

Historic Preservation Commission
December 19, 2011
Building Department Conference Room
Minutes

Present: Josh Randall, Susan Puretz, Michael Sullivan Smith, Barry Benepe

Ex Officio: Audrey Klinkenberg, Town Historian

Liaison: Jimmy Bruno, Town Board

Excused: Myles Putman

Guests: Richard Praetorius, Gianfranco Pellegrini, Bipin Patel

The meeting of the Commission was called to order at 7:00 by chairperson, Josh Randall.

1. It was moved by Barry Benepe and seconded by Michael Sullivan Smith that the minutes of the November, 2011 minutes be approved as submitted. Josh, aye; Susan, aye; Michael, aye; Barry, aye. Unanimous approval.

2. Discussion regarding a Certificate of Appropriateness for the Wynkoop House. Josh distributed a memorandum from Alvah Weeks regarding the Wynkoop House. A subdivision was proposed six years ago, which faltered and was never filed. Barry asked about sewer and water for the property. There is a sewer line in place. Howard Johnson agreed to allow a hook-up for water with a line under Route 32. Richard Praetorius related what will be done on the property and displayed a map of the proposed building on the property. A hotel would be built behind the Wynkoop House with two driveways, one across from the entrance to Howard Johnson, the other on Old Route 32. The property has not yet been purchased. The hotel would be four stories, height 45 feet, 70 rooms, parking on the property. The façade of the hotel, it is hoped, would mirror the Wynkoop House says Mr. Pellegrini.

Susan asked for the price range of the room, answer is 80 to 90 dollars per night.

Susan asked what would be done with the Wynkoop house. Gianfranco answered that there would be complete refurbishing, new floors, fireplace, heat, maybe changing the windows, making it airtight. Then plans are to lease it out, perhaps for a tavern or dining. Susan asked about the parking site. Richard responded that there have to be 80 parking places for a 75 unit hotel, per zoning law. The odd shape of the property is a design problem. The view from route 32 is not impeded by the parking lot. Barry asked about the curb along route 32, he wanted to know if it was imposed by NYS DOT, which it is. There is no provision for walking in or bicycling. The planners are looking at a Holiday Express franchise. Jimmy suggested that a picture of the Wynkoop house be given to the architect. The company should have a sign manual. Barry suggested the possibility of a single lane road, which would decrease the width of the road. Mr. Praetorius would go to the zoning board of appeals to request moving the building further to the west, moving it further from the Wynkoop House or perhaps moving the structure to make it more parallel with the stone house. Josh suggested that they men come back to the next meeting to discuss this proposal. Josh would like to see an artist's rendering of the site

plan. Richard said he would look at the drawing with a mind toward changing the drawing to move the building to more parallel to the house, and will play with the width of the road. Richard has done at least two grading plans on the site already. Josh thanked the three gentlemen for coming, and again invited them to come, deed in hand, to the Commission's next meeting.

3. Education proposal by Michael Sullivan Smith. Michael distributed a proposal to create educational and promotional materials. A copy is on file. Moved by Susan Puretze to consider this resolution and seconded Barry Benepe. Josh, aye; Susan, aye; Michael, aye; Barry, aye. Unanimous approval. A discussion ensued. Barry noted that the committee would have both Commission and Historic Review Board members. Michael Sullivan Smith and Richard Frisbie will be part of the committee. Josh noted that there should be at least two persons from the Commission. Barry noted that there should be a person involved who has public relations experience. Michael distributed samples of articles which would or could go into the newspapers. Michael mentioned that historic documents may now be found online on HRVH.org. The Saugerties Public Library would also be a part of the program. Michael stated that we would be playing up the positive aspects of Saugerties. Moved by Barry and seconded by Susan to adopt the resolution. Josh, aye; Susan, aye; Michael, aye; Barry, aye. Unanimous approval.

4. The cobblestone bridge, on Manorville Road, was washed out during Hurricane Irene. Josh has received some phone calls about this. Rumor has it that people are saying that the Historic Preservation Commission demanded that the bridge be replaced as it was. Josh stated strongly that the Commission never made such a comment. Additional information: The town highway department would replace the bridge at a cost of \$250,000. Fixing all the roads and bridges in the town would cost around \$2,500,000. FEMA will reimburse the town at 83%. The town will have to get an anticipation bond for \$2,500,000. This bridge is not in the jurisdiction of the Commission and the Commission members had not discussed it previous to this meeting.

5. Old Business: a. Josh distributed the final resolution from the Town Board on the Opus 40 designation.

b. Susan reported on the Historic Flatbush House Tour which will involve buildings in both the town of Saugerties and the town of Ulster. The tour will be held on May 12 with a rain date of May 13, 2012. The committee continues to work on the project. Since the exact locations of the homes included on the tour remains secret until the day of the tour, her details are omitted from these minutes.

6. New Business:

a. Susan Puretz found an editorial in 2008 in the Daily Freeman and an article from the National Trust for Historic Preservation, from Jun 9, 2011 regarding the need for historic preservation and the objections often given by owners.

b. Web site. The secretary has been sending the minutes to the webmaster as well as to the Town Clerk. The secretary is enjoined to contact the webmaster regarding the fact that minutes are not being posted on the web site.

Moved by Michael Sullivan Smith and seconded by, Susan Puretz that the meeting be adjourned. Josh, aye; Susan, aye; Michael, aye; Barry, aye. Unanimous approval. The meeting was adjourned at 9:05 pm.

Audrey Klinkenberg
Secretary