

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
March 10, 2015
Delancey Hall**

MEMBERS PRESENT: Debby Moore
John Malone
Gail Pantezzi

MEMBERS ABSENT: Linda Gracie
Marcia Rockwood
Steve LaRocca
Francis Tuoti, Chairman

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

Vice Chairwoman Gail Pantezzi opened the meeting.

NYS Certified Local Government Program

Ms. Pantezzi stated that she looked at past work done by the HPC regarding this program, and she explained that the program was started by the Federal government to encourage HPC's to have high performance standards. Ms. Pantezzi said she spoke to someone with the State in the 1980's, because the North Salem law needed changes to be more in line with the Federal/State model if it was to be certified; the changes were adopted in 1995, specifically including a hardship clause that had been absent.

Ms. Pantezzi said the State has a new model law as of July 2014, and now the HPC should do the remaining things necessary to get certified. She explained that she read the new model law, comments from Julian Adams and notes from Susie Thompson's files. Ms. Pantezzi said the HPC actually approved changes in June of 2009, but the next step of forwarding the changes to the Town Board, Supervisor and Attorney was not taken. She directed everyone's attention to the hand-out she prepared. She said that while the NYS law is excellent/very comprehensive, she feels it would be better not to attempt a complete overhaul of the North Salem law but just to satisfy the basic essentials the State wants.

From the NYS model law

Section 21. Demolition, Removal or Relocation Hardship Criteria - Ms. Pantezzi noted that the local law does not address removal/she does not think it is needed.

Section 21. (b), iv. (consideration of self-created hardship and/or neglect) – recommended for inclusion under local 130-7 (4).

North Salem law

130-3 B. (2) (description/qualification of voting members) – delete *realtor*; add all members shall have (delete *known*) an interest in historic preservation ...

Reading from the same section, Debby Moore asked why the HPC would select a member from a panel of people nominated by the Historical Society (included in 130-3 B. (2)).

Ms. Pantezzi said the reason is that the HPC wants people with an interest in things historical; the statement is cautionary.

130-5 (procedure for designation) B. (informational requirements) – typo corrected ... owner shall be sent, with the application, a copy ... (commas added; *of* deleted)

130-6 (Certificate of Appropriateness) C. (4) (demolition) – changed/added ... the Commission shall consider approval of a certificate of appropriateness only if the building has been determined to be a public safety hazard or has suffered a catastrophic and irreversible loss of physical integrity (*a., b., c., d.* deleted).

Ms. Moore asked why (a.) through (d.) should be deleted.

Ms. Pantezzi explained that those give different reasons/qualifications for demolition; the State accepts only safety conditions or catastrophic loss.

130-6 E. – spelling (therefore vs. *therefor*) – both correct/preference is for therefore.

John Malone commented that *therefore* is the wrong word altogether; the entire sentence is awkward, but *thereof* would be the correct word.

The members discussed the statement further and agreed that *therefor/therefore/thereof* should be omitted altogether.

130-13 (appeals) – *designation* deleted. Added: Reviews shall be conducted based on the same record that was before the Commission and using the same criteria.

(not discussed but included in the editorial notations to Chapter 130)

130-14 (judicial review) - New York State added in front of Supreme Court.

Chapter 131 (historic roads) - Ms. Pantezzi stated that she had made no changes to this chapter and asked if anyone thought anything should be altered.

Susie Thompson pointed out that a change to 131-3 (definitions) Stonewalls B. had been proposed in 2009 - ... such as Native Americans or pre-Columbian explorers added; *Celts, Irish monks* deleted. She asked that this change be kept in.

Ms. Thompson thanked Ms. Pantezzi for her efforts.

Ms. Pantezzi commented that once the North Salem HPC is certified, they will receive the NYS CLG newsletter, which she said contains very good information. She added that she thinks they should make North Salem landmark-owners aware that they may also access this newsletter.

Cat Ridge Cemetery

Ms. Thompson stated that she e-mailed a copy of the application for historic designation of the cemetery to everyone, adding that she believes the application is complete/ready for consideration. She told the others that Beyond the Gravestone, a group from Bedford, has said they will come and advise the HPC on what they might be able to do themselves/what needs professional restoration.

Ms. Pantezzi said the Lions Club is interested in helping with the cemetery restoration also. She added that she ordered a book on cemetery preservation from the Library (*A Graveyard Preservation Primer by Lynette Strangstad*).

NPS display/Rochambeau

Ms. Thompson said the most recent update indicates that the Town should receive the display this summer, but she commented that it has been delayed numerous times already.

329 Mills Road

Ms. Thompson said her research on this property is not done yet, and the owners are not sure they want to pursue historic designation. She noted that Steve LaRocca feels the house does not merit designation, but she said the land's history as part of the Thompson/Decker farm is noteworthy, so she would like to explore it further.

County history projects

Ms. Thompson noted that 2 projects are being undertaken: a history of the County by Field Horne; and the Revolutionary path, started by Iona College. The aim of this project is to increase tourism in the County, which would be hard to sell re North Salem, but Ms. Thompson went to the meeting to be sure North Salem was represented. She thought maybe a combined effort with Yorktown and Somers would be worthwhile.

Next meeting: scheduled for April 7.

To adjourn at approximately 5:40 pm

Motion by: Debby Moore

Seconded by: Gail Pantezzi

No action was taken at this meeting of the Historic Preservation Commission because there was not a quorum present.

Respectfully submitted, :


Janice Will, Recording Secretary