

**Town of Southeast  
HISTORIC SITES COMMISSION (HSC)  
Meeting Minutes  
June 14, 2007  
Town Hall, 1 Main St., Brewster, NY 10509**

**In attendance:** Kathleen Abels, Betty Barrett, Al Bevacqua, Danielle Cylich, Michelle Powers, Peter Tringali.

**Absent:** Rob Gosselink

**Also present:** Siobhan Anne O’Kane, *AKRF Planning Consultants*; Don Hazen and Andrew Castient, *Brewster Elks*, Cathy Croft, and Melissa Fitzgerald

**Meeting called to order @ 7:12 p.m.**

**Pledge of Allegiance**

**Minutes of May 16, 2007** were reviewed and approved unanimously, upon motion of Al Bevacqua, seconded by Betty Barrett.

**1. Review of Request for CoA from the Brewster Elks:**

Chair Kathleen Abels distributed documents submitted by the Brewster Elks Lodge 2101 who were requesting a Certificate of Appropriateness to demolish a portion of their main building, known as Budd’s Tavern, and add an addition.

The Elks had obtained a letter from Joe Hernandez, Southeast Building Inspector, who inspected the building on June 6, 2007 and stated that the “wall supports and floor joints are not salvageable, are structurally unsound, and unless rectified” are a hazard.

It is the intention of the Lodge to take the rear part of the building down to the foundation – the original Budd’s Tavern and 20<sup>th</sup> century addition. Their plans call for constructing a new meeting and kitchen space that would match the exterior Colonial style of the of the main part of the building. However, they will use vinyl siding. They intend to keep the existing fireplace structure. They also intend to keep the pump house located on the front lawn, which the renovated five years ago. No formal architectural drawings or renderings of the final design were submitted.

Danielle Cylich asked for clarification regarding the reason the building is on the Southeast Historic Sites List; what historic, cultural or architectural fact is the primary reason for the listing. The committee thought it was for the 19<sup>th</sup> century purpose – a drovers stopping place at the corner of roads leading to Connecticut, upstate New York and New York City. Budd’s Tavern is listed on the 1854 RF O’Connors Map and the 1867 Beer Atlas.

Michelle Powers asked how the Elks intended to use their property when renovated. The representatives explained that they hold large events for their members and public events.

According to Elks regulations, the building cannot be rented out to non-Elk members. They noted that the Lodge has no intention of selling the property.

The Commission felt that an historic plaque should be erected by the Elks to mark Budd's Tavern and the history of the property.

Danielle Cylich noted that the property is listed with the State Historic Preservation Office (SHPO) as eligible for the State and National Register, but that she did not have an opportunity to follow-up to clarify why the property is listed. She was hesitant to give approval for a CoA, without a clear understanding of the historical significance of the property. After some discussion, the Commission agreed that Danielle would contact SHPO to obtain more information about the building's eligibility for the State/National Register.

The Commission agreed to re-convene on June 28 at 7PM at Town Hall for a special meeting to make a determination on the Elks' CoA request.

## **2. Letter from E2Project Management LLC re: wireless telecommunication facility at 230 Peach Lake Road**

The committee reviewed the letter for E2Project Management dated June 6, 2007 for a application before the town's ZBA and noted that the project was not within the purview of the Historic Sites Commission. Committee members also noted that the letter referred to New Jersey regulations.

## **3. Role of the HSC**

The committee briefly reviewed the Southeast town law that established the Historic Sites List in 2004, the legal recourse for the denial of a CoA and the process for removal from the list. Sibohan will forward this to the Town Board to review and make determinations for an appeal process. Committee members also discussed in general where the role of HSC and the town's Architectural Review board may intercept and who would be the final arbiter in design making decisions.

Danielle Cylich noted that it appears as though the weight of responsibility with regards to understanding and clearing documenting the historical and architectural significance of a property, site or district, lies with HSC and not individual property owners.

## **4. Certificate of Appropriateness Process:**

Al Bevacqua researched and distributed CoA applications after noting that HSC has no such formal process. Committee members will review the applications; Sibohan will develop a draft for Committee to consider for Southeast.

## **Update on Historic Site List:**

- The Committee reviewed questions developed by Michelle Powers and Danielle Cylich regarding the current list (see attached). The committee asked that the Town list be amended with a note regarding other important buildings/sites to Southeast

history that are located within the Village of Brewster and outside the jurisdiction of HSC.

- It was suggested that HSC develop a blog where committee members can continually assist in adding information on each of the items on the Historic Sites List.
- It was also noted that Kathleen Abels had sent a request to the town board to contact each of the property owner on the Historic Sites List to inform them of the listing.

A date for the next meeting, specifically regarding the Elks request, was set for **June 28, 2007 @ 7 p.m. at Southeast Town Hall**, pending confirmation of availability of location. Ms. Abels will notify Commission members and request that date be posted to the Town's website.

Submitted by L. Danielle Cylich