulars of the grant application which had been written by Susan. Susan will amend the grant application to reflect the discussion. By general consensus the Commission approved the grant application.

5. Certified Local Government grant application. A new CLG grant proposal written by Susan for a meeting of HPC's in the Hudson Valley was discussed. It was noted that the inspiration came from a meeting that Michael and Susan attended with Hurley's HPC. Susan had sent a suggestion to Julian Adams (SHPO) and that developed into SHPO's recommendation to apply for a CLG grant to fund this meeting. By general consensus the Commission approved the grant application.

Susan will attend the pre-board meeting of the Town Board on Wednesday, Feb. 17th to answer any questions about the two grants. It is hoped that the Town will approve the two grant applications at that meeting.

The agenda completed the Commission adjourned at 6:54 p.m.

Amy McClure, Secretary

Attachment on page 3

TOWN OF SAUGERTIES
HISTORIC PRESERVATION COMMISSION

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Greg Helsmoortel, Town Supervisor
Bill Schirmer, Town Board Liaison
Commissioners:
Barry Benepe, Chair
Stephen Q. Shafar, vice-Chair
Susan Puretz
Michael Sullivan Smith
Stefan Yarabek
Audrey Klinkenberg,
Town Historian (ex officio)

To Town of Saugerties Planning Board

25 January 2016

Re. Proposed Hotel, Route 32 N, on lands of the former Winston Farm

My name is Barry Benepe and I am testifying in behalf of the Town of Saugerties Historic Preservation Commission. Section 8, paragraph H of Local Law #3, 2004, amended as Local Law # 3, 2008, as amended, requires us to make recommendations to the Planning Board "regarding applications for site plan review or subdivisions of real property containing landmarks ". The following comments should be considered as part of our original comments submitted on 20 June 2014.

As I am sure you know, the proposed hotel and ancillary retail facilities are to be sited on the lower portion of the former 800 acre Winston Farm, still owned to the best of my knowledge by the Schaller family, not NY Development, LP, the applicant. This specific site is not shown as a buildable area on the plan prepared by CH2MHILL and IDC Architects on 23 September, 2009, nor is it served by public water and sewer. That plan shows it adjacent to a large wetland mitigation area to the north and indicates a trail system passing through the site parallel to Route 32. It is, however, a potential commercial link between Route 32, the Adirondack Trailways Bus Station, the park and ride facility, the NYS Thruway and the Winston Farm itself. This link will require a road over the Beaverkill floodplain.

The Winston Farm itself, on which this site sits, has a long history. According to an interview with Patricia Di Pierno in June 2006, whose relative worked on the farm in the 1920's, it was part of a 1000 acre grant given to veterans of the French and Indian Wars which may have included the Wynkoop family which owned the farm in the 18th and 19th centuries before being sold to the Winston family. The March 1, 1921 issue of The Guernsey Breeder Journal stated that this farm was "one of the largest and best kept stock and dairy farms in the Hudson River Valley." In a letter of August 10, 1994, David Gillespie, Director of the Field Services Bureau of New York State Office of Parks, Recreation and Historic Preservation wrote that "the Winston Farm Complex is eligible for inclusion in the National Register of Historic Places." Marti Randall is currently completing a history of the farm which, which after exhaustive detailed documentation