

ST. MARGARET'S COMMITTEE

Minutes of meeting

January 26, 2010

Members present: Chairwoman Paula Schoonmaker, Linda Keeling, Rosemarie Zengen

Advisors: Doug Strawinski, John Kuhn

Councilman Harry Colgan, Town Board liaison and Susan Ellis, Secretary

Chairwoman Paula Schoonmaker called the meeting to order at 4:05 P.M.

MINUTES: Corrections to the minutes of the special meeting on January 12, 2010 were discussed. Paula Schoonmaker noted that Amy Dubin asked to clarify the statement under REQUEST FOR PROPOSALS, by changing the suggestion that RFPs be sent to architects that Hudson River Heritage has worked with to she asked Warren Temple Smith if he could provide the Committee with some names of architects.

Rosemarie Zengen asked to change the statement under RENTAL/COMMUNITY USE to: she was told by a member of Winnakee Land Trust that the Trust might have interest in space. She also asked that the notes of last year's meetings be added to the minutes. Paula Schoonmaker said that the notes from last year's meetings could not be added to the minutes because the Committee was then a Task Force and not an official Committee, and because some of the Task Force members were not available to review the notes.

Linda Keeling gave the following corrections:

Guests – HRH President..... HRH Board member...

REQUEST FOR PROPOSALS – Linda Keeling added that other non profit organizations might be interested, such as Scenic Hudson, because they manage several properties in Red Hook.

Pg. 3 - Linda Keeling asked if there is any news from Dick Wambach regarding the St. Margaret's website. There was not.

(addition) Linda will e-mail reminder notices before the next meeting. She will also make copies of the NYSOPRHP grant that was submitted so everyone has the historical background available to them as a reference for making future decisions about the building and grounds.

The minutes were approved as amended with a motion made by Linda Keeling and seconded by Rosemarie Zengen. Chairwoman Paula Schoonmaker gave guidelines for future correction of the minutes. The minutes are to be sent to Paula for comment before they are sent out. Committee members may make corrections of their own statements or other facts and grammar that give an incorrect interpretation.

HOME DEPOT GRANT: John Kuhn reported that the Town did not get the grant; the application needed a cooperative partnership. He has talked with the Old Dutch Garden Club, Cooperative Extension and the School District, so he has made some good contacts. Linda Keeling asked if he would reapply; John said not until the second round. Linda noted that all fundraising must go through the Town Board.

Rosemarie Zengen asked how Susan Goldstein is involved; John replied that she runs a leadership club of campers at Camp Ramapo, who helped clean up trash dumped at the St. Margaret's site. They would like to participate again, and Susan is interested in having the campers start a project, work through it and complete it. John Kuhn suggested that Camp Ramapo might be able to help with the tree planting, and noted that the Tree Committee will select the trees and supervise planting. Rosemarie Zengen wanted to be very clear that the Tree Committee would be responsible for the tree planting.

NEW YORK ENERGY RESEARCH AND DEVELOPMENT AUTHORITY (NYSERDA)

GRANT: The Committee is investigating potential NYSEDA grants for energy efficiency and weatherization of St Margaret's. Paula Schoonmaker reported that she, CAC member Laurie Husted, Councilman Harry Colgan, John Kuhn and NYSEDA inspector Ed Gump of Green Energy Solutions did a two hour energy audit, including measuring the attic. The Town Conservation Advisory Council paid the \$100 fee for the audit, which could be refunded if some of the report's suggestions are followed and the bills are submitted to NYSEDA.

Paula Schoonmaker said that there is some question of eligibility for a NYSEDA grant, as she can't get records from the last time that the building was occupied. There was discussion of weatherization, such as ceiling insulation and window repair, and consideration of geothermal installation, which would need ductwork and a heat exchanger. Paula thought that at least the insulation and window repairs might be done. John Kuhn added that he felt that some things were not covered in the energy audit, and was surprised that the chimneys were not addressed as a great loss of heat. Rosemary Zengen suggested that Dagmar Payne of Payneless Energy might be willing to do a consultation.

HISTORIC STRUCTURES REPORT: Paula Schoonmaker reported that she spoke with Victor Cornelius and learned that no historic structure report was done for St. Margaret's. She asked if one should be done and was advised to wait until the preservation architect was chosen and have the report be part of the contract.

LANDSCAPING: Rosemarie Zengen reported that she spoke with Karen Cadorette of the Town Tree Committee, who said that her husband James is working toward becoming a Registered Consulting Arborist, and would be willing to use St. Margaret's for a final project. Paula Schoonmaker has called David Dew Bruner, a landscape architect designer. He has offered to do a draft scope of work for a New York Preservation League grant to fund a landscape design.

STATIONERY: Paula Schoonmaker has used graphics from Print Shop for stationery for St. Margaret's Committee and presented a draft for the Committee's review. Rosemarie Zengen suggested that the phone number for the Town Clerk or the Chairperson of St. Margaret's Committee should be added; the Committee decided that it should be the Town Clerk's number. There was discussion of increasing the size of the picture done by Dennis Griffin, using a bolder font for the heading, having a seraphed address on the bottom and closing in the border. Rosemarie added a suggestion that "Please help us bring her back" be included on a donor solicitation postcard, and John Kuhn added the notation that donations are tax deductible. Paula Schoonmaker said that cards would be made, and asked Rosemarie Zengen if she would get cost estimates for sending out the cards.

CUSTOM CONTRACT FOR ST. MARGARET'S: Paula Schoonmaker reported that the Custom Contract has come from the NYSOPHP. Town Attorney Chris Chale has reviewed it and drafted a resolution, which is on the Town Board agenda for Wednesday, January 27, to be signed and sent in. John Kuhn noted that the contract is for a year, with possible renewal. For the Preservation Architect RFP, Paula Schoonmaker added an energy component

RENTAL/COMMUNITY USE OF ST. MARGARET'S: John Kuhn reported that he has spoken with Purchasing Agent Ted Kudzy about use of the building, and Ted emphasized that whatever happens will come down to a careful analysis of the cost of running the building, which will determine rentals. Paula Schoonmaker talked with Town Attorney Chris Chale about what the Committee should be aware of before entering into any rental/use proposals. Rosemarie Zengen said that Paula should let Hudson River Heritage know that Ted Kudzy has indicated that all the figures are needed before any proposals are made.

The Committee discussed the lawn area to the north of the building, specifically how it would fit in the overall restoration plan and also in the Town's future build-out. The Committee noted that because of the preservation covenant, there would be limitations on its uses and that any plans would have to be approved by NYSOPRHP.

TREE REMOVAL: John Kuhn reported that he called Rick Elwin of JAR Labor Contracting about estimates for removal of dead and diseased trees. The work would be scheduled for the last week in March. John added that there is a person who needs to do 14 hours of community service and will be asked to clean out the sumac. The Highway Department will chip the cuttings and leave the chips for mulch.

Rosemarie Zengen noted that she is very pleased to have a Town Board liason at the Committee meetings, that it is critical to the process of restoring St. Margaret's Home.

Paula Schoonmaker announced that Peter Sweeny has sent in his resignation from the Committee, so a new member will be needed.

The meeting was adjourned at 5:35 P.M.

NEXT MEETING: Tuesday, February 23, 2010 at 4:00 P.M. at Town Hall

Respectfully submitted,

Susan H. Ellis, Secretary