

**HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING AND MEETING MINUTES
September 4, 2012
Delancey Hall**

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

MEMBERS ABSENT: Gail Pantezzi
Marcia Rockwood

ALSO PRESENT: Susie Thompson, Town Historian
Viktor Solarik, Architect
Janice Will, Recording Secretary

Public Hearing: to consider application for historic landmark designation of south façade of highway garage

Chairman Francis Tuoti opened the public hearing.

The HPC members looked over the application and discussed the future renovation of the garage to accommodate the Town Court and Police Department.

There were no questions or comments, and the Chairman called for a motion to close the public hearing.

Motion by: John Malone

Seconded by: Linda Gracie

All in favor.

(Vote to recommend designation to Town Board at end of meeting.)

Certificate of Appropriateness Application: renovations to Purdy Homestead

Viktor Solarik was present for the current tenant, Edward Taylor/proprietor of the Farmer and the Fish, who seeks to make some modifications to the building. Mr. Solarik noted that the restaurant is historic, but there are two annexes that were added to the rear later. The plan is to turn one of the additions into a farmers' market for the sale of produce, etc.

Displaying plans, Mr. Solarik said one of the changes would be to add a roof extension to provide a covered walkway from the restaurant kitchen to an ice-box outdoors at the rear. A walkway will run from an existing handicap ramp to the market entrance, and an existing, dilapidated fence at the rear on the east side of the building is to be replaced. Mr. Solarik also mentioned installation of small condenser units for ductless air-conditioning and a cooler.

Mr. Solarik explained that the Planning Board wanted to see a current/up-to-date site plan for review and approval, so he is showing all the proposed changes to them as well.

Returning to the plans, Mr. Solarik stated that 3 windows at the rear are to be replaced. He pointed out the existing, non-descript windows and said replacement windows approved but not used for the restaurant will be installed. Additionally, 2 skylights are to be put in for the market and an old French door at the rear will be replaced with a new door with simulated divided lights.

Chairman Tuoti asked about the roof extension, and Mr. Solarik explained that it will be open/supported by 4 posts.

Ms. Thompson asked if the new fence is to be painted white.

Mr. Solarik replied that it will be less conspicuous if it is just stained. He added that there will be plants in front of it.

Mr. LaRocca noted that all the proposed renovations/changes will occur behind the historic part of the building, so they are not really important.

Ms. Gracie agreed, adding that the restaurant looks beautiful now.

Ms. Moore said she had no objections to the proposed changes.

Mr. Solarik asked what the HPC would think about closing in the rear/side porch so it could be used seasonally.

Mr. LaRocca noted that the porch is already very different from the front, and Ms. Gracie added that modifying the porch roofline would make it more compatible with the house.

The Chairman said making the porch more similar to the main building would be good.

Ms. Gracie asked if the HPC's protective perimeter goes all the way around the building.

Ms. Thompson said it does, but the rear annexes are not historic.

Mr. LaRocca stated that the HPC guidelines just ask that work be appropriate and to scale. He agreed that changing the porch roof to a gable would be more appropriate.

Mr. Solarik stated that the enclosed porch would be used for seasonal display of produce/flowers, etc. to expand the retail floor area.

Ms. Thompson said she would be interested to see what Mr. Solarik proposes regarding the enclosure and the changed roof.

Mr. Solarik noted that there is different siding on all 3 sides of the annex, and he would like to make it all the same as the siding on the rear of the main building while the windows are being replaced.

All the HPC members thought this was a good idea.

Ms. Gracie said she is very happy about all the improvements to the building and glad to see the restaurant succeed.

Mr. LaRocca asked, for the record, if everything on the drawing is an amendment of previously-submitted drawings.

Mr. Solarik answered that it is, but he needs to add the new siding and the fence.

Ms. Thompson suggested that the HPC require that the fence be screened.

Mr. Solarik commented that it is shadowed by a tree, and he thought the addition of small bushes in front of the fence would be enough.

Mr. LaRocca said it would be useful to have an elevation drawing of the new door.

Mr. Solarik agreed, saying it is noted on the floor-plan but there is no elevation provided.

Ms. Moore asked if there is still a step up to the door, and Mr. Solarik said it is.

Ms. Thompson asked if the market will be handicapped-accessible.

Mr. Solarik stated that enclosing the area would provide at-grade access and not require a ramp.

Ms. Gracie pointed out that the group had not made a final decision about whether the fence should be painted, stained, or allowed to weather naturally.

Ms. Moore and Mr. LaRocca were both in favor of weathering.

Mr. Solarik said it has not been painted or stained yet, so it can be left to weather.

Ms. Moore asked if Planning Board approval will be required to change the roof and grade of the porch.

Mr. Solarik said the Planning Board is mostly interested in the overall site; parking access, storm drainage, signs, etc., as long as the building footprint doesn't change.

Noting the 2 existing steps up to the door, Ms. Gracie asked how handicapped people would get into the market.

Mr. Solarik said that by closing in the at-grade porch, goods can be made available for display and sale there.

Chairman Tuoti asked if there is any access to the market from inside the restaurant.

Mr. Solarik said there is not as it would require passing through the kitchen.

Ms. Thompson asked when the renovations will be made, and Mr. Solarik said it should be soon.

Mr. Solarik asked if he should hold/re-do the C of A application to include the roof change and enclosure of the porch, or just leave it as is for now. He remarked that the Planning Board might want to note the future enclosure of the porch and request further HPC approval.

The HPC agreed to work with the existing application.

To approve a Certificate of Appropriateness application for renovations to the rear of the historic building (restaurant) at 100 Titicus Road as submitted to the HPC.

Motion by: *Linda Gracie*

Seconded by: *John Malone*

All in favor.

To approve the application for historic landmark designation of the south facade of the Highway Department garage at 66 June Road, HPC recommendation to be forwarded to the Town Board.

Motion by: *Debby Moore*

Seconded by: *John Malone*

Vote: *4 aye*

1 nay

Application approved.

Clark Scott Mill

Ms. Gracie stated that the property-owner hasn't decided yet whether or not she wants to pursue historic designation of her property.

Mills Road

Chairman Tuoti said there is nothing new from Amy Rosmarin. The Chairman explained that Ms. Rosmarin wants him to meet with Town Counsel Roland Baroni before one of the Planning Board meetings about the wording of a historic designation of Mills Road that would be acceptable to the DEP who own a lot of land there. Chairman Tuoti asked if the HPC would still want to pursue historic designation of the road if they wind up with no control over what the DEP may and may not do there.

Mr. Malone suggested they may end up with wording to the effect that the DEP will try whenever possible to consult with the Town and stay within the parameters of scenic preservation.

Ms. Moore said she seemed to recall that the DEP had had specific concerns that were answered by Amy Rosmarin.

The secretary left the room to make copies of a series of e-mails pertaining to Mills Road/the DEP.

Ms. Thompson commented that she would like to look into designating the Town Annex (Courthouse) in the future. She added that she would like to see Lobdell House designated eventually also.

It was generally agreed that the courthouse merits designation.

Mr. LaRocca noted that Federal guidelines for historic designation recommend that buildings which have been moved should not be designated, but he recognizes the importance of the building to the Town.

The Chairman said he will meet with Ms. Rosmarin and Mr. Baroni on September 19 at 7 pm.

Mile Markers

Ms. Gracie said she has not finished with the historic designation application. She stated that the HPC may really only designate 1 of the 3 markers (on Dingle Ridge Road; the other 2 are on State property), but she will describe all 3 in the application.

#1 Vail Boulevard

Gail Pantezzi was not present to report on the progress of this possible historic designation application.

Stone Wall Preservation

Chairman Tuoti asked if there was anything new on this subject.

Ms. Thompson said she thinks Supervisor Lucas is looking into drafting a local law.

Approval of August 7 meeting minutes

Motion by: *Linda Gracie*

Seconded by: *John Malone*

All in favor.

Next meeting: October 2, 2012

Rochambeau march through North Salem

The Chairman said the HPC needs to decide whether to seek designation of the return march, the encampments, or both.

Ms. Thompson said Bruce Buchholtz, is getting estimates on signs and looking into grant money to pay for them. She said the HPC should decide what they want to celebrate, but she thinks there are too many signs in Town already.

The Chairman noted that Mr. Buchholtz will not be involved except for his pursuit of grant money for signs.

Ms. Moore said they need to decide what they want on the signs, adding that if the route's historic designation becomes a national one, the people at the National Register will decide what to put on any signs. She further stated that if the HPC wants to designate the route, part of it runs through the reservoir.

Ms. Thompson said the road is much the same as it was at the time of Rochambeau's march.

Ms. Moore said she would like to designate the encampments/covering and marking the entire route will be too much.

Ms. Gracie said she liked a suggestion from John Malone that they put an article in a newsletter about the entire march route and other things the HPC is doing.

Ms. Thompson said the encampments were near the firehouse on Titicus Road, on Delancey Road near Elizabeth Drive, and at Delancey Hall.

Mr. LaRocca said the designations could be made without putting up signs.

Ms. Gracie said she thought they should wait to hear what Ms. Pantezzi wants to do.

Mr. Malone asked if the HPC could just acknowledge the route and/or encampments without protecting them.

Chairman Tuoti said that is what will be done; the designation will be just to point out the route of the march and its historical importance to the Town.

Ms. Gracie remarked that she would like to have a big map with historic properties and the march route marked on it. She said the HPC could attach a list of sites they would like to add.

The Chairman thought he remembered such a map provided by the HPC to the Comprehensive Plan Committee a few years ago.

Ms. Thompson said she thinks there is something like that/she will look to see what she has saved.

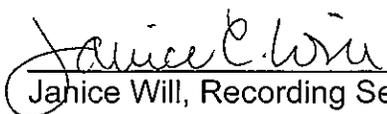
Steve LaRocca said he will check to see if he has the one done up for the joint tour with the Historical Society.

To adjourn the meeting at approximately 6:20 pm.

Motion by: Debby Moore

All in favor.

Respectfully submitted,


Janice Will, Recording Secretary