

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

**January 4, 2011
Delancey Hall**

MEMBERS PRESENT: Bruce Buchholtz
David Talbot
Gail Pantezzi
Steve LaRocca
Francis Tuoti, Chairman

MEMBERS ABSENT: Debby Moore
Marcia Rockwood

ALSO PRESENT: Susie Thompson, Town Historian
Amy Rosmarin, Town Board Member/2 Great Oaks Lane
Ginnie Gerard, 448 Grant Road
Janice Will, Recording Secretary

Chairman Tuoti opened the meeting, suggesting the HPC begin with a discussion of the possible historic designation of Mills Road, as Amy Rosmarin and Ginny Gerard (volunteers) were present.

Mills Road

Amy Rosmarin stated that in 2006 relocation of the old Ambulance Corps headquarters and installation of a traffic light were being considered, steps that would have turned Mills Road into a thoroughfare. She circulated a petition to prevent these changes/save Mills Road and got many signatures. The Ambulance Corps was not moved, and she went back to people to ask them to sign a petition to have Mills Road designated an historic road. Then-Supervisor Sy Globerman told her she would need signatures of 51% of households. Ms. Rosmarin learned later that approval of 51% of frontage-owners was required, which would include the DEP. She approached the DEP and the representative she spoke to passed the request on to an attorney, after which there was just no progress, and she finally dropped the issue.

Ms. Rosmarin said she knows Mills Road residents who want the historic designation. She explained that she did not look at it from an historic perspective at the time, because the Ordinance says a road may be designated for aesthetic reasons also, which she thought might be faster. At some point Susie Thompson pointed out that an historic context would make the designation stronger.

Ms. Thompson gave Ms. Rosmarin and Ms. Gerard copies of the historic road Ordinance.

David Talbot asked if Ms. Rosmarin got as many as 51% of property-owners to sign.

She replied that she got more than that and more than 51% of frontage-owners also.

Mr. Talbot said it seemed that if more than 51% were in favor, the DEP could be bypassed.

Ms. Thompson stated that is not the case/New York City owns the road (approximately from Bogtown Road to Titicus Dam), and North Salem has a right of way. She said she feels the DEP would not be such a problem now/would be more receptive. She said the Historical Society got permission to walk around the reservoir/go places previously off-limits and were given access to their archives. She added that when the DEP sees the North Salem historic road law, they will realize that it is much the same as theirs in terms of protecting the road, and they should be amenable.

Mr. Talbot commented that if New York City owns the road, they can make changes to it.

Ms. Thompson agreed that they can, but she doesn't think they would/they've never done anything bad.

Gail Pantezzi asked if Ms. Thompson is sure the City owns the road.

Ms. Thompson said she is sure, adding that they own the road up to the stone walls. She noted that the original Mills Road ran only from Turkey Hill to Cat Ridge Road until the reservoir was built.

Chairman Tuoti asked who owns the bridge.

Ms. Thompson answered that she doesn't think the City owns the bridge, but they do own the property.

Ms. Pantezzi said these questions need to be answered. She asked if the State has ever permitted one of their roads to be designated, because if not, they won't know how to respond to such a request/may never respond.

Ms. Thompson said the HPC has specific contacts at the DEP now, and Mr. Talbot added that the road is owned by New York City and not the State.

Ms. Pantezzi said that if they are dedicated to pursuing designation of Mills Road, they should go ahead and try; they could always designate the old part of the road not owned by the DEP first and then approach them. She said the 2 different forms of designation could be pursued simultaneously. She also suggested speaking to Lorraine Janus Hathaway (Town resident with the DEP).

Ms. Thompson mentioned contacts at the DEP provided by Martin Aronchick. She said she thought that before Ms. Rosmarin and Ms. Gerard start working on the designation, they should try to get some kind of response from the DEP; if it is negative, they can stick to the old section of Mills Road. Ms. Thompson said the designation can be worded any

way the DEP wants/their law takes precedence, and she thinks it would be better to get their cooperation than to designate just a part of the road. She suggested that Supervisor Warren Lucas would probably be happy to call the DEP/might have more influence than Chairman Tuoti.

The Chairman agreed, adding that it is not so urgent to get the old section of the road designated that they shouldn't try to work with the DEP also. He said that if it doesn't work out with the DEP, they can just designate the old part of Mills Road.

Mr. LaRocca asked who will do the historic research about Mills Road.

The Chairman said Ms. Rosmarin and Ms. Gerard should do it/it is not Ms. Thompson's job. He suggested that working on the blue application form would help guide Ms. Rosmarin and Ms. Gerard.

Ms. Thompson did bring maps for Ms. Rosmarin. She said that while she was looking into Mills Road she noticed that the Mills House was designated as such, but no Millses lived there until the 1800's/the house reputedly dates back to 1726. She commented that it would be interesting to find the answer to the original ownership. Ms. Thompson said she spoke to Tracy Cunniff, who researched the house, but she has no additional information.

Ms. Pantezzi said it would also be helpful to talk to Rhea Schneider, who worked with Ms. Cunniff.

Ms. Rosmarin asked who knows the most about Mills Road, and it was suggested she speak to Tim Purdy, Debby Moore and perhaps Jim Lundy.

Ms. Thompson said that after maps, deeds, wills and letters are good sources of information.

Ms. Rosmarin asked how far to go with the research.

Ms. Thompson said the maps tell the basic story; the original road ending at Cat Ridge and then the extension when the reservoir was built. She noted that Bogtown and Wheeler Road used to go to Route 116 before the reservoir was put in. Ms. Thompson added that the DEP has maps from when the newer section of Mills Road was constructed.

The Chairman said he thought some information should be provided to the DEP, and Mr. Buchholtz suggested a short letter proposing the historic designation of Mills Road.

Mr. LaRocca asked Ms. Rosmarin and Ms. Gerard if they would be willing to draft a letter and they replied that they would.

Chairman Tuoti said he will contact Warren Lucas and Lorraine Janus Hathaway.

Mr. LaRocca suggested including some of the research/the blue application and photographs of old houses close to the road and stone walls in the letter to the DEP.

The HPC members discussed providing the petitions signed in 2006, but it was agreed that people have moved and the Town Board members are all different now.

Ms. Rosmarin said she could get an up-to-date petition signed again.

Chairman Tuoti suggested Ms. Rosmarin look at the Baxter Road HPC file, and Ms. Thompson said she will show her all the HPC files.

The Chairman said he appreciated the work Ms. Rosmarin and Ms. Gerard offered to do, and then they left the meeting.

Certificate of Appropriateness Application/12 Main Street

Chairman Tuoti explained that the application is for railings that have been put on the steps of the house, adding that he has seen them and they look nice.

Mr. Bucholtz said the wood used is pine, and Mr. Talbot commented that as long as plastic wasn't used, it's fine.

Mr. LaRocca said the work appears to be beautifully done.

Ms. Thompson asked if Chris Brockmeyer (owner) would need a building permit, but no one was sure.

Chairman Tuoti noted that the original house had a railing on the steps.

Ms. Pantezzi stated that the C of A application is incomplete.

Mr. LaRocca moved to approve the application.

Mr. Talbot seconded the motion.

Ms. Pantezzi commented that even though the work on the house has already been done, the application should be complete for the record, and Mr. LaRocca agreed that it is reasonable to request more information.

Mr. Talbot said the HPC should know who did the work, and Mr. Buchholtz said he was sure Mr. Brockmeyer would be happy to provide more information.

The Chairman asked Ms. Pantezzi to call Mr. Brockmeyer/ask him to add more information to the C of A application, and she agreed.

Ms. Pantezzi said the motion to approve the application should be tabled until the HPC gets more information from the applicant.

Plaques

The members looked at the small plaque for the stone chamber at the Purdy Homestead.

Mr. LaRocca commented that it will not be possible to put the stone for the plaque in the ground until spring.

Mr. Talbot said the HPC now has the stone chamber plaque and the plaque for the Purdys schoolhouse.

Chairman Tuoti said the Bartsches (owners of the schoolhouse) would like to have a gathering after the presentation of their plaque. He added that it was suggested to the Bartsches that the plaque be put on the side of the house facing the road, at eye level for visibility, although they may put wherever they want to.

Mr. Talbot handed out the latest version of the copy for the high school plaque. He said the \$807 estimate is for a 16 in. x 20 in. plaque/larger one would be even more expensive, and he asked that everyone approve the wording. Mr. Talbot noted that, depending on what the Town Board wants, he can order a larger plaque or a smaller one.

The Chairman said he will provide the details to the Supervisor and see if he wants the Town Board to consider the plaque details/size.

Looking at the mock-up, Mr. Talbot said he thought "Central High School" should be in a larger font than shown and the dates smaller if the others agree.

Purdys Historic District Surveys

The secretary said she had forgotten to bring the surveys to the meeting.

Mr. Talbot offered to pick up and tabulate the surveys/put the information on a spread sheet for the HPC.

The Chairman noted that many people did not return the survey, and he asked if the HPC should approach them.

Mr. Buchholtz said he knows the owners of the 1960's ranch houses on First Street are not interested in being included in an historic district, and there is no reason to include those properties any way.

Chairman Tuoti agreed. He stated that he and Mr. Buchholtz had lunch with Michelle Verhave, who had expressed concern about her properties on Main Street being included in such a district. He said he thinks she is willing to consider the district now.

Mr. Buchholtz commented that Ms. Verhave was concerned about bureaucratic interference. He also said that Chairman Tuoti put her mind at ease about a handicapped ramp she thinks she will need to have put on one of the properties, telling her that State law demands such construction be permitted.

Ms. Pantezzi said such a ramp would be seen as something very separate from the building.

Mr. Buchholtz said he will draft a follow-up letter to Dr. Verhave. He added that Mrs. Bartsch spoke to a number of people in the hamlet, especially people who attended the presentation at 3 Spur Street, and they seem interested in historic preservation.

Ms. Thompson said the HPC will need to get signatures, and Mr. Buchholtz said he does not mind calling on people individually.

Ms. Pantezzi said a personal approach like that is the best way to find out what people think.

Ms. Thompson pointed out that the HPC does not know exactly what they are asking people to support yet.

Mr. Buchholtz stated his belief that Tim Purdy and Chris Brockmeyer would help with speaking to people individually.

Mr. Talbot said he will e-mail the tabulated survey results to the others and they can discuss it at the February meeting.

To approve the minutes of the December 7 meeting.

Motion by: David Talbot
Seconded by: Bruce Buchholtz
All in favor.

HPC Goals for 2011

Chairman Tuoti stated that the HPC cannot do everything at once, and he suggested that designation of Mills Road and the Purdys historic district are enough work for the time being.

Mr. Talbot noted that he said in November that the HPC should go over the inventory worked up for the Comprehensive Plan Committee and select some properties to pursue.

Ms. Thompson handed out copies of the lists and the map.

The Chairman asked what criteria should be used to evaluate the properties on the inventory list.

Mr. Talbot pointed out that in the past applications came to the HPC because they knew someone. He said he does not know most of the properties on the list, but if anybody does they could raise the subject with the property-owners and be pro-active.

Ms. Thompson said she will pursue the Bloomer farmhouse and asked if someone else will work with B. Hawley Smith on his Croton Falls property.

Ms. Pantezzi mentioned Rochambeau's march through Town, saying work on that could be a step toward designation of Route 116.

Ms. Thompson thought 116 would be a very large undertaking.

Mr. Talbot mentioned mileage markers, and Ms. Pantezzi agreed that those are important.

Mr. Talbot asked who owns the markers, and Ms. Thompson suggested asking the Highway Superintendent.

Regarding the list of properties, the Chairman suggested that each HPC member choose 10 that they would like to see historically-designated.

Ms. Thompson thought it was a good idea, but she said people need to commit to doing the work and research.

Mr. LaRocca suggested they combine their suggestions at the February meeting and decide who will work on what.

Mr. Buchholtz said he will contact B. Hawley Smith, and the Chairman said the HPC has enough to work on for the time being.

Next meeting: February 1, 2011

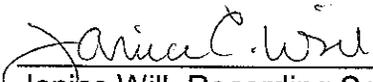
Ms. Thompson informed the others that the Town will be holding an open house the first Saturday in February (February 5), and she asked if someone would like to come and help her in the Historian's office.

Chairman Tuoti stated that he enjoys working with all the members of the HPC, adding that if anyone feels they should do something differently, they should feel free to talk to him about it.

To adjourn at 9:05 pm.

Motion by: Gail Pantezzi

Respectfully submitted,



Janice Will, Recording Secretary