

Town of Southeast
Historic Sites Commission

March 19, 2008

7 PM

Town Offices, 1 Main Street, Brewster, NY 10509

Minutes

Meeting was called to order at 7:00 p.m. by Kathleen Abels.

In attendance: Michelle Powers, Danielle Cylich, Al Bevacqua, Rob Gosselink, and Kathleen Abels. Absent: Betty Barrett, Peter Tringali

The Pledge of Allegiance was lead by Al Bevacqua.

Review of Minutes from January 23, 2008 Meeting was postponed until our next meeting.

It was agreed to ask the Town Board to send letters to the real property owners of historic sites, notifying them of this status, and including a copy of the law and a list of resources.

Michelle Powers updated the Commission on two grant programs.

The Main Street Grant could possibly provide \$100, 000 to the Old Town Hall Project if the Town were to match this with \$300,000. These funds have to be used for a building utilized for a community function, i.e., the Museum. However, the deadline for this opportunity would be within this calendar year. Possibly these funds could be used for window replacement/restoration and/or for an elevator for handicap accessibility.

NYS has grant money from the federal government and the Dyson Foundation for a senior center to serve approx. 100 senior citizens with adult day care, nutrition, art & social programs, etc. This center was originally going to be constructed in the Town of Kent. The Kent project has been shelved. Bob Bondi has agreed to lobby for the state to give this money to Putnam towns for senior projects. However, because of size restrictions in the Old Town Hall, if the Town of Southeast were interested in applying for this grant money, they would have to write a new grant and compete for these funds. Moreover, there was a recent backlash from Southeast Seniors indicating that they do not want a center to be located in the Village.

There was a 90-minute discussion with Phil Franz & Vincent Franze on Old Town Hall.

Highlights & concerns:

With the building finally hooked up to the sewer & with the deadline to take advantage of the Main St Grant imminent, the time for this project is now.

This restoration project is intended, but not funded

The next step is budgeting in order to start funding.

The former bond is stale; this project will require new bond proceedings., Kathleen Abels will contact Will Stephens to find out what the threshold is for a bond, vis-à-vis at what point does a bond have to be voted on by the public.

The RFP by Franz & Franze was to restore the building and to address accessibility issues. It was not to create a senior center. In order to move forward, the architects need to know what the town wants as an end product. What does the Town Board want to accomplish with this building?

The architects need to be able to assemble a program that is a wish list/vision of the end product. After that, they can develop a semi-prioritized list of goals & objective & bring other specialists on board. For example, there needs to be a conditions assessment, including having the mechanical & electrical systems evaluated, after which a description of the scope of the work can be drafted in order to get competitive bids on the solutions.

HSC will recommend to the Town Board that they hold a separate, special work session with the Franz & Franze and stakeholders in the Old Town Hall (i.e., Southeast Museum, HSC, Brewster Theater Company, etc.) to begin to assemble this program. It also needs to be establish who (or what entity) is in charge of the project; i.e., Project Manager, Clerk of the Works, etc. and what are the roles & responsibilities of HSC.

Franz & Franze would like a copy of Jim Nixon's drawings as starting point. Al Bevacqua will try to locate for them.

Michelle Powers made a motion to adjourn the meeting. Kathleen Abels seconded that motion. Meeting was adjourned at 9:00 p.m.