

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

Regular Meeting of
July 14, 2025, 7 p.m.

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

The Village of New Paltz strives to provide remote access to meetings and public hearings via Zoom, though this is not a legal requirement. If Zoom malfunctions, staff will do their best to fix the problem, but whether successful or not, the meeting will proceed. Members of the public who wish to speak at public hearings or meetings should plan to come to Village Hall in person if they want to be guaranteed an opportunity to participate.

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

Dial-in: +1 646 558 8656 US (New York) – Meeting ID: 884 2132 0126 – Passcode: 644235

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

Approval of Minutes: Regular meeting on June 9, 2025 (held in person and via Zoom)

Village Board updates (Trustee Wheeler-Murray)

Design Review Board:

1. **DRB 25-07 Basam Serdah, 7 Prospect Street:** update from Mr. Olsen concerning DRB recommendations to Planning Board after June 9 review of plans
2. **DRB 25-08 Brandon Harnos, 222 Main Street:** design for major renovation of property (anticipated 8:00)
3. **DRB 25-09 Harmony Hall, 52 South Manheim:** update from Ms. Nagy and Mr. Olsen, concerning porch column colors and fencing color.
4. **DRB 25-10 Jonathan Kossar, Prime Main LLC, 53-57 Main Street:** install mini split unit (anticipated 8:20-8:30 p.m.)
5. **DRB 25-11 William Ling, 102 Main Street:** install mini split unit on western wall at ground level (anticipated 8:20-8:30 p.m.)

Historic Preservation Commission:

1. **HPC 25-07 Historic Huguenot Street, 81 Huguenot Street:** preliminary discussion of plans for a new visitors' center, presented by architect Jason Anderson (anticipated 7:10 p.m.)
2. **HPC 25-06 Margaret Wade Lewis Center, 5 Broadhead Ave:** Presentation for renovation of the Ann Oliver House by architect Dave Toder, review and public comments (anticipated 7:45 p.m.)
3. **HPC 25-09 Gordon Pine, 122 Main Street:** re-installation of signage (anticipated 8:20-8:30 p.m.)
4. **HPC 25-08 Lindsay Loson (Rycor) for Michelle and Brian Riddell, 173 Huguenot Street:** install mini split unit at rear of property (anticipated 8:20-8:30 p.m.)

Updates and discussions (Mr. Olsen, unless otherwise noted)

1. Railroad siding project: update
2. 92 Main Street (Elting Library) Front of building painting & repair, like-for-like designs: update
3. DRB Code/Local Law revisions (action by Village Trustees): update
4. 199 Main Street (Ed Burke): update by Mr. Sifre
5. 27-29 Main Street (John Joseph): update by Mr. Sifre
6. Huguenot Street report (Mr. Cook, Mr. Olsen)
 - a. 92 Huguenot Street (Reformed Church): mini splits with conditional HPC approval
 - b. 130 Huguenot Street: new owners

- c. Other
- 7. June 17th Town HPC Meeting concerning merging Town/Village HPC: brief recap
- 8. June 26 NAPC webinar recap and upcoming Virtual Summer Short Courses, August 20-21
- 9. Logging training opportunities (report attendance to Sara)
- 10. Draft Code revision (HPC)
- 11. HPC-DRB website revisions, including upload of Reconnaissance-Level Survey
- 12. Budget update: 2.7% expended (8.33% of the FY)
- 13. Other business
- 14. No August meeting

Executive Session

Next deadline for submission: Wednesday, August 27, 2025, 1 p.m.

Next regular meeting: Monday, September 8, 2025, 7 p.m.