

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
May 6, 2014
Delancey Hall**

MEMBERS PRESENT: Linda Gracie
Marcia Rockwood
Francis Tuoti, Chairman

MEMBERS ABSENT: Gail Pantezzi
John Malone
Debby Moore
Steve LaRocca

ALSO PRESENT: Amy Rosmarin, Town Board Member
Bruce Thompson, Building Inspector
Susie Thompson, Town Historian
Janice Will, Recording Secretary

Chairman Francis Tuoti opened the meeting.

Mills Road

The Chairman invited Amy Rosmarin to address the Commission.

Regarding the petition to have the section of Mills Road from Bogtown Road to Titicus River Road designated an historic road, Ms. Rosmarin said she had gotten the signatures of all but 3 residents.

Chairman Tuoti mentioned that one of the 3 had been out of town but was home now.

Remarking that the other 2 residents own 20% of the land on the above-described length of Mills Road, Ms. Rosmarin said only 51% of residents need to sign, but she would have liked to get everyone.

Linda Gracie asked Ms. Rosmarin if those 2 residents had refused to sign the petition or just not responded/returned it.

Ms. Rosmarin said she suspects that both parties fear restrictions, and she left messages asking them to call her so she can explain how historic designation of the road will not limit them or cause them difficulties. Ms. Rosmarin said she didn't know whether she would submit the signed petitions to the Town Clerk right away or wait a while, and she handed out copies of the historic road ordinance.

Chairman Tuoti commented that there is no rush and added that he would like to give Ms. Rosmarin more time to see if the remaining residents will sign the petition.

Ms. Rosmarin said the other residents propose having a block party to celebrate when the road is officially designated.

Ms. Gracie wondered if these kinds of petitions ever expire, but the Chairman said they will not.

Ms. Gracie expressed concern that if the petitions aren't filed right away, those who have not signed will have time to worry about it.

Chairman Tuoti stated that people will have a chance to raise concerns at the public hearing, but Ms. Thompson thought that was not something they would want to occur.

Ms. Thompson said the Mills Road property-owners will all get copies of the public hearing notice. She added that Baxter Road (also an historic road) is a good example of historic designation not being a problem for residents, as just one driveway change requiring a Certificate of Appropriateness has come up since the designation and it was handled quickly.

Ms. Gracie offered to e-mail one of the unsigned property-owners to explain the historic road law and ask if he would like to reconsider.

Bruce Thompson arrived at the meeting, and Ms. Rosmarin suggested the HPC move on to the subject of the renovations to the Annex and come back to Mills Road after that.

Addition/renovations to the Annex

Mr. Thompson said he saw an e-mail from Steve LaRocca whose observations he respects. Mr. Thompson explained that he would like any feedback from the HPC to be extremely specific because Tasos Kokoris, architect, has been working gratis on the plans as a favor, and he has done about 4 already. Mr. Thompson stated that the conference room addition is needed, and with a full basement it will provide space for storage. The existing basement will be used for the entire Town's records storage. Mr. Thompson noted Mr. LaRocca's comment about how the mass of the addition relates to the mass of the existing building and agreed that if the grade is raised enough, the porch railing shown on the addition won't be necessary. He explained that the grade in that area will have to be raised for drainage purposes any way. Mr. Thompson reiterated that he would like the HPC's comments to be very specific.

Ms. Thompson asked if the Annex could have a door on the opposite (west) side so the addition would not need a porch at all and would look less like a house.

Mr. Thompson explained that a window for an office is needed on the opposite side/will take the place of the existing door. He stated that the original drawing showed the

addition turned the other way/narrower, and it was also smaller (5 ft. x 12 ft.) He asked the HPC to state their preference for an addition that juts out from 13 ft. to as much as 18 ft. on the east side of the Annex.

The Chairman said it would scarcely be worthwhile putting a small addition on the Annex/a slightly larger room would not cost much more money.

Ms. Thompson agreed, saying the smaller addition drawing looks silly.

Ms. Gracie said the HPC was in agreement that they prefer the larger (18 ft. x 12 ft.) addition, adding that she thought Mr. LaRocca's concerns were legitimate. She said the remaining issue is how to make the addition more cohesive with the existing building, and she understood from Mr. Thompson that he wants the HPC to be very specific about what changes they would like to see.

Chairman Tuoti asked if a sketch from Steve LaRocca would be helpful.

Ms. Thompson asked how Mr. Thompson felt about doing away with the porch on the addition.

Mr. Thompson said the porch will be needed to provide an overhang for the door and will be part of a nice employee entrance. He explained that everything shown in the drawings depicts something that is right for those who will work there, and the floor plan was designed to serve both the Town and employees well. Mr. Thompson added that he would be interested to see what Mr. LaRocca thinks.

Ms. Thompson said the space should be designed for what Mr. Thompson's department needs.

Regarding all the files shown on the floor plan, Mr. Thompson explained that even though the Building Department is working to get electronic as-built plans, other regulations like storm water pollution prevention plans require a lot of paper/property files get big.

Ms. Gracie asked if Mr. Thompson is waiting to hear from the HPC so he can go forward.

Mr. Thompson said that was correct; working drawings will be needed soon, and he does not want to be pestering Mr. Kokoris for multiple changes.

Chairman Tuoti said he will call Mr. LaRocca to see if he has time to do a sketch.

Ms. Gracie said the Chairman should be sure and let Mr. LaRocca know that Mr. Thompson feels the porch is needed.

Ms. Rosmarin commented that there must be an example of Greek revival architecture that is more than a single square shape that could be referred to.

It was agreed that Chairman Tuoti will call Mr. LaRocca and tell him the HPC prefers the largest (18 ft.-wide) addition and the Building Inspector wants to keep the porch, and ask if he can do a quick hand-sketch of what he thinks would look good.

Mills Road cont.

Ms. Thompson stated that people always fear restrictions and limitations even when there really are none. She said the 2 property-owners on Mills Road probably know people who live on Baxter Road, and they should talk to them and ask how they've been affected by its historic designation.

Ms. Gracie mentioned people who live on Baxter Road who made a lot of changes to their property and didn't run into problems because of Baxter's historic road status.

Ms. Rockwood pointed out that even when someone with horses wants to change/widen their driveway, the HPC has seen that accomplished on Baxter Road.

Ms. Rosmarin said the only restriction is that one cannot remove stone walls except for access or repair, adding that she would like to be sure the 2 parties on Mills Road understand there would be no impact on them in hopes that they won't object even if they don't sign the petition themselves.

Ms. Gracie offered to contact both parties after the meeting, and she suggested that Ms. Rosmarin submit the petitions later in the week.

Ms. Thompson said she wouldn't want them to come to the public hearing with objections that could make other people have second thoughts.

Ms. Rosmarin read the procedure for considering historic designation in the Ordinance. She then said she will wait a few days to hear from Ms. Gracie or the 2 unsigned property-owners and then file the petitions with the Town Clerk.

Ms. Thompson said the public hearing should be held in the Annex, and the Chairman added that a copy of the petition should be available at the hearing for people to see.

Ms. Rosmarin asked if the HPC wants to have the public hearing at the same time as their next scheduled meeting on June 3.

Ms. Gracie will e-mail 2 of the unsigned residents, and Chairman Tuoti will call the third person; Ms. Rosmarin will wait a week to hear from them.

Ms. Rosmarin said she had spoken to Roland Baroni, Attorney for the Town, the night before about lower Mills Road (frontage mostly owned by the DEP). Mr. Baroni pointed out to her that the Town Code states that the HPC may consider historic designation on its own and doesn't need permission from anyone/they need only let property-owners know about it and hold a public hearing.

Ms. Thompson remarked that the Town Board might not go along with a recommendation for historic designation that way.

Ms. Rosmarin said she will speak to the other Town Board members and see what they think.

Ms. Rockwood asked if the DEP was against the designation of Mills Road.

Ms. Rosmarin explained that they were inclined to want to limit such a designation to the right-of-way and not include the stone walls. The DEP stated that they do not want to be obligated to repair/maintain the stone walls and do want to be free to perform maintenance such as tree-removal and keep the area safe for fishing and boaters as they see fit.

Everyone thanked Ms. Rosmarin for her efforts, and she said how much she enjoyed meeting people when she was taking the petition around.

Croton Falls Presbyterian Church

Marcia Rockwood commented that Steve LaRocca has been extremely busy with his job, but he wrote to her to say the written history she prepared is good, but information is needed about specific features that merit preservation. Mr. LaRocca asked if there are photos of the building before it was taken apart in order to ascertain which parts were incorporated in the reassembled church; this kind of reassembly of existing structures was a typical practice of that era and perhaps justification for its historic designation. Mr. LaRocca also said that if he has time he would write up something on the significant features of the church. Ms. Rockwood asked if anybody knows anything more/has any photos, noting that the church was built and re-built a number of times. She said she would get together with Ms. Thompson to talk about it.

Susie Thompson said she isn't sure what information there is.

Ms. Rockwood said it is Mr. LaRocca's opinion that the justification for designation of the Croton Falls Presbyterian Church will be its history of re-location and re-assembly; she will follow up re Mr. LaRocca's note.

Public Access TV

Ms. Thompson said she spoke to Paul Friedman, and he would like to meet Bob Field (produced film about the high school) to discuss doing something together. Mr. Friedman also told her that he will have 4 interns from the high school for the summer, and they will do some programming. Ms. Thompson remarked that Mr. Friedman has some good ideas. She also noted that other groups in Town may get involved, e.g. the Lions and the Historical Society. Ms. Thompson said the Town's use of the television time is not the responsibility of the HPC.

Cemeteries

Ms. Thompson had nothing to report.

NYS CLGP

Chairman Tuoti said he misplaced a letter from Julian Adams, but he will look further for it and see what needs to be changed in the North Salem Ordinance.

Ms. Thompson explained that the purpose of getting the local law in line with the State is eligibility for grant money.

Chairman Tuoti said once the HPC has drafted the necessary changes, they can make a recommendation to the Town Board to amend the Ordinance.

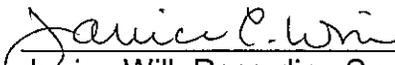
Approval of April meeting minutes

No quorum. Minutes to be approved at June meeting.

Next meeting: Tuesday, June 3

The meeting was adjourned at approximately 6:15 pm.

Respectfully submitted,



Janice Will, Recording Secretary