

Minutes of the Town of Vestal Historic Preservation Commission

13 September 2010

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

The meeting of the Commission was called to order at 6:58 p.m. by Chairperson J. Smith.

Handouts Distributed:

- Copies of the Muench communication, including the Notice of Determination for the addition of a parking lot.
- The Commission contact list
- Letter from E. Bare re: Rivercrest

Old Business

- **Letterhead** – The VHPC letterhead is not printed but rather an electronic Word file that prints in green ink. It is similar to other Town of Vestal letterhead.
- **Muench Parking Lot** – In response to a request from Dr. Muench to plant burning bushes in place of the Green Mountain Boxwood, the Commission provided information from Tioga Gardens and quantities of plants needed. The use of burning bushes would not afford the screening properties needed during 5-6 months of the year.

The boxwoods have been planted as specified.

- **Lessons Learned** – It was suggested: a. that before reviewing a CofA, the Commission meet at the location; b. that the Commission provide more detail where possible in our Notice of Determination; c. that the Commission provide an acceptable alternative where possible in our Notice of Determination; d. that the Commission consult with the State Preservation Office when appropriate to understand their position.
- **Preserve NY Grant** – The Town of Vestal has received a Preserve NY Grant in the amount of \$3500 to use for a town-wide cultural resource survey. Jessie Ravage is the consultant who will conduct the survey. The amount of the grant was less than applied for so the project may need to be modified. M. Hadsell will contact Jessie and ask what services can be provided for the revised amount.
- **Rounds/Muench House Iron Fence** – J. Mangan presented photos of an iron fence that was found locally that appears to be the one removed from the Rounds property. She will investigate the possibility of the owner donating the fence or purchasing it. J. Smith has information about paint that reduces the restoration needed while providing a new painted surface. Nina asked if this would be a good Eagle Scout project if the fence can be obtained.
- **Rivercrest Update** – S. Halpern passed out photo CDs that document the state of deterioration of the four homes NorthStar wants to demolish. She reported that the judge has not indicated whether the Rivercrest Neighborhood Association (RNA) can present information in support of overturning the Vestal Town Board's decision to rescind the Rivercrest local historic landmark designation. The 60-90 day period for the judge's response began July 23rd. RNA has resubmitted their application to become a locally designated landmark in the event the judge holds up the Board's decision. Susan will recuse herself on any votes regarding Rivercrest.

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- Local Law 3 of 2010 requires owners of local landmarks to not allow them to fall into a state of disrepair. A member of the RNA asked the Town Board to require NorthStar to comply. The four homes have been secured but no repair work has been done. J. Smith will call the Vestal Code Department to ask the status of their actions regarding monitoring and or fines on the buildings.
- N. Versaggi reported that the Chenango Canal Extension behind the Rivercrest homes is eligible for the State and National Registers. She will confirm with the State Historic Preservation Office and ask if private development impacts this close to the River will need a DEC and/or Army Corps of Engineers permit. If so, this will trigger a formal State (Section 14.09) and/or Federal (Section 106) cultural resources review (including both archaeology and architecture. The Commission will then make the town departments aware of the findings

New Business

- **Sale of Drovers Inn** – M. Hadsell reported that realtor Karen Klecar has contacted her regarding the potential sale of the building. The buyer wants information on the required process for building an addition to the existing addition. M. Hadsell will meet with the realtor and buyer on Tuesday, Sept 14th and provide them with a copy of the local law, Section 14 of the National Guidelines – Additions to historic properties, and a Certificate of Appropriateness.
- **Development of a Process for Handling CofAs** - Using the Owego documentation as a guide, a rough draft of a process guide that could be distributed to Town departments and historic landmark owners was discussed. Members will continue to review the draft in preparation for the October meeting.
- **Certificate of Appropriateness Review** - J. Smith provided the Commission with samples of CofAs from other locations. The Commission discussed changes to the Vestal document and M. Hadsell will prepare a draft for review at the October meeting. Additional suggestions can be made via email to the members.

Motion to adjourn made by N. Versaggi, seconded by S. Halpern. Meeting adjourned at 8:17 p.m.

Next meeting: October 11, 2010, 7 p.m. at the Vestal Public Library