



**TOWN OF SAUGERTIES
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MAY 17, 2021 MEETING**

Present: Commission Chair Stefan Yarabek, Commission Vice-Chair Susan Puretz, Commission Members: Ken Myer, Jr. and Alba LaFiandra, Commission Alternate Jason Nelson, Town Historian Audrey Klinkenberg, Town Board Liaison John Schoonmaker, Town Board Member Peg Nau, Historic Preservation Consultant Neil Larson, Members of Public: Phyllis Clark, Tyler Roebuck, Anastasia Maher, Nina Schmidbauer, Tim Scott, Secretary Jeremy Russell.

Excused: Commission Member Peigi Mulligan

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

The Commission met virtually, on the platform Zoom (zoom.us), ID #969-987-8583.

The meeting was called to order at 5:32 PM by Susan with a quorum of Susan, Alba, Ken, and Jason (alternate for Peigi) present. Phyllis Clarke and Jeremy Russell were present.

[Stefan entered the meeting at 5:34.]

Susan announced she had started the meeting to Stefan (he was not expected to be able to attend). Stefan asked Susan to continue and lead the discussion on minutes of March.

Alba said that she had read for the first time that Barry was interested in seeing the Funicular Railroad at Alba's house, and that it was reported that the family had removed the tracks. She corrected the record to state that the rails were still intact on the mountain, with all the equipment. The only change made was that they had cut the electricity to the motor so that the railroad was not functional. Alba said anyone was welcome to come up and see it. Ken asked if you could see the tracks from the road – Alba said not this time of year. She said the tracks don't seem to be straight anymore. She also said they kind of look like steps going down the mountain. You can see the tracks sticking out of the snow. Alba suggested having an HPC meeting at her house so that all could view the Funicular Railroad. She thinks that it could work again, if electricity is restored and the rails are straightened.

[Neil Larson entered the meeting at 5:37]

Stefan asked Alba if the railroad was fully on her property – she said it was, and that it was part of the deed that says that the property goes halfway to the Esopus Creek bed. She said she'd attended the Esopus Creek event put on by Shout Out Saugerties, and showed Ken the benches that have been covered in mud since the turbid waters had begun to be released. Stefan asked if the top was also on the property. Alba said that it was entirely on the

property. Susan asked when it was built – Alba thought that her father had begun constructing it in 1952, and was completed and opened by 1955. Alba wondered if a presentation she gave for Lifespring on the railroad was recorded. Susan knew that Lifespring had not recorded or published the material, but the Friends of Historic Saugerties might have. Alba said she'd check and get back to the Commission. Stefan was fascinated; thought it sounded like it could be a nice open-space institute, or a nice park, and something worth considering for acquisition, with permission and payment to go to Alba's family. Alba reported that it was not really accessible, and somewhat dangerous, with no open space adjoining the property. Stefan said he'd designed the Mt. Beacon Park which has a Funicular Railroad. It has become a very popular hiking destination in the Hudson Valley.

[Audrey entered the meeting at 5:40]

Susan asked if the minutes discussion should be delayed for Neil Larson. Neil said he was in no rush, as his later meeting at 6:15 had been cancelled. Susan continued with the minutes by asking Jeremy if he was clear.

[John Schoonmaker, Tyler Roebuck, Anastasia Maher, and Peg Nau entered the meeting at 5:42]

Alba asked how Barry had expressed interest in the Railroad. Jeremy said Barry had read the minutes of another meeting, and e-mailed Jeremy asking whether it still existed. Alba asked Jeremy to extend an invitation to Barry, and Jeremy said he'd be happy to come as well, in order to bring Alba a USB of the HPC Archive.

Alba made a motion to accept the minutes as corrected, Ken seconded the motion. The motion passed unanimously 5-0, none opposed.

The April minutes were sent out, but it was decided that Susan would edit the minutes and address them at the following meeting, in June.

OLD BUSINESS

1. Asbury District Update: Neil said that the latest report was that SHPO (State Historic Preservation Office) would not be entertaining the State district nomination until the end of the year. Neil had followed up with Chelsea Towers, who is in charge of the nomination's procedural course, but had not heard back. Neil then said that there is a question as to the timing of a local designation, and thought it was best to have a state and national designation before proceeding with a local designation. Neil asked if the Commission had determined the District to be eligible, locally. Stefan said that the idea came in response to the proposal of a Solar Farm. Stefan thought the Commission did not seek a determination on eligibility, and asked if, given the unexpected delay at the State, that they move ahead with a local designation. Neil asked if there was community support. Stefan said yes. He stated that there was opposition, but it was because there was a thought that one of the property owners hadn't been properly notified. The property owner has since passed away, and it was later revealed that proper notice had been given. Thus, he believed, there was no longer any objections.

Neil thought that if there are no hurdles, then, it's up to the Commission to decide. He said the State/National nomination material can be used for the local nomination. Susan asked if she was hearing correctly: that the Commission should proceed with a local designation. Stefan asked Neil if there was a public hearing after a National nomination decision. Neil said that he wasn't sure how they were handling it during Covid, but, the process was that the State would send out their own notification letters and hold a public information meeting. The letters are sent to all property owners. They are invited to attend the meeting and ask questions. He said the

letters would go out a month or so before the meeting. Susan asked if the Commission is invited. Neil said you would get notified just like any public entity is supposed to. Stefan thought that the hearings for a local designation could start in September, or sooner. Neil said that agencies don't like it if there are objections within a district; they tend to get nervous. Neil asked if the Town Board supports the National District. Stefan directed the question to John, who said he had not heard any resistance.

Jeremy said that he reread Chelsea's e-mail, saying she is telling people that once completed nomination forms are received, she thinks there will be a delay of up to a year. Neil thought that that wasn't likely, and it was only a matter of getting the nomination on the agenda, as the work is completed. Stefan recommended starting the process at the following June meeting, with a hope of having a September nomination. Stefan thought it would help push the State nomination along. Neil thought it was possible to get to the review board in September.

Stefan asked if it was possible to move forward with a public hearing in June for a local designation. Susan asked if the supporting documentation is available. Stefan said yes. Susan said that she didn't see any reason not to.

Stefan made a motion to set the agenda to start the nomination process of designating the Asbury District a local landmark, beginning in June. Susan seconded the motion. The motion was carried unanimously, 5-0, with none opposed.

2. Malden Survey/District: Update: Neil said that the field work for Malden was completed, and John Ham has been entering the data into New York's system. There's been a glitch with their CRIS, and some data was lost, so he was still entering data. Neil will supply a report after the data is entered. Neil will be recommending a local district nomination, and he was not sure of a National Register designation. He said like so many other riverfront towns, Saugerties has lost a lot of its maritime industry. He said there was a really good core, and it will take a little more time to analyze.

Stefan said it would be a nice segue after the Asbury District is designated to at least consider a local designation in Malden. Neil said at the very least, the Town can publish the report and see where it goes from there. Susan asked if some of the residents could be involved in the process. Neil said that once the report is published, they could hold a public informational meeting and invite property owners to supply information or to register interest or disinterest. Neil told Susan it'd be helpful to gather some interested local parties and have them meet with the Town Board liaison.

[Neil Larson exited the meeting. Several agenda items were skipped to accommodate guests]

NEW BUSINESS:

1. Kocherthal/Eligh House: Tyler and Anna are in the process of purchasing the building, and are looking forward to restoring it as their own residence. They thought they were about a month away from closing. Susan asked if they were planning to do the work themselves or hire people to do the work. Tyler said he plans to do a majority of the work himself. Susan asked if they planned to stay in a tent on the property, as one probably couldn't live in the building right away. Tyler said they currently live about 40 miles away, and would travel for the first part of the renovation. He said he'd been scouting the area for some years and had fallen in love with the property and would love to see it restored. Susan believed it was one of the oldest recorded stone houses that the Commission knows of. Tyler thanked Jeremy for sending him the information he had or dug up. Jeremy said he suspected more information was at the Town Hall, but had not been able to visit with his schedule. He expected to be

meeting with John the following Saturday at the Town Hall. Susan asked if Jeremy had sent the Stone House Tour book. Jeremy did not know about it. Susan thought that it was the second Stone House Tour.

Jeremy said he'd been looking for possible restoration grants for both Tyler and Nina (Schmidbauer, new owner of Clovelea), and asked if the Commission knew of possible funding options. Susan asked if they knew about the local tax break offered for restoration. Stefan said that the property would need to be designated first, and the Commission would consider fast-tracking a local designation. Audrey said that it was already designated. Stefan joked, "See, how fast is that?" Susan said that that might be a question to ask Neil. Stefan said he'd ask Neil about the tax write-off, but thought that grants were a longshot, given the current fiscal reality. Jeremy asked if they'd developed a non-profit. Tyler said they hadn't – they had spoken to someone at SHPO, and was told a state nomination would take a year. They were primarily interested in what could be done now.

Tyler said he was primarily interested in the tax incentive that allows the taxes to be stagnated for a period of time, until it increases to the fully assessed value. Stefan thought it would be helpful for the website to have information on the tax abatements and tax credits on the website, to encourage other property owners to preserve their homes. Tyler proposed the following scenario and question: if there is a situation where a roof is failing and a locally designated structure needs imminent work, is there a possibility of having work done and receiving backdated credit for it? Stefan did not know, and said it was worth pursuing an answer.

Tyler thanked the Commission, and said he was just curious about the tax abatements. Stefan said that the HPC's role, so far, has been in advising in types of materials used, or suggestions for usage, but had not so much been in advising on tax advantages. Stefan thought that didn't mean the HPC shouldn't, and that it would be a good learning experience for all. Tyler said he was interested in pursuing a state designation, and had already spoken to someone from SHPO about it. Stefan said the Commission would be happy to help in the process.

Susan then asked if "TMS" was Nina Schmidbauer, as she was expected to attend and the topic was virtually the same. Tim Scott volunteered that it was himself, and not Nina. He said he would text her and alert her.

Stefan asked where to go next on the agenda. Susan asked to table the April minutes until the next meeting, and move on with the regular agenda.

OLD BUSINESS:

3) Historical Marker's Committee Update: Alba said that Peigi had sent out information that day on the Snyder's and she hadn't had a chance to look at it. Alba wasn't sure what the historical significance of Snyder Farm was. Audrey said that Woodstock was there. Stefan offered that Woodstock did not reach the historical significance of the original event. Susan said that HVVA (Hudson Valley Vernacular Architecture) noted that the barn was significant, and there was a long-standing stone house that has been in the family for many generations. Alba thought it was a frame-house. Susan corrected her. Stefan thought it was important because it had been a sledding hill for such a long time. Audrey said that people have at least been sledding since the '50s.

Susan asked if that was the site that was voted on to place the sign. Alba did not think it was voted on. Audrey and Jeremy thought it was. (*Author's note: After review of prior minutes, there was never a vote to place a historical marker at Snyder Farm*). Alba thought the language should focus on the farm and barns. Stefan said he would help with developing language. Stefan joked he could pen something evocative about the sledding hill. Alba joked that she could do the same with Winston Farm. Peg Nau told a story about her daughter getting

married in Hawaii, at the time, and hearing on the radio while in Hawaii that Saugerties was the place to be, at the time.

[Nina Schmidbauer entered the meeting at 6:31]

4) Map and Ramble Update: Audrey and Jeremy had met the day before and nailed down the properties to profile, and had chosen the third weekend of the month of September. She said the Garlic Festival the first week of October. Audrey asked when the Mum Festival would be. Peg Nau said the Mum Festival would be the week after the Garlic Festival, and that H.I.T.S. would have their final event the last weekend of September. The Garlic Festival needs H.I.T.S. parking. Stefan said it was official – The Ramble would be on September 18th.

Jeremy said there was an idea – that the Lamb Center could be the headquarters of the Ramble – a place to distribute materials and have people offer information. Everyone agreed that the location offers plenty of parking. Susan asked if the Ramble (the statewide event) takes place the whole month of September. Stefan said that it did. Audrey said a number of people will have to be notified – the Lighthouse, Opus 40, the museums, etc. Audrey said that they were working on the map and that information will be provided indicating what was open, and what wasn't, and hoped to get restaurants involved to offer discounts. Susan confirmed the date was September 18th.

5) Winston Farm Update: Stefan had not heard from any of the parties that now own the farm.

6) Cemetery Update: Audrey was able to reach Benson Steel, and they'd conveyed that the cemetery fence would be finished in two weeks, but that was three weeks prior. She hadn't heard since. Stefan thought that the work would be done eventually. He said that the Commission's work was complete. Audrey said that there were two steps left, and that she'd contact Stefan when it was time to sod. Ken reported that the marker had been anodized and sealed, and was complete. Audrey mentioned that someone from Pelham, NY contacted her to say they had a sizable collection of things from the Barclay Family.

Susan asked if people were getting a static sound, and most nodded.

7) Wynkoop House and Lamb Center Update: Susan said she had not sent a registered letter to the owners of the Wynkoop House. Susan suggested not bothering the owners after no having responded to the first two letters.

Jeremy said that using the Lamb Centers as headquarters seems like a good starting point to get something started in aligning the Town with the building on Market Street, in some fashion. Stefan asked if the Commission could help in anyway, at this point, and Jeremy didn't think so.

[The audio, at this point became difficult to understand]

8) Staples Brickyard/Bristol Beach Update: Stefan considered the Commission's role in this over, as the Town had moved forward in seeking grants through the grants department.

9) Esopus Creek Update: Susan asked when the last day for public input on the Esopus Creek issue. John thought it was sometime in mid-June.

10) Laurent Perron Update: Susan said that she hadn't heard from Laurent in the past month. The get-together to meet Laurent was scheduled for the week before the Ramble. Stefan said that he would not be able to attend as he is attending a dedication in Newcastle at a 9/11 Memorial he designed.

[Although he remained present, Stefan ceded the Chair to Susan]

NEW BUSINESS

2) Clovelea/Sheffield House: Although Nina Schmidbauer was present, she was unable to speak. Stefan wanted to thank her for taking over the ownership of the great "haunted house." He said his children loved it so much, they were willing to help her out with free labor when fixing the house.

3) Other: None

MISCELLANEOUS BUSINESS

1) Town Board Liaison's Report: John said that it'd been a slow month.

2) Town Historian's Report: Audrey, the following day, was planning to pick up a ledger book entitled: Town of Saugerties Highways, 1811-1856. She had no idea how it was lost. She plans to transcribe the entire document. She said that Peg will announce it at the Town Board meeting. Audrey thought it might be a way to get the Town to consider having a historical archive, or means to preserve items like this.

Alba asked if it was a family book – Audrey said it was a legal document; a town book. She really didn't know where it came from, only that it came from Virginia. Audrey said it wasn't hers to own, and hoped the Town would take possession in some way.

3) Secretarial Report: Jeremy said he wasn't able to get USB's with the digital archive he'd created because he'd found he didn't have USB's large enough to store the material. He had order 64 GB USB's and have them shortly.

Jeremy said he should have brought this up earlier, and that he felt stupid asking whether it was worth considering designating the Esopus Creek as a local landmark to assist or enable the Town to disallow turbid discharges. He said he looked at Winston Farm and the Asbury District as an example, in that it's considered a landmark because it's more than just structures – it's a landscape. Susan asked if the State owned the Esopus Creek. Alba said deeds of her property claim she partially owns the land that makes up the creek. Susan asked if John could ask the Town Board for a ruling. Jeremy then asked if it would be considered a Town or Village designation. He then asked if, for instance, if it could be designated, would the State of New York have to have a Certificate of Appropriateness to discharge turbid waters? Alba recommended starting with Glenerie Falls, if need be, so that it could be a Town issue, and not Village. Susan and John thought that it might be worth exploring.

John asked if a river or waterway has ever been designated before. Alba asked how the creek running through Winston Farm was handled, in terms of designation. Jeremy said his thought process was that if roads could be designated, and landscapes could be designated, why not water? He said it was certainly historically significant, as it played the major roll in the industrial growth of the Town and area. Susan told him to continue to put out feelers.

With no further business to discuss, Alba made a motion and Ken seconded to close the meeting. There were none opposed. The meeting was adjourned at 7:11 pm.

Susan thanked everyone that attended the meeting that night.

Respectfully submitted,

Jeremy Russell

TOWN OF SAUGERTIES HISTORIC PRESERVATION COMMISSION

Supervisor - Fred Costello
Town Board Liaison – John Schoonmaker

Contact

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Members

Stefan Yarabek - Chair
Susan Puretz - Vice-Chair
Alba LaFiandra
Ken Myer, Jr.
Peigi Mulligan
Jason Nelson (alternate)
Audrey Klinkenberg -
Town Historian, ex officio

Covid19 Web-Meeting, May 17th, 2021 at 5:30 pm

Agenda

Zoom info: Link – <https://uso2web.zoom.us/j/9699878583>

Room ID: 969-987-8583

Phone Number to call: 646-558-8656 then dial Room ID

***Please note: The order of items on the Agenda are subject to changes as the meeting progresses to accommodate guests and schedules**

Welcome to Guests

Call to Order

Minutes

Old Business:

1. Asbury District: Update
2. Malden Survey/District: Update
3. Historical Markers Committee: Update
4. Map and Ramble: Update
5. Winston Farm: Update
6. Cemetery: Update
7. Wynkoop House and Lamb Center: Update
8. Staples Brickyard/Bristol Beach: Update
9. Esopus Creek: Update
10. Laurent Perron: Update

New Business:

1. Kocherthal/Eligh House
2. Clovelea/Sheffield House
3. Other

Miscellaneous Business:

1. Town Board Liaison's Report
2. Town Historian's Report
3. Secretarial Report

Next meeting scheduled for June 21st, 2021 at 5:30 – via Zoom

Adjournment

May 17th, 2021 Minutes of the Historic Preservation Commission of the Town of Saugerties