

Town of Marbletown

Historic Preservation Commission

Town Hall
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Rich Parete, Town Supervisor
Eric Stewart, Town Board Liaison



Commissioners & Associates:
Timothy Hunt, Co-Chair
Anthony DiGuiseppe, Co-Chair
Marian McCorkle-Beckerman, Vice Chair
Doug Adams
Claudine Brenner, Secretary
Harry Hansen
Kathy Schulz
Marjorie Shelley
Susan Sprachman
Laura Shane Cunningham

Marbletown Historic Preservation Commission
December 8, 2018 Meeting,
Rondout Municipal Center

Present:

Tim Hunt, Co-Chair
Anthony DiGuiseppe, Co-Chair
Marian McCorkle-Beckerman, Vice Chair
Claudine Brenner, Secretary
Doug Adams, Commissioner
Harry Hansen, Commissioner
Kathy Schulz, Commissioner
Susan Sprachman, Commissioner
Marjorie Shelley, Commissioner

Excused:

Eric Stewart, Town Board Liaison

Invited: Dave Allen, Building Inspector, Fire & Code Inspector

Call to order: Quorum in attendance

Tim Hunt called the meeting to order at 9:50. The minutes of the last meeting were reviewed and approved. Hunt welcomed Dave Allen, Building Inspector, Fire and Code Inspector for the town of Marbletown.

Discussion with Allen

The purpose of inviting him to the meeting was to better acquaint him and his department with the Historic Preservation Commission and law and certificate of appropriateness (COA) requirements for local landmarks; how to better work together with the code inspector's office on following the law's mandates and to formalize input processes and communication. The commission explained what fell under the HPC's purview and what did not, and clarified the difference between federal and local designations, i.e. historic districts, which are federal designations; which do not fall under the commission's purview for building permit applications.

McCorkle requested that Allen compare the HPC website listing of local landmarks to his database to see whether designated properties had been noted in the town property database. Hunt explained that the Commission is now in the process of introducing an affidavit noting designation in county-maintained land records for the designation is a matter of public records. Allen shared that if the purchase of the property is with a mortgage an abstract search for open permits is conducted. This is not done if the property is purchased with cash.

The shared oversight responsibilities of the code officer along with the HPC regarding COA applications and open permits was discussed - i.e., until a COA application has been approved or disapproved, a building permit cannot be approved.

Hunt gave as an example the case of the library porch: The COA stipulated the porch be replaced but it has not yet been completed. The permit should not be closed out until the porch is replaced. Hunt reminded Allen that he had a major role in enforcing COA requirements along with the HPC under the local Heritage preservation law Chapter 128-7.

Regarding the designated church on Bone Hollow road, DiGuiseppe reported that, apparently, there is still a problem with the title that needs to be resolved before the new buyers can close. The couple has been cleaning up the outside of the property and will most likely be doing renovations. No work has been done on the exterior of the building. He recommended that the Commission make sure that any work is done properly with permits.

Commissioners also reminded Allen that designating more districts and landmarks is an important mission and responsibility required by SHPO's for CLGs, and is part of the Commission's state audit.

Co-Chair Hunt explained the Reconnaissance Survey project is now underway and within one year the Commission will have revised and augmented the 1992 Piwonka survey. Once the project is completed, the Commission will have more facts and data to inform the support of future landmark properties, vistas and districts.

The commission thanked Allen for joining the meeting and DiGuiseppe assured the building inspector that the HPC would work closely with his office when a COA was generated.

Newcomer's Orientation: The January 26 date was confirmed for 11:00 a.m. at DiGuiseppe's house. It was noted that both Harry Hansen and Doug Adams would be unable to attend.

Code of ethics: No changes were noted. The code was adopted in November, 2018.

Reconnaissance Project Update: Hunt reported on a meeting with the project consultant. Larson stated the windshield survey is approximately halfway completed. One resident emailed the HPC, objecting to the surveyors entering their property and stated they did not want their property included in the survey database. Hansen stated the HPC would be reviewing the survey draft data before it is finalized. Hunt and Sprachman agreed to resend the CRIS Trekker guide (<https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f>) to members explaining the data entry system and data points.

Update on possible Leggett Road District Designation: Hunt reported that Larson was asked to begin surveying with Leggett Rd to inform potential suggested landmarks. Hansen reminded the Commission that he and McCorkle-Beckerman had begun a map of this area. Concerns were raised about any work on Leggett Road's water main could potentially affect trees and that locally landmarked districts could assist in planning and preservation.

Barn on Mill Dam Road: The Commission noted the receipt of an anonymous letter by McCorkle inquiring why/who/how the barn on Mill Dam road was taken down. Additional research would need to be done in order to respond. This barn had not been landmarked.

Town business: On December 20 the town board will hold a hearing on accessory apartments and zoning.

With no further business, the meeting was adjourned at 11:00 AM. The next meeting is scheduled for January 12, 2019.

Respectfully submitted,
Claudine Brenner