

## **Historic Preservation Commission of Mendon, NY June 12<sup>th</sup>, 2024 Meeting**

### **Members Present:**

Geoff Tesch (Chair), Martha Bush, Diane Ham (Town Historian), Lynn Buehlman

**Visitor from the public:** Rachel Ferraro

**Members Absent:** Kaley Catlin, Tom Dubois (Town board liaison)

The meeting was called to order by Chairman Tesch at 7:08 PM

### **Minutes:**

**Motion:** April Minutes to be approved

L. Buehlman moved, D. Ham second

- Motion Carried

### **New Business:**

#### **1. Ferraro Site plan/ Desmond Cemetery, with Rachel Ferraro the homeowner to discuss**

- Desmond Cemetery, designated in 2010, abuts the Ferraro home which was built in 1954. The home burned a few years back and plans for the new home are now before the HPC and Planning board.
- The cemetery shares a driveway with the home and is maintained by the town and must be available to town crews, friends and family of departed and other visitors.
- As a designated cemetery, there is a 500' buffer to be respected, but as the home predated the HPC, there is no documented relationship between the house and the cemetery.
- Since the property abuts the line with the town of Rush, Chairman Tesch presented a letter from Rush approving the project from their perspective.
- D. Ham met with Corey and proposed an easement that would provide access to the cemetery. This would need to be negotiated between the planning board, the code enforcement office, and the homeowner.
- The homeowner agreed to work with the town to create an easement.

#### **2. 16 Mendon Ionia Rd: Mendon Academy – is for sale**

- Real Estate Agent, Katherine Cowie, reached out to Chairman Tesch and Diane Ham about this building
  - i. Geoff provided the designation pages for the property along with the town code
  - ii. Diane Ham made a beautiful booklet about the history of the property.

- M. Bush suggested getting her the information about historic tax credits for revenue-generating buildings

## **Old business**

1. **Falta home Chamberlain & Cheese Factory home – 445 Cheese Factory. (Daniel Smith House).** M. Bush wrote letter to homeowners reminding them of their responsibility to apply for a C of A for any changes to the exterior, providing them a picture of the front of the house from the time of designation. She also informed them of the NY State historic Barn tax credit opportunity. Along with the letter from the HPC, Corey Gates also wrote a letter with a similar reminder about the need to get a Certificate of Appropriateness for exterior changes.
2. **Lockhart Follow-up**
  - M. Bush will follow up on projects planned for this season, but no work appears to be happening at this time at the property.

## **Prospects for Designation**

1. **Benetti Home, Plains Rd.**
  - L. Buehlman reported that the homeowner has put this application on hold until the fall.

## **Other Business**

1. **Landmark Society Conference on Preservation.** M. Bush presented some learnings from the conference. Specifically, she proposed that we look more carefully at what it would take to become a Certified Local Government which would provide more structure to our HPC work, provide training and support from the State Historic Properties Office (SHPO) and also make the Town of Mendon eligible for NY State Historic grants.
2. **Master list of historic homes.** Research is still needed to fill in some blanks about the original and current owners. M. Bush promised to try to find the names of the original owners where this info is missing.

**Town Board Liaison Report – none – Tom Dubois was not available.**

## **Town Historian Report – Diane Ham**

- Diane updated us on the daily requests she gets for historical information on the Town and now, the village.
- She is working with an individual interested in the Denonville Trail.

**The next meeting will be Wed, July 3rd at 7:00 PM**

Being no further business,

The meeting was adjourned at 8:42 PM

Respectfully submitted by Martha Bush and Geoff Tesch