

**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES**

**May 3, 2011  
Delancey Hall**

**MEMBERS PRESENT:** Debby Moore  
Gail Pantezzi  
Steve LaRocca  
Francis Tuoti, Chairman

**MEMBERS ABSENT:** Bruce Buchholtz  
Marcia Rockwood  
David Talbot

**ALSO PRESENT:** Susie Thompson, Town Historian  
Chris Brockmeyer, 12 Main Street  
Linda Gracie, 85 Keeler Lane  
Janice Will, Recording Secretary

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

Certificate of Appropriateness Application for Shed at 12 Main Street (Margaret M. Mahoney House)

Mr. Brockmeyer explained that a small old shed collapsed over the winter, and he wants to replace it with a larger (10 ft. x 16 ft.) one. He said he is also seeking a setback variance from the Board of Appeals. He added that as both his house and property are historic landmarks, he needs the HPC's approval for the shed. Indicating the flyer included in his C of A application, Mr. Brockmeyer said his shed is larger than the one pictured; it will be painted white; there will be only 1 window; and the shed will have a double door on one of the short ends.

Susie Thompson commented that the Victorian style of the shed is appropriate.

Mr. Brockmeyer said he wants something that will go with his house.

Gail Pantezzi asked why a variance would be necessary for a 35 ft. rear setback.

Mr. Brockmeyer explained that 35 ft. is the requirement, but he wants the shed installed at about 20 ft.

Ms. Pantezzi seemed surprised at the setback requirement, and Debby Moore suggested she write to the Planning Board about changing the bulk requirements in the Zoning Ordinance.

Mr. Brockmeyer said the Board of Appeals will hear his application on Thursday, May 12.

The Chairman said the HPC's concern is really only for how the shed will look. He explained to Ms. Pantezzi that the Commission looked at Mr. Brockmeyer's plans at the April meeting, and everyone liked the shed.

Ms. Pantezzi asked Mr. Brockmeyer whether his intention is to draw attention to the shed or to have it blend into the background. She pointed out that if he doesn't want it to draw attention, it shouldn't be painted white; painting it gray would help the shed to have less visual impact.

Mr. Brockmeyer stated that the shed will be to the extreme rear of his property where it will scarcely be visible, and he likes the idea of having it match his house in appearance.

Ms. Pantezzi said she just wanted to hear what Mr. Brockmeyer's aim was. She added that she was perplexed that he needs permission from the HPC for the shed, as it indicates that the entire property must be part of the historic designation, which the HPC doesn't usually do.

The Chairman said it is a fact now, and he asked Ms. Pantezzi if she objected to the shed being painted white.

Ms. Pantezzi replied that she did not; she just wanted to raise a point.

Ms. Thompson said that if the shed matches the house, it will be fine.

Mr. Brockmeyer said he may want to put up a fence next year which would conceal the shed/it would not be visible even from Route 22.

Steve LaRocca noted that the additional information provided by Mr. Brockmeyer was what the Commission asked for.

To approve Chris Brockmeyer's Certificate of Appropriateness application for a garden shed on his property.

**Motion by: Debby Moore**  
**Seconded by: Steve LaRocca**

**All in favor.**

Mr. Brockmeyer left at this time.

Chairman Tuoti asked Linda Gracie if she had any news regarding the issue of trucks on Howe Lane.

Ms. Gracie said she did not. She stated that the Building Inspector did go to Snow Hill Farm to see about clearing being done, but no permission was necessary for the clearing as it has to do with agricultural operations on the property.

Certificate of Appropriateness Application for Picket Fence at 87 Keeler Lane (Keeler Homestead)

Ms. Gracie explained that she wants a fenced area (50 ft. x 30 ft.) on one side of her house for her dogs.

Chairman Tuoti asked how high the fence will be, and Ms. Gracie answered that it will be 4 ft. high.

Ms. Thompson recalled that Mr. Gracie wanted to wait before deciding whether to paint the fence white or leave the wood unpainted to weather naturally.

Ms. Gracie said her husband does not really want to paint the fence; but whatever the Commission wants the Gracies to do, they will do.

Ms. Pantezzi said there is a product available that speeds the weathering process.

The Chairman asked what kind of wood is to be used.

Ms. Gracie said it will be cedar, which turns silver. She noted that her neighbors, the Lippmanns, have stained or weathered fencing around their garden. She added that she thinks the cedar will weather quickly.

Mr. LaRocca agreed that leaving the wood natural would be the easiest to maintain, although a white painted fence would be good with the house. He said that with plants in front, he would have no objection to leaving the fence wood natural; and in fact, natural wood fencing would be better with plants.

Ms. Thompson suggested that the HPC state that if the fence is to be left unpainted, the Gracies may paint it white in the future if they wish to.

Mr. LaRocca said this was a good point, and the HPC should approve both.

Referring to the April meeting minutes, Ms. Pantezzi asked if Ms. Gracie has spoken to her neighbors about creation of an historic district.

Ms. Gracie replied that she spoke to some owners of older houses like hers, but not to owners of newer houses, adding that the newer property-owners are currently interested in getting Keeler Lane re-paved.

Chairman Tuoti asked what the objection would be to the re-paving, and Ms. Gracie answered that people drive faster on a smooth/newly-paved road.

Ms. Pantezzi asked if Ms. Gracie thought interest in the historic district was about 50%-50%.

Ms. Gracie said she is not sure, but she does not want to approach people without having something specific to tell them about what the district would mean.

It was noted that there is nothing specific available about historic districts yet; this is the same situation that currently exists in Purdys.

Ms. Pantezzi suggested pursuing designation of Keeler Lane as an historic road instead.

Ms. Gracie thought that was a good idea, adding that the timing would be good as Keeler Lane is about to be re-paved. She offered to attend the June HPC meeting to ask the Commission exactly what she should do.

Chairman Tuoti said he thought the HPC should decide what to do about Purdys first.

Ms. Pantezzi said that Chapter 131 of the Town Code spells out the law/requirements for historic designation of a road.

Ms. Gracie wondered if historic designation of Howe Lane should be sought, but Ms. Pantezzi said she is not sure it is on the list of Town roads any more.

Ms. Gracie agreed that it probably isn't, adding that she will focus on Keeler Lane only.

Ms. Thompson suggested that Ms. Gracie visit her or Cynthia Curtis at the Town offices so they may show her the Baxter Road file.

To approve the Certificate of Appropriateness application for installation of a picket fence at 87 Keeler Lane, the fence to be allowed to weather naturally or to be painted white.

**Motion by: Debby Moore**  
**Seconded by: Steve LaRocca**  
**All in favor.**

Ms. Gracie thanked the Commission and left the meeting.

Application for Historic Designation of Peach Pond Stone Chamber at 995 Peach Lake Road

Chairman Tuoti commented that this stone chamber is completely different from the one at the Purdy Homestead.

Ms. Thompson said she has made application to New York State to have the Purdy Homestead stone chamber designated a State archeological site, which would help to protect it in cases of road work done on Titicus Road (a State road).

The Chairman thanked Ms. Thompson for her effort.

Mr. LaRocca said it will be a challenge to define a protective area around the chamber at 995 Peach Lake Road.

Ms. Thompson said she thought they should just designate the chamber, as the attached garage is of no significance.

Mr. LaRocca asked if they shouldn't extend the protected area to the property line/street.

Ms. Thompson said she thought they had included a few feet with the Purdy Homestead stone chamber. She said she had some doubts about the suggestion in the application that the Peach Pond chamber aligns with the winter solstice, because she found that it did not.

Mr. LaRocca asked what they should do about the north side of the chamber to protect its structural integrity.

Ms. Thompson said the chamber is built into the hill, and there is no threat from the cemetery whose boundaries are set.

Mr. LaRocca asked how close the property line is to the chamber.

Ms. Thompson said she did not know for sure, but they could suggest a perimeter extending to the property line at the cemetery and perhaps 2 ft. behind the chamber.

Chairman Tuoti commented that 8 or 10 ft. would be better.

Ms. Thompson said she didn't think the property-owner (Kay Spear) would mind, and she added that the chamber is attached to the garage.

The Chairman asked what the HPC should do about the door if they designate the chamber.

Ms. Thompson noted that the door is not on hinges/is just set in, but she said she thought it should be there.

Mr. LaRocca said they could acknowledge that the door is not original to the chamber. He further stated that the HPC needs to clarify the joint between the chamber and the garage.

Ms. Thompson suggested the Commission go with the owner and look at the chamber before the next HPC meeting.

Mr. LaRocca commented that, from the photos, it doesn't look as though the garage would affect the chamber, which is quite small, but he would like to keep the garage wall intact. He reiterated the need to decide how much to protect, pointing out that if the garage were ever removed, the HPC would not want the chamber affected.

Ms. Thompson commented that this kind of chamber would have been built with sloping walls, and this one would have been squared off by the addition of the garage.

Mr. LaRocca said he wants to go and see the chamber.

The Chairman asked why the wall at the rear is so high, and Ms. Thompson said she does not know.

Mr. LaRocca said he would like to preserve as much as possible of what appears to be original.

Ms. Pantezzi asked if Mr. LaRocca will provide dimensional information.

Mr. LaRocca said he will annotate the tax map and provide dimensions.

Chairman Tuoti said he would like to go and see the chamber too, and he stated that the HPC will vote on the application in June.

#### Mike Bonelli Drawings of Town Historic Landmarks

Ms. Pantezzi stated that she went with Bruce Buchholtz to meet with George Bovino to look at the wall in the junior high school that is being proposed as a permanent home for the drawings, once framed. She said it is a great space with plenty of room, large enough to hang the drawings in 2 rows if desired. She said Michael's still has all the information/pricing re framing the drawings, adding that putting two to a frame won't help defray costs. Ms. Pantezzi said she is concerned about taking the drawings down once a year to accommodate the school's art show, and she looked into security options. She explained that one is \$5 per set of hardware consisting of wall-mounted brackets and brackets fixed on the backs of the frames which are then screwed onto the wall-mounted brackets. She said it seems fairly simple, but it would not be a good idea to plan to remove the wall-mounted brackets, so she will speak to Mr. Bovino about what the school needs for their show/see if there is a way to leave the brackets on. She commented that she doesn't know what else can be used to make the drawings secure.

Chairman Tuoti asked if regular glass would be used when the drawings are framed.

Ms. Pantezzi replied that there is an excellent glass that is clear, non-glare and cuts UV rays.

Ms. Thompson asked what it will cost to frame the drawings.

Ms. Pantezzi said it comes to \$111 each at a 60% discount. She showed the others a photo of 2 different ways of matting the drawings. Although Mr. Bovino mentioned the art class doing the matting, Ms. Pantezzi thinks it would be better to use the laser-cut matting offered by Michael's.

Ms. Moore expressed concern about the security of the drawings when they are taken down to be put in the school vault (possible loss or misplacement of one or more), and Ms. Pantezzi said she will speak to Mr. Bovino about it.

Ms. Thompson asked how the framing will be paid for, and Chairman Tuoti said school benefactors will provide some money toward the cost.

Ms. Moore asked who will ever see the drawings, adding that schools do not like members of the public dropping in.

Mr. LaRocca stated that more people will see them in a school than anywhere else in Town.

Ms. Moore said more people would see them in the library, although it was noted that there is no room for the drawings in the library.

Chairman Tuoti pointed out that additional drawings are needed of recently-designated historic landmarks.

Ms. Thompson pointed out that the HPC has no money with which to pay for them this year, and they would be hard-pressed to convince the Town that the drawings are a necessity.

Ms. Pantezzi stated that she will speak to Mr. Buchholtz about funds to be donated, and the discount at Michael's is available.

The Chairman said he would be interested to hear how Mr. Bovino can put the HPC at ease about preventing misplacement of any of the drawings when they are taken down once a year. He stated that the subject will be discussed further after Ms. Pantezzi speaks to Mr. Bovino.

#### Plaque for North Salem Central School

The HPC members all looked at 4 mock-ups provided by Erie Landmark Company, and agreed that #2 was best.

#### To approve ordering of plaque #2 for the North Salem Central School.

**Motion by: Steve LaRocca**

**Seconded by: Debby Moore**

**All in favor.**

Chairman Tuoti commented that the Bartsches (Purdys Schoolhouse) should be asked when they would like to have their plaque presented.

Ms. Moore said she and Mr. Buchholtz will ask them to suggest a couple of Sundays.

#### Joint NHS/HPC Bus Tour of Historic Landmarks

Ms. Moore explained that the tour has been planned for autumn because the past winter was so hard on properties that it will take time to recover. She stated that the tour is not a fund-raiser/the price paid will be just to cover the cost of the bus.

#### Next Meeting: June 7

Meeting will be held as scheduled.

Ms. Pantezzi said the HPC needed to make their March 5 site meeting at Snow Hill Farm legal, as no notice was given.

#### To approve the new barn constructed at Snow Hill Farm instead of the previously-approved re-construction of an antique barn as historically appropriate in proximity to the Keeler Homestead landmark.

**Motion by: Gail Pantezzi**

**Seconded by: Steve LaRocca**

**All in favor.**

Ms. Moore asked why the O'Donohues needed a C of A for the barn, and Mr. LaRocca explained that the part of the O'Donohue property where they wanted the barn is within the protected perimeter of the Keeler Homestead.

Chairman Tuoti commented that it is a nice barn.

Mr. LaRocca suggested the HPC re-define perimeters in the future.

To approve the minutes of the March 1, March 5 and May 5 meetings.

**Motion by: Steve LaRocca**

**Seconded by: Debby Moore**

**All in favor.**

Ms. Pantezzi said she would like to review photos of a statue of Rochambeau that she saw in Vendome, France. The family chateau is also there. Ms. Pantezzi said she would like to sign-post Rochambeau's route through North Salem.

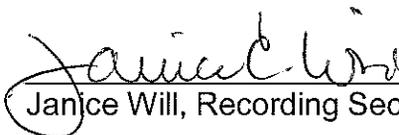
The Chairman said this reminded him that he would like to do something for the Town's mile markers.

To adjourn the meeting at 8:55 pm.

**Motion by: Gail Pantezzi**

**All in favor.**

Respectfully submitted,

  
Janice Will, Recording Secretary