

Historic Hillsdale

April 2015 Meeting

PRESENT: Jay Rohrlich, Joan Wallstein, Jamie Johnston, Geoff Brookman, Amelia Sydlosky, Timi Bates, Janis Smythe, Lex Lalli

1. Update on Toll House.

Peter Cipkowski had a meeting with the owner of the property. He is working with an attorney to prepare a letter of intent to include the following points (in collaboration with the Hilldale town attorney):

1. \$30,000 to acquire the house and property
2. A time line that gives us until the fall of 2016 to make the purchase
3. Current owner will have no disposition toward its future use or location
4. A commemorative plaque to be installed to acknowledge Eldena Jenssen who purchased the structure in 1970 with the intent to save it.

Peter is in touch with Bill Krattinger who will visit the property on May 11. Members of the Toll House Committee are visiting on May 2. The Committee members are Peter, Timi, Jamie and Matt.

2. Rail Trail and Informational signs

Tom reported that the new section of the Rail Trail from Orphan Farm Road to Copake Falls is complete and a ceremony was held to officially open the trail. Now work is beginning on the Black Grocery to Hillsdale portion. The beginning of the trail had to be moved due to land ownership issues and that is being resolved. It will be a more obvious spot and will include signs. The Rail Trail Association is preparing the information and Jay Rohrlich agreed to talk to them about including material about Hillsdale.

3. Sidewalks update

There are surveyors in town mapping out the sidewalks to be installed in 2016. A grant has been prepared (HH contributed to the cost of the consultant to write the grant) which adds other amenities such as street lights, planting, better materials for curbs, etc.

4. Tax Incentives

A discussion on how to get people to use the tax credits available in the historic district yielded ideas to provide more incentive to property owners. Ideas including informing building supply companies (Herringtons and others) of the benefits as they would profit from the work done. A visit to the building inspector might be helpful. Are there plumbing suppliers, kitchen and bathroom designers, architects,

and realtors who should be informed and how is it best to reach them? It was stated that many village homeowners are not able to afford repairs and all owners have been informed about the tax credits. However, it is an important program that could be of great value in Hillsdale.

Below is a brief description of the Tax Credits program. I will send a copy of the brochure when I locate it! Does anyone have a copy that they can email to us all?

TAX CREDITS FOR RESTORATION PROJETS IN THE HILLSDALE HAMLET

NY State Income Tax Credits for Restoration Work are available in two programs enacted in 2010 to foster investment in historic commercial and owner-occupied residential properties. The programs are in place until 2019, thanks to the efforts of the state legislature and many preservation organizations.

The Homeowner program provides a state income tax credit to property owners for 20% of qualifying rehabilitation costs, up to a credit value of \$50,000, for restoration work on historic residential buildings. Homeowners can make many kinds of interior and mechanical/plumbing/hearing repairs - as well as restoration of any exteriors.

There is also a program for Commercial buildings that provides a 40% tax credit - 20% State, 20% Federal - for qualifying rehabilitation work on commercial property (this would include adding apartments to exisiting homes in the historic district). The maximum tax credits are considerably higher for commercial property.

There is a three-part application process: Part 1 confirms a project's eligibility, Part 2 provides a more detailed description of the project work and its cost, and Part 3 requests certification of the completed work. There are examples of both homeowner and commercial tax credits here in Hillsdale. The people who received the credits in Hillsdale are willing to provide information on the tax credits and to advise on the application process.

For more information on the New York State Rehabilitation Tax Credit Program, visit <http://www.nysparks.com/shpo/tax-credit-programs/>