

**TOWN OF POUGHKEEPSIE  
HISTORIC PRESERVATION COMMISSION**

**October 2, 2018**

In attendance: Commissioners: Annon Adams, David Dengel, Daniel Fannon, Lydia Higginson, Yvonne Laube, and Coleen McCarthy

Visitors: Ann Shershin, Katherine Fitch, Alexandra Krochmal, Elizabeth Krochmal, and Joe Kenton – Saber Development Manager

Meeting was called to order at 7:08 p.m. by Ann Shershin.

**Hudson River State Hospital:** Marty Berger, Saber Development, was unable to attend the meeting. Joe Kenton, site manager for Saber Development, was present. He stated the goal is to preserve the Administration Building and are trying to find a use for it as soon as possible. Engineers and architects have gone thru the Administration Building. He stated that Saber will abide by SEQRA findings. The commission stated their concerns about the Administration Building being open to the elements due to the fire destroying the roof. Winter is coming, it was been a very wet summer, and we do not want to see the Administration Building fall victim to demolition by neglect. October 22 at 5 p.m. is a special planning board meeting on the Hudson Heritage development.

Marty Berger called in. Marty Berger stated that they are committed to use the entire administration building and incorporate it into a hotel. Two questions have to be answered in order to use the administration building as a hotel. 1) Can it structurally be used as a hotel? 2) What are the wishes of the hotel operator? They are working with an architect and an engineer. It was decided not to do anything to stabilize and cover the building since it may cause stress on the remaining walls and it would be best to determine when restoration would begin before addressing replacing the missing roof. The administrative building is too small for a standard size hotel and would require an addition. Marty Berger repeated that as much as possible the administrative building would be incorporated into a hotel. If they are unable to find a hotel willing to use the administration building, the building would be restored and used in some way for the residents such as a club house or location for cafes, retail, and meeting rooms. Marty Berger said that 20 million has been put into the project and will be adding another 10 to 15 million. They will be receiving the hotel study tomorrow and plan to start site work in 60 to 90 days.

The commission asked to increase security on the administrative building and suggested adding lighting and security cameras. Marty Berger was opened to these suggestions and is increasing security. The commission further asked to preserve elements of the buildings to be demolished and reuse the elements in the new construction and in a memorial.

**Minutes:** Minutes from September 4, 2018 were read. Yvonne Laube made a motion to accept the minutes as read, David Dengel seconded the motion, and the motion passed.

**Juliet Project:** The ribbon was cut for the film on the history of the Juliet Theater on September 29, 2018 at the Arlington Street Fair. Corrections are being made in the film.

**Development Projects:** The commission reviewed the proposed development plans for Crown Heights (Casperkill property on Rt. 9), Arthur S. May School site, and Vassar Inn and Institute to be placed on the Alumina Lawn on Raymond Avenue. It was also reported that the small Tudor house on College Avenue by the Vassar Alumna House driveway may be demolished.

Meeting adjourned at 8:42 p.m.

Minutes submitted by Ann Shershin.

Minutes were read, corrected, and approved on November 6, 2018