

**DESIGN REVIEW BOARD & HISTORIC PRESERVATION COMMISSION  
OF THE VILLAGE OF NEW PALTZ**

Regular Meeting of  
**April 10, 2023, 7 p.m.**

Held at Village Hall, 25 Plattekill Avenue, First-Floor Meeting Room

**To participate in this meeting via Zoom, [use this link](#).**

Dial-in: +1 646 558 8656 US (New York) – Meeting ID: 838 7676 9366 – Passcode: 392148

The meeting may also be viewed on the [Village's YouTube channel](#).

- A. **Approval of Minutes:** Regular meeting on March 13, 2023 (held via Zoom and live streamed)
- B. **Village Board updates (Trustee Wheeler-Murray)**
  - 1. Bluestone sidewalk preservation, possible survey
  - 2. Other
- C. **Application for Certificate of Appropriateness with Public Hearing (7:00-7:30)**  
**HPC23-03 Alan Stout**, 5 Shivertown Road, New Paltz, on behalf of **Elting Memorial Library, 93 Main Street, New Paltz** (landmarked property). Erect a “fingerpost” sign on the west side of the library, adjacent to the entrance walk. Post is 12’ tall, 2” diameter, with 25 double-sided horizontal signs, each 2’ x 4”, arranged in nine levels on the top 4’ of the post. **Addendum received 4/2/23.**
- D. **Application for Certificate of Appropriateness: Preliminary Discussion (7:30-7:45)**  
**HPC23-04 Mon Dorris**, 5 Moonstone Road, New Paltz, for **Malcolm Dorris, 162 Huguenot Street, New Paltz**. Re-roof two outbuildings, replacing cedar shakes with standing-seam metal. Color and style to be similar to the metal roofs on the barn, garage and portico.
- E. **Amendment to HPC10-010 (Jeff Noel - Certificate of Appropriateness to install roof-mounted solar panels at 160 Huguenot Street.** Owner proposes installing additional panels. (7:45-8:00)
- F. **Consultations**
  - 1. **137 North Chestnut Street** (PB22-11, ZB22-07 Trail Link, LLC/Scott Arnold): **Nick Woerner** (8:00-8:15/8:30)
  - 2. **145 North Chestnut Street** (PB23-02: Site Plan, Special Use Permit – Commercial, multi-story mixed-use; Max Kimlin, Applicant): **Jason Anderson, Anderson Design Group; Ken Casamento, LRC Group** (8:15/8:30-8:45/9:00)
- G. **HPC updates and discussions** (Mr. Olsen, unless otherwise noted)
  - 1. Ann Oliver House
    - a. *Preserve New York* grant application submitted
    - b. Landmark designation proposal
  - 2. DRB guidelines (Mr. Reidy, Mr. Olsen)
    - a. Window and door replacement
    - b. Siding and soffits
    - c. Lighting
  - 3. [PB](#) / [ZBA](#) applications for design review: Status updates
    - a. 11 Water Street (PB22-10): Revised site plan
    - b. 184 Main Street (PB22-04): No recent updates
    - c. 52-54 So. Manheim Blvd. (PB21-13-14, ZB22-03 Harmony Hall / Manheim Mews): PB approved application.
  - 4. Huguenot Street report (Mr. Cook and others)
    - a. 150 Huguenot Street (Michelson): Emergency garage door replacement; other projects
    - b. 140 Huguenot Street (Keener): Additional planting in rear yard for improved screening

- c. 137 Huguenot Street (Cook/Marmo): Exterior painting
- d. 130 and 191 Huguenot Street: New owners
- e. Reformed Church HVAC and elevator; Jameson House updates
- f. Other
5. Art Show 2023 (Ms. Nagy)
6. Budget report as of 3-31-23 (83.33% of FY complete): 72.34% of total budget expended (97.42% of personnel services and 11.51% of contractual expenses); recent supply purchases
7. CLG quadrennial audit and FY2022 annual report (October 1, 2021-September 30, 2022)
8. 2023 DRB/HPC goals
9. Training and professional development resources (see also periodic email notifications)
  - a. Updates on completion of required annual training: (1) Workplace Violence Prevention and (2) Harassment and Discrimination webinars. Also available on demand with [NeoGov login](#).
  - b. YouTube resources: [Preservation League of NYS](#); [NAPC](#); [National Trust](#) (see Playlists)
  - c. NAPC listserv: Commissioner access?
10. Other business: Friends of Historic Kingston exhibit (May); 196 Main Street; *Partners in Preservation* inquiry; April Fools!
11. Executive session to discuss personnel matters

**Next deadline for submission:** Wednesday, April 19, 2023, 1 p.m.

**Next regular meeting:** Monday, May 8, 2023, 7 p.m.

Copies to: Building Department  
Planning Board Chair  
Planning & Zoning Secretary/Project Manager  
Village Board Liaison  
Village Clerk/Deputy Clerk  
Susan Stessin-Cohn, Town Historian

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## § 9-20 Designation of historic districts and landmarks.

### B. Individual Property

1. Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
  2. Is identified with historic personages; or
  3. Embodies the distinguishing characteristics of an architectural style; or
  4. Is the work of a designer whose work has significantly influenced an age; or
  5. Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood; or
  6. Contains significant historical or cultural sites where buildings or structures have never existed or no longer exist, and which may have archaeological resources that are likely to yield information important to area history or pre-history
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