

## **Minutes of the Town of Vestal Historic Preservation Commission 11 August 2010**

**Attendees:** Margaret Hadsell, Susan Halpern, Janice Mangan, Jeffery Smith, Nina Versaggi

The first meeting of the Commission was called to order at 7:02 p.m. by M. Hadsell.

After introductions, members assembled Commission materials which included, in part, the local preservation ordinance, standard Certificate of Appropriateness, contact information, State and National information, and the pending CofA for the Muench parking lot.

### **Terms and Officers**

The first order of business was a drawing to establish term lengths that resulted in:

M. Hadsell – 4 years, S. Halpern – 3 years, J. Mangan 4 years, J. Smith – 1 year, N. Versaggi – 2 years. J. Smith accepted the position of Chair and M. Hadsell accepted the position of Vice Chair.

### **Meeting Schedule**

The Vestal Historic Preservation Commission scheduled the following Monday meetings at the Vestal Public Library for the remainder of 2010: September 13, October 11, November 8, December 13.

### **Old Business**

- Muench Parking Lot – Certificate of Appropriateness dated June 30, 2010.  
Prior to this meeting, two areas of the State Historic Preservation Office (SHPO) were consulted for their position on whether the parking lot on the east side of the house would prevent the owner from obtaining tax credits and their position from a State SR and National NR standpoint. Both felt the position of the lot was “reversible” and would be allowed. Landscape architect, Madeleine Cotts, offered to review the diagram and visit the site. She provided the Commission with the opinion that the east side lot would have less of an environmental impact on the mature trees than a west side lot. She also provided a marked up drawing and recommendations for plantings. Members of the Commission also visited the site.

Discussion at this meeting centered on modifications to the proposed lot. The modifications are:

- Keeping the asphalt at least 8 feet from the drip line of an original umbrella tree.
- Requiring plantings for screening, as specified in the Cotts markup.
- Wheel stops on the east side of the parking lot to protect the plantings.
- An additional modification is to paint the handicap ramp the same color as the porch railing.

Motion by N. Versaggi, seconded by S. Halpern to approve the CofA with the modifications discussed. Results of the vote to approve or deny the CofA were recorded as: M. Hadsell – approve with modifications, S. Halpern – approve with modifications, J. Mangan – approve with modifications, J. Smith – approve with modifications, N. Versaggi – approve with modifications.

M. Hadsell is to notify Dr. Muench and town departments of the approval by email with official notice to be sent by registered mail as required by the ordinance.

J. Mangan will contact the former owner to investigate whether the original iron fence that surrounded the property still exists. If it can be found, perhaps a portion can be used on the property near the parking lot.

- It was noted that the CofA for the Muench property, dated 17 September 2009, and submitted by Brian Doak of Walsh Construction, will expire on 17 September 2010.
- Pending Preserve NY Grant Application  
A grant application for a town wide cultural resource survey was submitted to Preserve NY in 2009. The Town did not receive the grant but resubmitted an application in 2010. Applicants will be notified in September. The survey, if done, will provide recommendations for future local historic designations by the Commission.

### **New Business**

- Development of a Process for Handling CofAs  
Members discussed creating a simple list of steps required to process CofAs. The process would be distributed to current owners of locally designated landmarks and to Town of Vestal departments.  
  
J. Smith is also reviewing the Certificate of Appropriateness being used by the Town to determine whether it should be updated.
- S. Halpern reported that Judge Tate in Owego has not yet ruled on the Northstar/Rivercrest litigation.
- In conjunction with the pending legal rule on the Rivercrest local designation, the question was raised regarding whether violations are being issued and fines levied against Northstar for not maintaining the four houses. It was noted that the houses are not relatively secure but further deterioration is not being prevented. The Town Board minutes indicate that Town Board Councilman, David Marnicki, has offered to work with the Code department on the issue but we have no information on the status.
- Meeting schedule and minutes of the Commission meetings as well as other useful preservation information will be placed in the Historic Commission section of the Town of Vestal website.

Motion to adjourn made by J. Mangan, seconded by N. Versaggi. Meeting adjourned at 8:21 p.m.

**Next meeting:** September 13, 2010, 7 p.m. at the Vestal Public Library