

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
May 1, 2012
Delancey Hall**

MEMBERS PRESENT: Debby Moore
Gail Pantezzi
John Malone
Marcia Rockwood

MEMBERS ABSENT: Linda Gracie
Steve LaRocca
Francis Tuoti, Chairman

ALSO PRESENT: Barbara Santarelli, Purdys Resident
Amy Rosmarin, Town Board Member
Susie Thompson, Town Historian
Janice Will, Recording Secretary

Vice Chairperson, Gail Pantezzi, called the meeting to order.

Possible historic designation of 5 Mills Road

Barbara Santarelli was invited to tell the HPC about her house.

Ms. Santarelli said she met Susie Thompson before she moved to Purdys. She explained that she had been looking for an older house, and she learned that her present home was built between the time the railroad station was constructed (1860's) and when it was moved to its present location (along with most of Purdys, to accommodate the new reservoir) around 1900. Ms. Santarelli stated that Debby Moore's house blocked Ella Sweeney's way to her wedding. Ms Sweeney's descendants resided in the house at 5 Mills Road until 1994, when Peter Skorlick bought the property.

Ms. Santarelli said she did not know what the condition of the house was when Mr. Skorlick purchased the property, but it is lovely now/seems to have been well cared for. She said the move into the house was difficult, due in part to the small doorways, but the movers noted the period details as well as some modern updates.

Ms. Santarelli said all the doors, window frames and glass are old or have been repaired/replaced with old glass. She added that the first floor floors were replaced but are in keeping with the original style of the house, the kitchen is new and there are just 2 bedrooms. A storage room has its original wide-plank pine floors, and the basement floor is a combination of concrete and dirt. Looking around her home for evidence of the past, Ms. Santarelli has found 2 horseshoes, a wooden awl and an old pitchfork.

Ms. Santarelli commented that she has heard pros and cons regarding historic designation. She said she chose her house because it is old, and she would love to maintain its integrity. Ms. Santarelli said she is also very glad to be in Purdys, which she likened to a picture postcard.

Ms. Pantezzi asked where Ms. Santarelli lived before moving to Purdys.

Ms. Santarelli said she and her family lived in White Plains (where she also works). She described her home there as a big colonial house in a neighborhood of small lots that offered little privacy, for which reason she listed the house for sale after only 6 months.

Ms. Pantezzi stated that her house and Marcia Rockwood's are designated landmarks, Mr. Malone's house is very old, and Ms. Moore owns some historic properties. She said they all love and care for their property, and she would like to raise people's consciousness about taking care of historic properties. Ms. Pantezzi went on to say that designated houses may be changed, but the Certificate of Appropriateness application gets everyone thinking about the implications of the proposed change before it occurs. She said the owner of an historic property is part of a mission, so it is necessary to get permission from the HPC to make changes. Ms. Pantezzi added that the HPC has approved at least 11 C of A's.

Ms. Santarelli said she is only concerned about the future value of her house if she were to sell it. She said it is only a 2 bedroom house now, but a buyer might want to expand it.

Ms. Pantezzi said there is a program from the National Trust for Historic Preservation for committees to make people aware of these issues. Ms. Pantezzi stated that historic designation is not an impediment; it can be a plus. She noted that there are only a small group of historic dwellings in Town and the number won't increase; age and fire will shorten the list. Ms. Pantezzi said historically-designated houses will retain their value more than new houses will.

Susie Thompson asked Ms. Santarelli if she read the Town's historic preservation laws, and Ms. Santarelli said she did.

Ms. Thompson said historic designation would not necessarily preclude an addition to an historic house.

Ms. Santarelli asked about central air-conditioning, and Ms. Thompson said that could be made to work also.

Ms. Pantezzi said the house next door to Delancey Hall underwent extensive renovations and additions with the approval of the HPC. She said they made suggestions about what would look appropriate, and the owners agreed.

Ms. Santarelli commented that she has the impression that historic designation restrictions vary from town to town. She said a friend of hers in Spring Lake, NJ was not permitted to heat or winterize her house.

Ms. Pantezzi said the North Salem law is based on the New York State model law, including a hardship clause, and every effort is made to help property-owners in Town.

Ms. Santarelli stated that she is just trying to look to the future. She asked if she wanted to change the windows or the driveway and what the HPC recommended was too expensive, are there any incentives to help with costs. Ms. Santarelli also said she has discussed historic designation of the house with her husband, and he looks on it favorably.

Ms. Pantezzi said there is no financial aid available. She did point out that Ms. Santarelli would be protected by NYS laws requiring planning agencies to consider the impact of change on historic properties and districts/extra concern would be given in the face of change.

Ms. Santarelli said that as a newcomer, she hopes for that, and she wishes people would care for more of the Town's old houses.

Marcia Rockwood commented that it would be good to see another house in Purdys become a designated landmark.

Ms. Pantezzi explained that the HPC has been discussing a possible Purdys historic district for some time, although they have not arrived at an answer yet. If the designation was met with a lot of opposition the Town Board might not support the designation, so the HPC would not just go ahead and do it. She said the HPC has worked co-operatively with property-owners since approximately 1984.

Debby Moore said the Santarelli house originally had 3 bedrooms.

Ms. Thompson said it is hard to research all the way back to the beginning, because of the move to accommodate the reservoir. She wondered if the pump works, recalling that it used to.

Ms. Pantezzi commented that she likes the color of the house.

Ms. Santarelli said she had just painted some of the trim (*blue?*). She also said she has the 1930's shutters in the attic, but she likes the house better without them. She stated that the roof will need to be replaced soon.

Ms. Pantezzi said if it is replaced without changing it, no C of A is necessary.

Ms. Santarelli said she thinks the variegated-looking architectural roof tiles look better than the old asphalt ones.

Ms. Pantezzi said approval would be necessary, but it should be fine. She explained that she changed the roof on her house for which she received HPC approval.

Ms. Thompson said she will do more research into the history of the house at 5 Mills Road.

Ms. Santarelli said she wants to maintain the house's integrity and thanked the group for inviting her to the meeting.

Mills Road update

John Malone noted that the Baxter Road historic designation area is measured to 25 ft. from the center of the road.

Ms. Thompson noted that Mills Road is much larger/will be more difficult.

Amy Rosmarin said that measuring 25 ft. from the center of the road comes to her stone wall. She stated that at their April meeting, the HPC went over a draft letter to the DEP which she also showed to the Town Board. The letter, a response to a DEP request for blanket exemption from restrictions, described what the Town would want HPC to approve within the designated area (disturbance to stone walls; addition or modification of fences; guard rails; signage; lighting; impervious surfaces; structures of any kind). The Town Board wanted all the items left in the letter and "alteration of the road" added to the list. Ms. Rosmarin explained that they thought it better to ask for everything desired at first.

Ms. Thompson said the HPC must recommend that the Town Board designate the road/they may not do it themselves as they do for historic properties.

Ms. Pantezzi said the letter will be fine, and Ms. Rosmarin said she will send it over to the Town Board to see what they think.

Ms. Rockwood asked if the DEP is accepting of the designation of Mills Road, or are they just asking how restrictive the designation would be.

Ms. Rosmarin said the HPC need to define the boundaries of the designation, and she suggested it be different for upper and lower Mills Road (Purdys to Bogtown Road would be considered lower).

Ms. Thompson thought there was no point in setting boundaries before they know what the DEP will say.

Ms. Rosmarin suggested asking that the old stone walls on the south side be the boundary on lower Mills Road, noting that some go farther inland than others. She noted that at the old cemetery, the stone wall is behind it.

Ms. Pantezzi said the walls were built to keep cows out of the reservoir, and the DEP doesn't care about the walls now.

Ms. Thompson reminded the others that the DEP owns 45% of Mills Road frontage, so it would take the support of all residents to make the designation without DEP agreement, and they could do whatever they wanted.

Ms. Pantezzi wondered if the approval of residents is needed to declare a road historic.

Ms. Rosmarin commented that most people are in favor of it.

Ms. Rockwood said that it should help to ensure that the road stays quiet, which would be a good selling point.

Ms. Thompson said the designation of Baxter Road had not been easy, and Ms. Pantezzi added that some people will never believe that it is a good thing.

Ms. Thompson said there is a lot of support in Purdys and Ms. Rosmarin's neighborhood.

Ms. Moore said she feels it is important for the boundary description to state, "up to and including stone walls".

Ms. Pantezzi asked what is present in the corridor that the DEP owns and the HPC is concerned about, adding that there is no reason to include things that don't exist.

Ms. Moore said one of the restrictions in the historic road law is that such a road may not be widened.

Ms. Rosmarin showed the group photographs she has taken along Mills Road.

Ms. Moore said she doesn't think the DEP owns anything on upper Mills Road, but Ms. Thompson pointed out that they own the bridge at Mills/Turkey Hill/Titicus Roads.

Ms. Moore agreed but said she doesn't think they own anything on the other (south) side of the road, but Ms. Thompson said she thinks they do.

Ms. Rosmarin said she would contact the DEP the next day (with cc to Francis Tuoti), and then she and the HPC will wait to see what they say.

Ms. Pantezzi asked if the DEP has a copy of the Town's historic road law, and Ms. Rosmarin said they do.

Ms. Rosmarin offered to e-mail the HPC a copy of a large map of the area.

Rochambeau march update

Ms. Pantezzi said the group discussed this before the official start of the meeting. She stated that the National Parks Service should be contacted about designations, availability of plaques, etc. She noted that they should also find out if the Revolutionary War route has been designated already. Ms. Pantezzi said she will do these things and also contact Monica Doherty about work on the trail in Yorktown.

#1 Vail Boulevard update

Ms. Pantezzi had nothing to report/she has not been in touch with the O'Loughlins.

Trolley line

Ms. Thompson noted that most of these sites are on private property, so property-owners would not like to see plaques noting their location.

It was generally agreed that the trolley line sections should not be designated/have markers.

Mile markers

Debby Moore noted that New York State owns 2 of these markers in Town, leaving just one on Dingle Ridge Road.

Ms. Thompson said the HPC could designate that one and mention the others. She added that the Dingle Ridge marker is in a vulnerable spot on a bend in the road, and Linda Gracie will speak to the Highway Superintendent.

Refocusing HPC activities

To be discussed at June meeting.

Other

There was a general discussion about "American Diggers" and a National Geographic program that is somewhat similar. Ms. Thompson said national groups are beginning to take notice and they will bring a lot of pressure to the issue.

To approve the minutes of the April 3, 2012 meeting

Motion by: Debby Moore

Second by: John Malone

All in favor.

Next meeting: Tuesday, June 5, 2012, 5 pm.

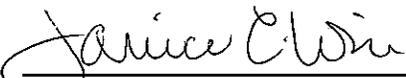
Other

Ms. Pantezzi said she wants to bring the need for repairs to the Cable Barn to the attention of the Town Board, adding that she will draft a letter and e-mail it to the HPC for approval.

To adjourn the meeting at 6:25 pm

Motion by: Debbie Moore

Respectively submitted,



Janice Will, Recording Secretary