



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

September 20, 2024

Solomon Latham
Medenbach, Eggers & Carr
4304 US Highway 209
Stone Ridge, NY 12484

Re: SEQRA
Boices Lane Ext
24PR06225

Dear Solomon Latham:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that 9 historic buildings are contributing to the Burhans House/Boice Brothers Dairy which is eligible for the State and National Registers of Historic Places. As subject-matter experts under SEQRA our office has reviewed the project description, site plan concept, existing conditions base map, and existing condition photos, submitted to our office on August 29, 2024, and offers the following comment regarding potential impacts to architectural resources:

1. Demolition of a historic resource is by definition adverse. We recommend studying the feasibility of alternatives such as adaptive reuse plus new construction, or partial demolition plus new construction, to minimize harm to the historic resource.

We would remind you of the 20% state and 20% federal historic tax credit for commercial properties, and we urge you to look into adaptive reuse rather than demolition and the potential for utilizing the historic tax credit program for this project. We would be happy to discuss the alternatives analysis and any other aspect of this project in an in-person or virtual meeting. Feel free to reach out: mariana.montesstaines@parks.ny.gov

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

A handwritten signature in black ink that reads "Mariana Staines".

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov