

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

Regular Meeting of  
**June 12, 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](#).

**Welcome** new alternate member George Sifre.

- A. **Approval of Minutes:** Regular meeting on May 8, 2023 (held in person and via Zoom)
- B. **Village Board updates (Trustee Wheeler-Murray)**
  - 1. 196 Main Street and proposed traffic roundabout
  - 2. Town of New Paltz Historic Preservation Commission appeal
  - 3. 181 Huguenot Street ([ZB23-03](#) Application for Use Variance); possible zoning code revision
  - 4. Other
- C. **Public Hearing on Proposed Landmark Designation: Ann Oliver House, 5 Broadhead Avenue**

*Criteria supporting designation of an 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 [*primary*];
  - 2. Is identified with historic personages [*primary*];
  - 3. Embodies the distinguishing characteristics of an architectural style [*secondary*];
  - 5. Because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood [*secondary*]
- D. **Consultations**
  - 1. **137 North Chestnut Street** (PB22-11 Trail Link, LLC/Scott Arnold): **Nick Woerner, Project Manager**. Public hearing closed 4/18/23; UCPB updates were expected in May.
  - 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**. Area variance for side yards (ZBA23-xx); PB public hearing continued until 6/20/23.
- E. **HPC updates and discussions** (Mr. Olsen, unless otherwise noted)
  - 1. Art Show 2023 recap (Ms. Nagy)
  - 2. Summer survey of bluestone sidewalks
  - 3. DRB guidelines (Mr. Reidy, Mr. Olsen)
    - a. Window and door replacement
    - b. Siding and soffits
    - c. Lighting
  - 4. [PB](#) / [ZBA](#) applications for design review: Status updates
    - a. 184 Main Street (PB22-04): Site plan review 5/16/23: Two first-floor guest rooms added, restaurant size reduced; no change to building footprint. Parking lot reduced from 25 spaces to 24. Zoning code review and updated EAF needed.
    - b. 4 Oakwood Court (PB23-13): Site plan amendment (Noa Simons)
    - c. 11 Water Street (PB22-10): Revised site plan expected.
  - 5. Huguenot Street report (Mr. Cook and others)
    - a. 140 Huguenot Street (Keener): Geothermal installation planned (no exterior changes)
    - b. 12 Mulberry Street (Spencer): Roof replacement (like-for-like?)

- c. Reformed Church HVAC and elevator; Jameson House updates
- d. Other
- 6. Budget report as of 5-31-23 (100% of FY complete): 87.42% of total budget expended
- 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)
- 10. Other business
  - a. July meeting attendance
  - b. [Ellenville Borscht Belt Museum pop-up event, July 2023](#)

**Next deadline for submission:** Wednesday, June 21, 2023, 1 p.m.

**Next regular meeting:** Monday, July 10, 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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