

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
February 7, 2012
Delancey Hall**

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

MEMBER ABSENT: David Talbot

ALSO PRESENT: Janice Will, Recording Secretary

Approval of December 6, 2011 meeting minutes

Chairman Francis Tuoti opened the meeting and asked for a motion to approve the December 6, 2011 meeting minutes.

***Motion by: Debby Moore
Seconded by: Chairman
Ms. Pantezzi abstained; all others in favor.***

Bruce Bucholtz Resignation

Chairman Tuoti reminded the others that Bruce Buchholtz has resigned from the HPC to take up a seat on the Town Board. The Chairman stated that Mr. Buchholtz will be the Town Board's liaison to the HPC, adding that Mr. Buchholtz wants to finish some things he has been working on for the Commission.

Gail Pantezzi asked if the HPC received a letter of resignation from Mr. Buchholtz, adding that she thought the HPC should act on Mr. Buchholtz' resignation.

The Chairman said the HPC and the Town Board received a letter from Mr. Buchholtz.

To accept, with regret, the resignation of Bruce Buchholtz from the Historic Preservation Commission.

***Motion by: Gail Pantezzi
Seconded by: Debby More
All in favor.***

New HPC Member

The Chairman told the others that Linda Gracie has written to the Town Board asking to be named to the Historic Preservation Commission. Chairman Tuoti said he thinks Ms. Gracie will do a good job for the HPC. He noted that the Town law suggests the HPC

have both a realtor and a trustee of the Historical Society. Linda is an active realtor and just stepped down as Trustee of the Historical Society.

Chairman Tuoti said several people were considered, but he thinks Ms. Gracie will do a good job for the HPC. He noted that the by-laws recommend choosing a member from the Historical Society, and Ms. Gracie was once a member.

Update: Grant money for markers for Rochambeau's march through North Salem
The Chairman said Bruce Buchholtz is working on this for Route 116 (Titicus Road).

Susie Thompson said Rochambeau's troops marched across 116 from Dean's Bridge on their return from Yorktown, VA in October 1782.

Update: Mills Road

Chairman Tuoti said he had nothing new on this subject yet, although Amy Rosmarin is communicating with the DEP about the possible historic designation.

Ms. Thompson said the Tax Assessor, Karen Futia, went over the list of property-owners along Mills Road, and 45% of the road frontage is owned by the DEP (from just past the Cotswolds to Bogtown Road). If the DEP is not on board with the designation, they will essentially need all Mills Road residents to support it.

Ms. Moore commented that she thought the DEP would like the historic designation, because it would help to keep traffic down.

Ms. Thompson said the DEP's attorneys are considering it.

Chairman Tuoti said he will follow up with Ms. Rosmarin.

Ms. Thompson stated that the Town Board may designate the road without property-owners' approval, but she doesn't think they would do so.

Ms. Moore asked if the DEP pays Town taxes.

Ms. Pantezzi replied that she thinks so, adding that someone could find out.

#1 Vail Boulevard, John/Janet O'Loughlin

Ms. Pantezzi said she spoke to the O'Loughlins in October, adding that their house is across the street from Kay Spear's stone chamber.

The Chairman noted that the O'Loughlin's home is the old Vail house, and Ms. Thompson added that the house appears on an 1861 map of Vail properties.

Ms. Pantezzi said she went to a tag sale at 1 Vail Boulevard and got to talking to the O'Loughlins about historic designation. It seems the O'Loughlins enjoy the benefits of being members of Vail's Grove but would like to maintain their property separately so they would have more personal property rights/they would not be encumbered by inclusion in the Co-op in the event they wanted to sell their house. Ms. Pantezzi said another problem for the

O'Loughlins has been the way the Co-op sometimes does things without asking or informing those affected. She offered as an example, the Co-op's removal of a group of trees without consulting anyone. Ms. Pantezzi said the O'Loughlin's garage is across the street from their house, next to the Spear stone chamber.

Ms. Thompson and Ms. Moore both said Kay Spear owns the garage that is attached to the stone chamber.

Ms. Pantezzi said perhaps it once belonged to the O'Loughlin property but does not any more.

Ms. Pantezzi explained that the O'Loughlins are concerned about how to get what they want. She said she told them their house is uniquely old/has a history that other houses in Vail's Grove do not. To make their case to the Co-op about separating the property from the Grove, it might help for it to be a local landmark.

Chairman Tuoti asked if the O'Loughlins own the property.

Ms. Pantezzi responded that they do not/they only own the house, so perhaps the HPC could designate the house without a perimeter. She suggested to the O'Loughlins that they go on-line and look at the historic landmark law.

Ms. Pantezzi said she will call the O'Loughlins.

The Chairman asked if the HPC could help the O'Loughlins with an application for historic designation, and Ms. Pantezzi pointed out that Mr. LaRocca is related to them by marriage.

Ms. Moore asked if the Co-op could oppose the historic designation, and Ms. Pantezzi said the HPC should consult Roland Baroni (Town attorney).

Ms. Moore thought the Co-op's approval might be needed.

Ms. Pantezzi said she will see what the O'Loughlins have done about their house/property with regard to the Co-op and/or historic designation.

Chairman Tuoti thought historic designation of the house would preclude the Co-op from removing trees or stone walls, etc. from the property.

Ms. Pantezzi said it would not prevent those things if the Co-op still owns the land the house is on.

Ms. Rockwood said it might influence the Co-op to a degree.

Ms. Pantezzi said the O'Loughlins' next step would be to ask to have their lot removed from the Co-op's land but offer to continue to pay whatever fees are involved in remaining a part of the Co-op.

Ms. Thompson said the O'Loughlins have lived in their house for 20 years.

Ms. Moore commented that what does or does not happen will hinge on how the Co-op views the situation.

Other

Ms. Pantezzi said she had tried to see Ed Taylor about the old windows in the Purdy Homestead, but Susie Thompson informed her that Mr. Taylor has decided to keep them. Ms. Pantezzi said she was very glad to hear this, and she wants to thank Mr. Taylor and show him the old windows in Delancey hall. She noted that the Purdy Homestead needs a lot of work, adding that she was pleased about the new restaurant.

Ms. Thompson said Mr. Taylor is having a lot of work done on it. She said all the beams in the basement have been shored up and braced, wiring has been replaced, etc.

Ms. Rockwood added that Mr. Taylor is having the chimneys re-pointed also.

Ms. Thompson said the interior walls have been removed.

Ms. Pantezzi showed the others a sample of Azek, the product to be used around the base of the porch on the Purdy Homestead.

Everyone agreed that Azek is a very good product, although it is expensive.

Ms. Pantezzi said it is reasonable to accept use of Azek even on an historic landmark in trim areas that are susceptible to rot or excessive wear.

Old trolley line

Chairman Tuoti stated that he is interested in the history of the trolley bed.

Ms. Thompson said there are the remains of both a rail line and the proposed trolley line in Town/they are not the same. She also said that Warren Lucas has already done a lot of research on the trolley line that the Board might like to see.

The Chairman said that if one goes past the Meccanic Shop on Dingle Ridge Road and makes a right onto Finch Road, crossing Vail Lane to where Finch becomes a dirt road leading to Ridgefield, CT, a section of the trolley bed still exists.

Ms. Rockwood asked why the trolley line was not completed.

Ms. Thompson stated that there were right-of-ways obtained and part of the trolley bed was completed. She explained that work on the trolley line ceased/the project was dropped when the reservoir came in, putting an end to the Town's dairy businesses.

Chairman Tuoti said he spoke to the owner of one of the properties on Finch Road about allowing a section of the trolley line to be designated a historic road bed. The property-owner seemed not to object, but he also said there is a better section of the trolley-line on the property next door and offered to speak to the owner.

The Chairman asked the others how they felt about designating something other than a house, adding that he thinks it is more interesting to designate something different like a stone chamber for a change.

Ms. Pantezzi said they would be trying to designate something on multiple properties, which might be difficult, but the Chairman said they could designate just a section of the trolley bed located on one property.

Mr. LaRocca said they should try to choose a section where a subdivision might not want to put a driveway in.

Ms. Pantezzi said she likes the idea and thinks it is interesting because the trolley line was never completed.

Chairman Tuoti asked if the other members want to look into the trolley bed or if they like the railroad better.

Ms. Thompson said the railroad is not as interesting.

Ms. Pantezzi commented that the trolley bed will be a site, not a road.

Next meeting

The HPC agreed to meet again on Tuesday, March 6.

Chairman Tuoti stated that, with Mr. Buchholtz' resignation, the HPC needs to elect a new vice chairman. He said it is not a big job; the vice chairman merely leads the meetings when the Chairman cannot attend.

To elect Gail Pantezzi as Vice Chairperson

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

To elect Francis Tuoti to continue as Chairman

Motion by: **Debby Moore**
Seconded by: **Gail Pantezzi**
All in favor.

Other

Susie Thompson asked the HPC members if it would be possible to meet at 5 pm instead of at 7:30, adding that only Mr. LaRocca might have trouble getting to the meeting after work.

Mr. LaRocca noted that David Talbot also works full-time and might have a problem with an early meeting.

Ms. Rockwood said she occasionally has to attend meetings, but she would be happy to try.

Ms. Pantezzi, Ms. Moore and Chairman Tuoti were all agreeable to meeting at 5.

The Chairman noted that input from Mr. Talbot and Ms. Gracie would be needed and said they would discuss it again at the March meeting.

Mr. LaRocca, who had arrived late, asked what had been said about 1 Vail Boulevard.

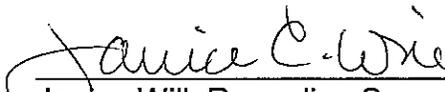
Ms. Pantezzi brought Mr. LaRocca up to date, and he said he will talk to the O'Loughlins.

To adjourn at approximately 8:35 pm.

Motion by: Gail Pantezzi

All in favor.

Respectfully submitted,



Janice Will, Recording Secretary