

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
April 3, 2012
Delancey Hall**

MEMBERS PRESENT: Debby Moore
John Malone
Linda Gracie
Marcia Rockwood
Steve LaRocca
Francis Tuoti, Chairman

MEMBER ABSENT: Gail Pantezzi

ALSO PRESENT: Tasos Kokoris, Architect
Susie Thompson, Town Historian
Janice Will, Recording Secretary

Chairman Francis Tuoti invited Tasos Kokoris to present the Certificate of Appropriateness application for Baxter Road, LLC.

Susie Thompson said she checked the historic road law, and noted that the HPC may only recommend approval of a Certificate of Appropriateness application; actual approval must come from the Town Board.

The Chairman thanked Ms. Thompson for looking into this.

C of A application for new driveway cut, 141 Baxter Road

Handing out copies of drawings and photographs of the site of a proposed new driveway, Mr. Kokoris said he recommended to his clients that they not create a fancy entrance but leave the old stacked farm walls as is. He pointed out a lot of tree cover and explained that the gate, about 150 ft. from the road, will be of natural wood/not painted white.

The Chairman asked if the new driveway will merge with the existing old one.

Mr. Kokoris said it will at the entrance, adding that they originally planned to work with the existing bridle trail, but the new drive will facilitate creation of a better turn-radius for trucks.

Chairman Tuoti asked if the drive will be paved, dirt or gravel.

Mr. Kokoris replied that it will be a dirt driveway with no pavement.

Susie Thompson asked if the owners want to have any kind of sign, and Mr. Kokoris answered that they may eventually want a small one/not the type one would see for a big public farm.

Mr. Kokoris indicated an area of the proposed drive with a wide apron to accommodate horse trailers. He explained that, in order not to have a wide dirt area, a plastic honeycomb stabilizer (Grass Pave) can be put down on the hard drive surface and covered with topsoil and grass, preventing compression so trucks may drive on the grass and the shoulders will look natural.

The Chairman asked if the existing wall will need to be moved back.

Mr. Kokoris said it stops well back from the cut. He pointed to a section of the wall that is very crumbled, saying he would suggest the rocks be gathered and re-stacked farther back. He stated that it should be a true dry wall with no mortar.

Chairman Tuoti said he would be glad to see it remain a true rubble wall.

Steve LaRocca said the survey shows the wall crossing the driveway, but Mr. Kokoris said the photographs show that it does not.

Ms. Thompson said the existing drive goes to the old barn,

Mr. Kokoris said that was right, and it will remain.

Mr. LaRocca asked how wide the drive will be.

Mr. Kokoris said he has not scaled it but it will be much wider than the existing driveway, which is why he wants to use the Grass Pave to cut down on creation of dust and lessen the width of the driveway in appearance.

Mr. LaRocca said he would like to know the widths of both the dirt drive and the Grass Pave area.

Mr. Kokoris said it will be difficult to measure because the entrance is much wider than the rest of the drive.

Ms. Thompson said the HPC only has oversight to 25 ft. from the middle of the road.

Mr. Kokoris said that 25 ft. in, the driveway should be narrowing.

The Chairman said he would like to see the flare minimized.

Debby Moore asked if the HPC should make a site inspection, adding that she found it hard to visualize from the drawing.

Ms. Thompson said the Baxter Road corridor is defined in the Town Code as everything within 25 ft. of the center line of the road; all existing stone walls, fences and tree lines parcel to and visually delineating the road.

Chairman Tuoti said the driveway needs to be serviceable, but he did not know if it needed to have as large a flare as shown.

Mr. Kokoris stated that he worked on plans for another farm on Hardscrabble Road, including trying to contain the driveway with plants on either side. The plants were constantly trampled by trucks, so he thought use of Grass Pave would be a good alternative.

Ms. Gracie said there is a problem on Howe Lane also, and if a driveway is not wide enough, trucks do cause damage.

Mr. Kokoris said there is a culvert with grading to the south of the driveway that makes it a difficult area to work in, so the biggest cut needs to be more to the north.

Ms. Thompson asked if the Superintendent of Highways has reviewed the driveway plan.

Mr. Kokoris said he was not sure.

Ms. Moore commented that there used to be a large number of horses kept there, and the driveway was adequate.

Mr. Kokoris said his client is building a new horse facility, and it really needs a driveway separate from the one leading to the house, which is what is being used now. He explained that his client wants more stalls and a better barn for a more extensive operation, and he (Mr. Kokoris) was asked to create a center with barn and outbuilding and a connector to Baxter Road. Mr. Kokoris added that the house drive is really not large enough/is too close to the house.

Ms. Thompson stated that if the rubble walls are to be maintained and the wide areas of the entrance planted with grass, she did not see a problem.

Chairman Tuoti agreed, saying the walls are very important.

Mr. Kokoris said he agreed and does not like a lot of newer walls. He said his client also understands the desirability of re-stacking the stones and not cutting or chinking them.

Mr. LaRocca said that typically, the HPC would make a site visit, but he thought the photographs provided were very helpful/provided a lot of detail. Noting that the existing driveway cut is already wide, he has no objection to the added flare.

Marcia Rockwood asked if the Grass Pave will keep dust down, and Mr. Kokoris said it will, adding that he does not like to use curbs for this kind of drive.

Ms. Thompson advised Mr. Kokoris that the Code states that a Certificate may be granted by the Town Board based on advisory recommendations by the Superintendent of Highways and the Historic Preservation Commission. She explained that although the HPC can go ahead with their recommendation, the Town Board must still wait to hear from the Highway Superintendent.

Ms. Gracie suggested that the Superintendent would probably only object if there were a drainage issue.

Mr. Kokoris said the engineering firm Kellard Sessions will probably meet with Superintendent Hanaburgh.

Mr. LaRocca said the HPC would like to know if the Superintendent requests any kind of technical changes.

Mr. Kokoris said only some saplings will need to be removed/no major trees are to be taken down.

To approve the Baxter Road LLC Certificate of Appropriateness application, augmented by drawings/photographs presented at the meeting, and recommend to the Town Board that they grant the certificate:

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

Chairman Tuoti told Mr. Kokoris that he had been serious about maintaining/re-stacking the rubble walls, and he asked that even saplings not be cut if it isn't really necessary.

Mr. LaRocca asked Mr. Kokoris to let the HPC know when Highway has reviewed the plan.

Certificate of Appropriateness application for a shed, Westchester Exceptional Children's School, 520 Route 22

Mr. LaRocca wondered if the proposed shed at the back of the school could even be seen from Route 684, adding that he did not think so.

Ms. Moore said one would need to know to look.

The Chairman said he would have been more concerned about how it would look from Route 22, but it won't be visible at all so there is no problem.

Mr. LaRocca asked if WECS would need a Building Permit.

The secretary replied that they will; their Building Permit application was "rejected", which referred them to the Board of Appeals for a setback variance for the shed. That application will be discussed at the April 12, 2012 Board of Appeals hearing.

To approve the WECS Certificate of Appropriateness application for installation of a 6 ft. x 30 ft. shed at the rear of the building:

Motion by: **Debby Moore**
Seconded by: **John Malone**
All in favor.

Update: Rochambeau's march through North Salem/National Parks Service booklet
Noting that Gail Pantezzi asked that a copy of this booklet be requested, Ms. Thompson asked if anyone knew which route is covered in the booklet because Ms. Pantezzi didn't seem to know.

Ms. Rockwood asked how much time passed between the march west and south and the return march.

Ms. Thompson said it would have been more than a year.

Ms. Moore showed the others a booklet she has, which is a more recent publication about the Washington/Rochambeau Revolutionary Route.

It was not known whether the 2 publications are different or not, but it seemed likely that Ms. Moore's booklet is the updated version of the one requested by Ms. Pantezzi.

Chairman Tuoti said they should wait to find out what the secretary hears from the NPS about the booklet's availability.

Ms. Moore will get in touch with Ms. Pantezzi about the publication she already has.

Update: Mills Road

The Chairman said Amy Rosmarin sent the HPC a proposed response to the DEP regarding the potential historic designation of a section of Mills Road, to be discussed at the next Town Board meeting. The letter essentially states that North Salem recognizes the importance of protecting the reservoir, but the HPC would still want to review/approve some things within the designated part of the road.

Ms. Thompson said Ms. Rosmarin has established a rapport with the DEP attorney.

Ms. Gracie said it was her understanding that the DEP's property goes to the stone walls, which is pretty far inland in some places.

Ms. Thompson said the Assessor (Karen Futia) looked up the properties/owners, and calculated that the DEP owns 45% of the frontage on Mills Road.

Ms. Rockwood said she assumed the DEP would never sell any of the land around the reservoir.

Ms. Thompson commented that they grant easements for access to other properties but seem disinclined to sell.

Regarding Ms. Rosmarin's proposed letter, Ms. Moore said she would be concerned about the road and stone walls, but the HPC can't prevent the DEP from posting signs about boating and no trespassing.

Chairman Tuoti said the HPC should tread lightly with the DEP if they really hope to designate part of the road. He asked about the reference to guard rails, and Ms. Moore commented that the Town puts those up and they are there for safety reasons.

Ms. Gracie said she could see where the DEP would have concerns about the right to install signs and lighting, and the Chairman added that they would not want to have to consult the HPC about those things.

Mr. Malone asked if they removed any requirement for approval of signs, wouldn't they be freeing up private property-owners to have unapproved signs.

Chairman Tuoti said the exemption would only apply to the DEP.

After further discussion about the contents of Ms. Rosmarin's proposed letter, the HPC agreed to ask that she remove the proposed requirement for HPC approval of guard rails, signs and lighting.

Mr. LaRocca thought the DEP would want to know just how much of the road is to be designated.

There was some discussion about how much of Mills Road to designate, but it was agreed that there is time to decide on that.

Mr. Malone commented that perhaps there would be 2 designations: the DEP property and a more usual designation of the road.

It was agreed that the HPC will ask Ms. Rosmarin to attend the May meeting and bring them up to date on her efforts, including discussions with the DEP.

#1 Vail Boulevard

Ms. Pantezzi was not present to update the HPC.

Old trolley line

Ms. Gracie said she had recently been on a beautiful section of the trolley bed on the Fink property on Finch Road.

Chairman Tuoti told Ms. Gracie that Peter Kamenstein offered to speak to the Finks about it because he thinks it is nicer than the section on his property (which the Chairman approached him about).

Ms. Moore asked how people would see the section of the trolley line if it is on private property, and she asked if it is along the bridge trail.

Ms. Gracie said it is, but pedestrians are not always permitted on the trails. She said she will speak to Mr. Kamenstein about the section on the Fink property, but it is her impression that the Finks will want to keep theirs private.

Mr. Malone commented that if property-owners don't want people on their property, there wouldn't be much point in having a marker.

The Chairman mentioned putting the marker on the road, but Ms. Moore said that if people don't want visitors, they would not want the marker for a site either.

Other-Mile markers

Ms. Gracie said she spoke to Highway Superintendent, Ward Hanaburgh, about the Town's mile markers, and he thought there might be a problem if the NYS Department of Transportation chose not to cooperate with the HPC.

Ms. Thompson said the County built the protective stone housings on the markers.

Mr. LaRocca said they should not give up yet.

Ms. Gracie suggested that if Superintendent Hanaburgh okay'd the marker on Dingle Ridge Road, they could designate that one and mention the other 2.

Chairman Tuoti noted that they would need to write-up a designation recommendation to the Town Board.

Ms. Thompson said they could designate all 3 markers and just not mark those owned by the DOT.

To continue researching the Town's mileage markers:

Motion by: Linda Gracie

Seconded by: Debby Moore

All in favor.

Holt house

Chairman Tuoti asked Mr. LaRocca if he is familiar with the Holt house on Titicus Road.

Mr. LaRocca didn't know the house at first, but once its location was explained to him, he replied that it isn't a really special example; it's just an old house.

The Chairman commented that maybe it had been the interior of the house that was special. The HPC cannot designate the inside of a building, so maybe they should just drop the idea.

American Diggers

Ms. Thompson said the letters she forwarded were from people who only object to untrained people digging up and selling old things.

The Chairman asked if the HPC should do anything.

Ms. Moore didn't think they could do anything.

Approval of March 6 meeting minutes

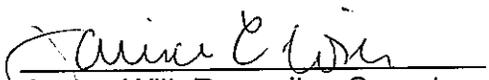
Motion: Steve LaRocca

Seconded by: Linda Gracie

Next meeting: Tuesday, May 1 at 5 pm.

Motion to adjourn at 7:25 pm: Debby Moore.

Respectfully submitted,


Janice Will, Recording Secretary