

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

**August 3, 2010, 7:30 p.m.
Delancey Hall**

MEMBERS PRESENT: Bruce Buchholtz
Debby Moore
Marcia Rockwood
Steve LaRocca
Francis Tuoti, Chairman

MEMBER ABSENT: David Talbot
Gail Pantezzi
Susie Thompson

ALSO PRESENT: Janice Will, Recording Secretary

Chairman Francis Tuoti called the meeting to order.

Purdys Historic District

The Chairman said he wanted to talk about the proposed Purdys Historic District, and he read sections from Chapter 130-5 and 130-6 of the Town Code (*Procedures for Designation of Landmarks and Historic Districts and Certificate of Appropriateness*). Currently, the Code imposes the same requirements on districts that apply to individual landmarks.

The Chairman said he would not like to see the historic district designation watered down. He commented that the HPC would have no control over anything if there are no requirements/restrictions. He pointed out that if the HPC keeps the rules for historic districts as described in the Code, it is ready to be implemented. He added that Bruce Buchholtz has already done all the research for Purdys, so the HPC would just need to ask someone to submit the existing application for the proposed district.

Marcia Rockwood asked if they need to poll the residents first.

Chairman Tuoti said the HPC would hold a public hearing at which time people may oppose or agree to the proposal. He did say, however, that if the proposal is to succeed, residents need to be prepared. The Chairman suggested editing/combining into one document the letter sent to Purdys residents at the time of the presentation of the plaque for the Brockmeyer (Margaret M. Mahoney) house and the flyer entitled, "What a Purdys Historic District Would Do For You", to be mailed out along with the map of the proposed district done by Cynthia Curtis and the survey prepared by Mr. Buchholtz.

The Chairman said a law for historic districts exists already, and he thinks the HPC can proceed. He added that if people don't want the district, it won't be designated.

Debby Moore stated that residents won't go along with the district if there are restrictions on properties within it, adding that it would be useless to even try to interest people.

Chairman Tuoti said the HPC has the option of leaving properties out of the district (non-participating residents), and Ms. Rockwood said she thought that would help.

Ms. Rockwood asked what kind of approval response would be needed to designate the Purdys district.

The Chairman said that the Town of Greenburg requires that 90% of residents must agree.

Mr. Buchholtz said North Salem does not have a set threshold. He reminded the group that at another HPC meeting, the Commission decided they did not want any properties omitted from the district.

Chairman Tuoti commented that people might change their minds and "opt in" in the future. He said the HPC could even re-approach residents in the future.

Steve LaRocca said that while the law may be used as is, the HPC must provide conservation guidelines when they propose any designation to the Town Board for approval. (see 130-4, F in Code) As an example, he said the HPC would have to decide whether to require Certificates of Appropriateness for front facades or entire buildings.

Regarding the draft survey, Mr. LaRocca said it may open a can of worms, but it does capture the essence of what the HPC wants to know.

Referring to point #2 on the survey, Ms. Moore said that if only the fronts of houses must comply with HPC oversight, the district should be looked on favorably.

Mr. LaRocca pointed out that requirements would have to be different for corner lots.

Ms. Moore said it would still mean that you could put a deck on the back of your house without a Certificate of Appropriateness.

Ms. Rockwood asked how dormers, etc. would be handled.

Ms. Moore said if any work is proposed to the front of a house, the property-owner would need a C of A. She added that more people would go along with this proposal, and houses would still look good.

Mr. LaRocca said point #5 will be appropriate for people who don't want the district.

The Chairman stated that it would be good to have a letter explaining the benefits of participation in an historic district followed by the survey on the next page.

Ms. Moore said having some restrictions but not enough to overwhelm home-owners would be desirable.

Chairman Tuoti commented that not all the properties in the proposed district are landmarks, but owners may always apply for individual landmark designation.

Mr. Buchholtz said it would be simple enough to change the wording in the Code or to add a paragraph about different requirements for properties within an historic district (*front of house versus entire building*).

Mr. LaRocca said he has no problem with just using the street-facing façade. He added that the HPC must consider demolition also.

Chairman Tuoti asked if the HPC was ready to have a motion and vote.

Mr. Buchholtz suggested they time the mailing of the letter/survey to coincide with the presentation of the plaque for 3 Spur Street.

Mr. LaRocca suggested they just vote to draft a new cover letter for the survey and not vote about wording in the Code yet. He added that it would be helpful to see the survey responses first.

Mr. Buchholtz said he will have the new letter and revised survey for the September meeting, at which time the HPC may vote to approve it.

Regarding the survey, the members were in agreement to remove point #1, keep points 2 through 5, remove 6 through 10, and keep 11 ("Other") as a means of asking people what concerns they have.

The members discussed fences, etc. that might be in front yards.

Ms. Rockwood suggested covering street-facing facades and front yards. She and Ms. Moore both felt fronts of buildings and front yards would be a good compromise.

The members discussed wording, and agreed that all street-facing facades and yards should be included.

The Chairman agreed, saying he thought this would work. He said they will discuss the survey again in September, and he added that he would like to show both the cover letter and the survey to Supervisor Lucas before they are mailed out.

Mr. Buchholtz said there are 100 addresses within the proposed district, so the mailing will cost less than \$100.

Stone Chamber at 100 Titicus Road

The members read over the paperwork, and Chairman Tuoti stated that Susie Thompson did a good job on the application. He did, however, suggest the last sentence in the third paragraph of the narrative be removed. Everyone agreed.

Mr. Buchholtz suggested that Susie Thompson invite Tim Purdy to attend the public hearing.

To accept application for landmark designation of the stone chamber at 100 Titicus Road and set the public hearing date for September 7, 2010.

Motion by: Bruce Buchholtz

Seconded by: Steve LaRocca

Mr. Buchholtz stated that he will bring an application for designation of the Westchester Exceptional Children's School to the September meeting also.

Draft annual letter to historic landmark-owners

The members read the letter composed by Mr. LaRocca, and Mr. Buchholtz said his work on it was very good.

The Chairman said he would like to send a copy of the letter to the Town Board when it has been finalized.

Mr. LaRocca said he needs to clarify the number of existing designated landmarks.

It was agreed that instead of attaching documents (as stated in the draft), the fourth paragraph will be changed to read that the pertinent documents described are available on the Town website.

Other

Chairman Tuoti stated that the Town of Greenburg HPC is working on stone wall legislation. He commented that he would like to see the DEP repair the crumbling walls around the reservoir.

Waive reading of June 1 meeting minutes

Motion by: Bruce Buchholtz

Seconded by: Steve LaRocca

Approve minutes of June 1, 2010 meeting

Motion by: Steve LaRocca

Seconded by: Bruce Buchholtz

To adjourn at 8:55 pm

Motion by: Steve LaRocca

Respectfully submitted,


Janice Will, Recording Secretary