

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

**April 5, 2011
Delancey Hall**

MEMBERS PRESENT: Bruce Buchholtz
Steve LaRocca
Francis Tuoti, Chairman

MEMBERS ABSENT: Debby Moore
David Talbot
Gail Pantezzi
Marcia Rockwood

ALSO PRESENT: Chris Brockmeyer, 12 Main Street
Linda/Brian Gracie, 85 Keeler Lane
Janice Will, Recording Secretary

Chairman Tuoti opened the meeting, inviting Chris Brockmeyer to tell the HPC about a shed he wants to have on his property.

Shed addition to Property of Margaret M. Mahoney House

Mr. Brockmeyer offered the group a brief write-up concerning a 10 ft. x 16 ft. shed he wants to have installed in the northwest corner of his property near where an old shed exists now. Showing some photos, he explained that he chose to look into pre-fab sheds. The proposed shed will have cedar clapboard painted white to match his house. Mr. Brockmeyer noted that the shed will not have shutters as depicted in the elevation drawings provided by the shed company. He stated that he understands that, because a perimeter area around his house is part of the property's historic designation, he needs the HPC's approval of the shed. He provided a survey with the location of the existing and proposed sheds on it.

The Chairman commented that the shed will not be near the house of the neighbor on the left.

Mr. Brockmeyer said that was correct. He added that Debby Moore owns the other adjacent property, where the building sits away from the shared property line.

Chairman Tuoti said the shed will scarcely be visible, and it is attractive any way.

Mr. Brockmeyer said it won't be seen from Main Street, but it will be visible from Routes 116 and 22.

Steve LaRocca asked what kind of roof shingles will be employed.

Mr. Brockmeyer replied that he had not thought of that yet, but he would favor a dark gray. He explained that his house has a faux slate roof, the color of which he would try to match for the shed roof.

It was agreed that Mr. Brockmeyer needs to file a Certificate of Appropriateness application with the HPC for their approval. Mr. LaRocca explained to Mr. Brockmeyer that he should attach all the documentation he brought to the meeting.

Mr. Brockmeyer asked if the HPC would approve the shed subject to submission of the C of A application.

Bruce Buchholtz explained that they could not vote to approve the shed because there was not a quorum present at the meeting.

Mr. Brockmeyer said he was anxious because he will also need to apply to the Board of Appeals for an area variance because the shed will not meet the 35 ft. setback requirement, and he thought he would need the HPC's approval first.

The secretary pointed out that the HPC will meet again before the May ZBA hearing. She said Mr. Brockmeyer should be able to file his variance application before receiving the HPC's approval, and he would presumably have that approval before the night of the ZBA hearing. The secretary said she will scan/e-mail the elevation drawings of the shed to the HPC members not present at the meeting.

Chairman Tuoti noted that the shed's proximity to the property line is not an issue for the HPC, only for the Board of Appeals. He asked if Mr. Brockmeyer wanted to fill out the C of A application while he was at the meeting, and Mr. Brockmeyer said he would do that.

Brian Gracie questioned the 35 ft. rear setback, and it was explained that the setback requirements vary by zoning district. Mr. Brockmeyer's property is in an R-1/2 district; the Gracie house is in an R-4 district where the rear yard setback requirement is 100 ft.

Mr. LaRocca suggested to Mr. Brockmeyer that he attach to his C of A application a photograph of the proposed location for the shed that includes the corner of his house. Mr. LaRocca also noted that the drawings do not show a floor plan, which will be needed.

Mr. Brockmeyer began to fill out the C of A application.

Traffic on Howe Lane

Linda Gracie stated that in addition to help with the traffic, she and her husband also wished to discuss 2 other things. Regarding the traffic, she said the issues goes back a long way. She had a copy of the easement on her property which is used by the O'Donohues to access Howe Lane (not a road). Mrs. Gracie explained that the easement states that it may not be used as a primary access, and the easement will be void if it is used as such. The O'Donohues have said that because they personally use an entrance on Grant Road, the easement is not being used as a primary access.

The Chairman asked what sort of traffic there is on the easement.

Mrs. Gracie replied that heavy trucks, including cement and logging trucks, and even tour buses are using it. She showed the HPC a number of photographs of these kinds of vehicles on the easement.

Brian Gracie added that Federal Express, cleaners, and employees all use the easement also. He said the 4-H (which the O'Donohue children belong to) uses the tour buses.

Mrs. Gracie said she had hoped the inclusion of a perimeter around her historic landmark house would give the HPC some say in the use of the lane.

Steve LaRocca explained that the law states that the HPC becomes involved only if something is built, but not because of usage.

Chairman Tuoti wondered if it would be different if the trucks are tearing up the old path.

Mr. Gracie said he has had the lane re-surfaced twice this year, partly due to the extreme winter weather.

Mrs. Gracie added that they really had no choice, because their neighbors, the Malones, and their daughter who lives in their cottage need to be able to use Howe Lane.

Bruce Buchholtz asked if the road wouldn't be protected because it's within the historic perimeter.

Mr. LaRocca said it does not affect the house/the perimeter is just established to protect the building. If anything were built within the perimeter, it would require HPC approval.

Showing the HPC some photographs, Mrs. Gracie said there has been farm equipment sitting abandoned for 3 years. She asked if the HPC can help with something visual like this.

The Chairman said the Town must have some kind of a code, and he added that Mrs. Gracie should speak to the Building Inspector.

Mrs. Gracie said Maureen Eckman, the Assistant Building Inspector, said she would have a look; perhaps she just needs to be reminded.

Mr. Gracie said he had hoped that the old buildings on Howe Lane that his property runs right into would go with the Keeler Homestead; however, the buildings went to the O'Donohues when they bought the land. Mr. Gracie said the old out-buildings are deteriorating badly, and he asked if the O'Donohues would be obligated to maintain them.

Chairman Tuoti asked if the buildings are within the historic perimeter, and Mr. Gracie replied that they must be, because his property line goes about 2 ft. into them.

The Chairman said that if they aren't designated, the HPC can't do anything about them.

Mr. LaRocca suggested the HPC could write a letter to the O'Donohues, asking them to consider taking care of the old buildings.

Mrs. Gracie stated that she and her husband were also present at the meeting because they want to put a 4 ft.-high picket fence on the north side of their house so their dogs may be let out.

Mr. Gracie showed the HPC a survey indicating where the fence will be installed, adding that they want a traditional-looking fence. He said he assumes he will need the approval of the HPC.

Mr. LaRocca said that was correct, but an application for a traditional-looking fence should be pretty simple.

Mrs. Gracie said she will visit the Town office to pick up a Certificate of Appropriateness application.

Mr. LaRocca said the Gracies should describe the height, color and material for the fence in the application, and it would be good to draw the fence in on a survey.

Chairman Tuoti asked if the fence will be constructed of wood or plastic, and Mrs. Gracie said it will be wood.

Mr. Gracie said he didn't know yet whether he wants a white painted fence or natural cedar allowed to weather. He added that he intends to put in some plants along the fence to soften its appearance.

Mr. LaRocca said it would be best to have decided about whether or not to paint the fence when the C of A application is filled out, and the plants should be described also. He mentioned opaque stain as a possibility for the fence, too.

Mrs. Gracie said she had spoken to her neighbors about their interest in having Keeler Lane designated an historic road, and she wondered if that would be of any help with the traffic issue.

Mr. LaRocca reiterated that the HPC may intercede only if a physical change is made.

Mr. Buchholtz said that when the HPC went out to inspect the O'Donohues barn, he asked if they might support a Keelerville historic district, and Mrs. O'Donohue expressed interest.

The Chairman asked if the HPC had covered all 3 things for the Gracies.

Mrs. Gracie said she had just wanted to talk about the traffic, the junk, and the fence.

Chairman Tuoti reminded her to be specific on the C of A application about whether the fence is to be painted or stained.

Mr. Gracie commented that it might take a long time for natural cedar to "silver". He said he would also like the HPC's opinion on a future project; he hopes to have a bigger garage built on his side of Howe Lane/right on Keeler Lane. He explained that he would not want to spoil the setting of the Historical Society/White Elephant/would not put the garage on that side; he would not want to have to change the stone walls/driveway; and another area would have a poor sight line. Mr. Gracie said he would like the garage to look like an eighteenth-nineteenth century barn, and he wanted to know what the HPC thought of the proposed garage/location.

Mr. LaRocca said Mr. Gracie really needs to speak to all the members, although their aim is not to prevent things/they just want things to be appropriate. He added that they do prefer to see property additions to the rear or off to one side, but the proposed site for the garage appears to be far enough away from the house.

Mr. Gracie said it will probably be 60 to 80 ft. away. He stated that the garage might need to be about 24 ft. x 18 ft. for 2 cars, and he wants to have something pretty.

Chairman Tuoti commented that, historically, it would be very appropriate for the garage to be close to the road, as everything was built right on the road in the old days.

Mr. Gracie agreed, adding that he has seen old pictures of Howe Lane with numerous buildings in the vicinity of the ice pond.

Mr. LaRocca pointed out that the Board of Appeals will want to know what the justification is for building the garage within the front setback, so the historical information may be helpful in that regard. He said the plan should be discussed again at the next meeting when the rest of the HPC members should be present.

The Chairman said the HPC had been happy to talk about the fence with the Gracies, but it does seem that they will be unable to do anything about the traffic on Howe Lane or the junk on the O'Donohue property.

Mr. LaRocca said the New York State Property Maintenance Code should enable the Building Department to do something about the junk.

Mr. Gracie said the proposed site for the garage will also serve to protect his property somewhat from all the trucks on Howe Lane.

Mr. LaRocca said the traffic/junk should be brought up again at a meeting with better attendance to see if the HPC wants to send the O'Donohues a letter.

The Gracies thanked the HPC and left the meeting. Mr. Brockmeyer left at this time also.

Mike Bonelli Drawings

Chairman Tuoti said Mr. Buchholtz has looked into this, and the high school is interested in providing a place to display the drawings; there is a huge wall in the main corridor where the school would like to have the drawings and they will probably contribute to having them framed.

Mr. Buchholtz said 2 school booster groups have pledged a total of \$300 toward the cost of having the drawings framed. He added that the drawings have always been special to Gail Pantezzi, so he feels it is important that she likes the idea. Ms. Pantezzi has said she would like to see the wall in the school to check it for both aesthetics and security. Mr. Buchholtz said they will not be able to screw the framed drawings to the wall, because it is used for one week a year for a student art show.

Mr. LaRocca said security is a consideration; if the corridor is heavily trafficked, the drawings will get bumped into.

Mr. Buchholtz said the school wants to involve the students in learning some local history and captioning the drawings. He also stated that Ms. Pantezzi told him that she has sold a lot of the historic booklets, and the Town should have \$500 from the HPC that they can use to help pay for the framing. There is also an anonymous donation of \$200. Ms. Pantezzi got an estimate of \$2000 to frame all of the drawings. Mr. Buchholtz said he would like to see her involved in choosing matting and frames for the drawings.

The Chairman suggested that perhaps Ms. Pantezzi should take charge of this project. Chairman Tuoti said the HPC needs to know where the drawings would be put when they are removed for the school art show once a year. He said some kind of contract may be called for.

Mr. Buchholtz said he asked at the school. George Bovino told him the drawings will remain the property of the HPC on permanent loan to the school, who will insure them.

Chairman Tuoti commented that he would like to see this plan work, adding that it should be discussed again at the May meeting.

Mr. LaRocca pointed out the need to coordinate the framing and hanging techniques in terms of resistance to being jostled on the wall.

Mr. Buchholtz said he has seen pine paneling installed on the concrete wall as a background for framing things on display. He also noted that the HPC is still short \$1000 for the framing.

The Chairman said it might save money to put 4 matted drawings together in one frame.

Mr. LaRocca agreed, saying it might also be more secure.

Purdys Schoolhouse and High School Plaques

Chairman Tuoti stated that the HPC needs to see a final proof of the Central High School plaque, and he asked the secretary to ask David Talbot to e-mail it to everybody. The Chairman commented that the High School and Purdys Schoolhouse plaques may be presented separately.

Joint NHS/HPC bus tour of historic landmarks in fall

The Chairman stated that an HPC member will be needed to coordinate with the Historical Society.

Mr. LaRocca said the subject could be taken up at the May meeting.

Purdys Historic District

Mr. Buchholtz said he is working on a draft document to mail to Purdys residents and he hopes to have it finished next week.

Mills Road Designation

Chairman Tuoti said he was supposed to write a letter to someone at the DEP about possibly designating Mills Road an historic road, but he has no contact person.

Mr. Buchholtz said Amy Rosmarin is not making much headway with the DEP, and he suggested that the Chairman call Lorraine Janus for a name.

Chairman Tuoti said he will call Ms. Janus.

Mr. Buchholtz said he would be happy to go with Chairman Tuoti to meet with the DEP, and he mentioned designating the Titicus Dam an historic landmark.

The Chairman noted that the purpose of designation is to protect, adding that the dam does not need protection.

Mr. LaRocca said it would be more to recognize the dam as an important piece of local history.

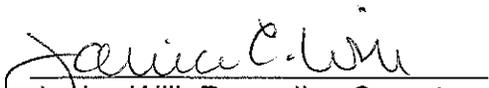
Mr. Buchholtz agreed, saying the dam was part of a significant historical event.

It was noted that the next HPC meeting is on May 3.

To adjourn the meeting at 8:50 p.m.

Motion by: Steve LaRocca

Respectfully submitted,


Janice Will, Recording Secretary