

HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF NEW PALTZ

AGENDA

Wednesday, September 15, 2021, 7 p.m.

This meeting will be held remotely via Zoom/YouTube.

All interested parties may view the meeting by going to the [Village's YouTube page](https://www.youtube.com/channel/UCwFFe8fJSmBzh10DP0v0btQ) (<https://www.youtube.com/channel/UCwFFe8fJSmBzh10DP0v0btQ>).

**To participate in the Zoom meeting click [this link](https://zoom.us/j/91009024794?pwd=WVhDczZDQ0htNFVHWHZnMFdoYlZ4QT09) (<https://zoom.us/j/91009024794?pwd=WVhDczZDQ0htNFVHWHZnMFdoYlZ4QT09>).
Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 910 0902 4794 | Passcode: 583533**

Approval of Minutes: Regular meeting on July 21, 2021 (in person; accessible via Zoom and YouTube)

Application for Certificate of Appropriateness:

HPC21-05 (anticipated): Ryan Wiley, 124 Huguenot Street: Exterior painting

Other Business:

- A. Village Board updates (Trustee Wheeler-Murray)
 - 1. Ann Oliver House, 5 Broadhead Avenue: RFP status. See ZB21-01 folder for related materials.
 - 2. Accessory Dwelling Unit: Public hearing remains open.
 - 3. Zoning plan amendments: Public hearing on B2 closed 8/25/21.
 - 4. Good Cause Eviction: Public hearing closed 8/25/21; hearing on revised draft to open 9/8/21.
 - 5. [Church Street Elementary School weather vane](#)
- B. HPC updates and discussions (Mr. Olsen, unless otherwise noted)
 - 1. **(7:15)** Discussion with Mayor Rogers and possible recommendations to VB
 - a. Accessory Dwelling Units
 - b. Zoning plan amendments
 - c. Good Cause Eviction
 - 2. Guidelines on ductless A/C installations in the Historic District: Review/discuss draft
 - 3. [PB](#) / [ZBA](#) applications for potential consultation: *Refer to meeting minutes noted.*
 - a. PB20-07 (site plan): Plattekill and Hasbrouck Avenues (LALO Group). Awaiting site plan completion; see 8/3/21 PB minutes.
 - b. PB21-AX (New Paltz Apartments – SEQRA review): Public scoping session held 7/20/21.
 - c. PB21-03 and ZB21-02 (Holly Hasbrouck): Two variances granted; third may be needed. See 8/17/21 PB minutes; PB public hearing 9/21/21.
 - d. PB21-04 and ZB21-04: 5 Plattekill Avenue (Brian Keenan). Application for area variance considered July 13.
 - e. PB20-14 and ZB21-03: Chestnut Square, 85 No. Chestnut Street (Radi Serdah). ZBA public hearing on area variance 8/10/21 (minutes not yet published). Per 8/17/21 PB minutes, EAF review in progress.
 - f. PB21-xx (pre-application): Manheim Mews, 52 (56) South Manheim Blvd. (Keith Libolt/Manheim Professional Properties). Project discussed with VB (see 7-28-21 VB minutes). HPC received input via email.
 - 4. DRB / Village Code revisions: Updates and plans
 - a. HPC's name, charge and mission statement: Include design review
 - b. Local designation of Downtown Historic District
 - c. Design guidance for Building Department use
 - 5. Huguenot Street report
 - a. Like-for-like replacements authorized (no Certificate of Appropriateness required)
 - (1) 127 Huguenot Street: Roof replacement (Steve Cook and Christine Marmo)
 - (2) 124 Huguenot Street: Roof replacement (Ryan Wiley)
 - (3) 85 Huguenot Street: Jameson House roof replacement (Reformed Church of New Paltz)

- b. Reformed Church elevator status
- c. 130 Huguenot Street: Recommendation submitted to Building Department
- d. 140 Huguenot Street: New owners
- e. HPC20-08 Shed construction, 162 Huguenot Street (Mon Dorris): CoA approved 9-21-20, extension requested as work will not have begun by 9-21-21.
- 6. 8 North Front Street (Elaine Ng, owner): Sidewalk repair (Mr. Olsen), exterior paint color consultation with tenant (Ms. Nagy)
- 7. Art Show 2021 (Ms. Nagy)
- 8. Art Show and *Partners in Preservation* web archives (Ms. Nagy)
- 9. Historic marker refresh, [Rifton](#) (Mr. Owens, Mr. Cook, others)
- 10. Budget reports (July and August)
- 11. Training and professional development
 - a. NYMIR updates
 - b. Upcoming online opportunities: Preservation League of NYS webinar series (see 9/1/21 email); [National Trust online programs](#) and [PastForward Online 2021 conference, November 2-5](#); [2021 New York Statewide Preservation Conference, November 16-18](#)
- 12. Membership discussion (executive session)
- 13. *Partners in Preservation*: 2021 nominations (executive session)

Next deadline for submission: September 1, 2021, 1 p.m.

Next regular meeting: Wednesday, September 15, 2021, 7 p.m.

Copies to: Building Department
Planning Board Chair
Planning/Zoning Secretary
Village Board Liaison
Village Clerk
Susan Stessin-Cohn, Town Historian
Applicants/Guests: Mayor Rogers, Suzanne Biggan, Mon Dorris, Ryan Wiley