

Region

Mid-Hudson

Questionnaire Questions & Answers

Location

Q_184 NYS Assembly District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

103

Q_190 NY Senate District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

41

Basic

General Project Information

Applicant

	Answer
Organization Legal Name	Village of New Paltz
Applicant First Name	Timothy
Applicant Last Name	Rogers
Street Address	25 Plattekill Avenue
City	New Paltz
State	NY
Zip Code (use ZIP+4 if known)	12561
Telephone Number (include area code)	(845) 255-0130
Email Address	mayor@villageofnewpaltz.org

Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
Salutation	Mr.	Mrs.	Ms.
First Name	Timothy	Nancy	Autumn
Last Name	Rogers	Branco	Seguin
Title	Mayor	Treasurer	Project Manager
Organization	Village of New Paltz	Village of New Paltz	Village of New Paltz
Street Address	25 Plattekill Avenue	25 Plattekill Avenue	No Answer
City	New Paltz	New Paltz	No Answer
State	NY	NY	No Answer
ZIP Code	12561	12561	12561
Telephone Number	(845) 255-0130	(845) 255-0130	(845) 255-0130
Email Address	mayor@villageofnewpaltz.org	treasurer@villageofnewpaltz.org	projectmanager@villageofnewpaltz.org

Q_4199 Please select the primary sector or characterization that best defines this project.

Arts/Culture/Cultural Institutions

Q_4198 Please select the secondary sector or characterization that best defines this project.

Historic Preservation

Standard Question

Restore New York Communities Initiative - Round 8

Property Assessment List - Please complete the table below. Contact restorenyc@esd.ny.gov if there are more than 30 sites.

List of All Property Assessments

Site	Site Name/Address	Square Feet	Current Zoning Classification	Zoning Upon Project Completion	Project Type	Building Category	Additional Properties?
Site #1	5 Broadhead Avenue New Paltz NY 12561	1232	Residential	Mixed Use	Rehabilitation	Condemned	No
Site #2							
Site #3							
Site #4							
Site #5							
Site #6							
Site #7							
Site #8							
Site #9							
Site #10							
Site #11							
Site #12							
Site #13							
Site #14							
Site #15							
Site #16							
Site #17							
Site #18							
Site #19							
Site #20							
Site #21							
Site #22							
Site #23							
Site #24							

Site #25
Site #26
Site #27
Site #28
Site #29
Site #30

Q_14790 Please Contact restoreny@esd.ny.gov

Please contact restoreny@esd.ny.gov if there are additional sites.

General Information

Q_13235 Type of Municipality

Village

Q_4609 Legal name of Applicant/Municipality

Village of New Paltz

Q_4612 Name of Project (a Project can have multiple properties)

Ann Oliver House Restoration

Special Project

Q_6782 Are you applying for a special project?

No

Project Description

Q_14232 Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables.

The Ann Oliver House, located at 5 Broadhead Avenue, New Paltz, New York, stands at the corners of North Chestnut Street and Broadhead Avenue. The house was built for Ann Johnson Oliver, widow of Civil War veteran Richard Oliver, who served in the 20th U.S. Colored Infantry Regiment. Jacob Wynkoop and George Depuy, local carpenters, erected the house. Construction was completed in October 1885.

The structure is representative of late 19th-century vernacular residential architecture, a style in which many homes in the village of New Paltz were built. The house has two full stories plus a cellar and attic, with the gable-end facing the street, a suitable design for narrow village lots. The simple architectural elements of the porch and the raking cornice are early, if not original to the house. The interior, while altered over the years, retains much of the original moldings and doors, wood floors (notably parquet flooring in the front room), and other details. Importantly, the original staircase and railings are intact and could be restored.

The House had been abandoned for several years and given to the Village of New Paltz by Stewart's Shops in 2022. The Village of New Paltz, recognizing the House's historical significance, sought an individual or organization to rehabilitate the property. Esi Lewis, Esq., was granted stewardship of the building for the purposes of rehabilitation and the House becoming the future home of the Dr. Margaret Wade-Lewis Black History and Cultural Center.

Construction tasks will consist of the following:

- Remove all existing interior finishes, insulation, plumbing, electric, and HVAC.
- Remove all windows.
- Re-frame existing house interior and new exterior openings as required.
- Demolish side porch on east side of house.
- Build new 2-story addition on east side of house.
- Remove front porch deck, and temporarily support the existing front porch roof.
- Save porch posts for re-installation.
- Build new front porch deck, and wrap-around deck to new west deck.
- Extend front porch roof around west side of house.
- Build new ramp and steps.
- Install new windows and doors.

Repair and flash siding and roofs as required.
Prep and paint siding.
Install new plumbing, electric, and HVAC as required.
Install new insulation.
Install new interior finishes, trim, and fixtures as required.
The construction cost of this renovation / addition project is estimated to be \$750,000 +/-, based on estimated costs of \$650,000 +/- with a contingency of \$100,000 +/- per the MWLC's consulting architect.

Statement of Need

Q_14235 Explain why Restore NY funds are being requested. Include the impact Restore NY funding would have on the projects success and provide supporting documentation where applicable. Use one or more of the following as a guide to your answer: Financial Gap: Explain how sufficient funds cannot be obtained from other sources to complete the project without Restore NY funding. Feasibility: Explain how the project cannot go forward on the basis of terms offered by private and/or public funding sources. Include terms imposed by other sources and why these will not allow the project to proceed. Geographically: Explain the need for the project in the specific geographic area proposed.

Restore NY funds are being requested to supplement New York State grant awards already under review or approved by DASNY. The Margaret Wade-Lewis Center was nominated and awarded \$61,000 thanks to a Local Community Assistance Program grant nomination by Senator Michelle Hinchey, which will be used to repair the foundation of the building. The project was also nominated by Former Assemblyman Cahill for a STAG grant in the amount of \$250,000. The STAG grant application is under review and approval is contingent upon the commitment of funding to complete the balance of the restoration project. The total estimate for the project is \$750,000 including contingencies. The Village seeks \$425,000 on behalf of the Margaret Wade-Lewis Center, to supplement these awards. The MWLC has sent a letter of commitment for the 10% match required of the Restore New York program, which is estimated at \$42,500.

Esi Lewis, Esq., Chief Diversity Officer for Ulster County, founded The Margaret Wade-Lewis Center as a result of an RFP process issued by the Village of New Paltz, which called for proposals about how to restore the historic building in a culturally sensitive manner. "The Margaret Wade-Lewis Center (MWLC) at the historic Ann Oliver House preserves the Black experience in the Hudson Valley using the lens of free and enslaved lives in Ulster County, New York. The Mission of the Center is to engage, empower, educate, and heal the community through history and culture." The organization is actively pursuing funding opportunities to establish a full time educational resource for the community.

The building known as the Ann Oliver House is currently condemned. The property is located at the intersection of the Historic District and the Neighborhood-Business-Residential (NBR) District. Just north of the property, a new connection between the Empire State Trail and the Walkkill Valley Rail Trail has been completed, and new construction is slated to begin across the street from the site at 85 N. Chestnut Street. Two more large-scale multi-story mixed use buildings, which include more than 100 additional dwelling units, have recently been approved by the Village Planning Board. The Ann Oliver House Restoration is absolutely critical to the historical, cultural, and economic development of the district and the Village as a whole.

Q_14234 Describe the current State of Project Development (i.e. Planning, preliminary engineering, final design, etc.)

The Margaret Wade-Lewis Center has received estimates for the repair of the foundation and for the restoration of the building as a cultural center and faculty housing. A Conditions Assessment Report has been produced by Lothrop Associates, which will be a guide for the development of the RFP for the restoration of the building. A building plan has been drafted by David Toder of Boulder Architecture (New Paltz, NY). The Village is preparing to issue an RFP for the repairs needed to bring the Ann Oliver House into compliance with local zoning.

Q_5252 Please provide Name and Address of Development company selected for this project.

Village of New Paltz

Q_5341 Describe the selection process used to determine the primary entity conducting the project (Private Developer, Municipality or Other).

The Village of New Paltz owns the property, and seeks grant funding to restore the building, so that it may house the Dr. Margaret Wade-Lewis Black History Cultural Center.

Project Information

Q_4608 Describe how this project conforms to a local revitalization or urban development plan, or is otherwise architecturally consistent with nearby and adjacent properties.

The Design Review Board and Historic Preservation Commission of the Village of New Paltz is a valuable resource for homeowners and businesses across our community, and they strongly support the project. An excerpt from the letter submitted in support of this application:

The Design Review Board & Historic Preservation Commission of the Village of New Paltz strongly endorses the "Restore New York" grant application soon to be submitted by the Village of New Paltz in support of the Ann Oliver House. The house and grounds are slated to become an independent center preserving and celebrating the rich history of New Paltz's African American community and will be named in honor of Margaret Wade-Lewis, one of our community's foremost recent African American educators, advocates, and leaders.

A Restore New York grant would be absolutely fundamental to the success of this initiative, which is both visionary and long overdue. It will serve as a corrective to the general silence that too often has left artifacts and knowledge of our state's African American history invisible to the general public. The Ann Oliver House was deemed a local landmark by the Village DRB & HPC. This decision to landmark the property was filed with Ulster County April 30, 2024.

The building known as the Ann Oliver House is currently condemned. The property is located at the intersection of the Historic

District and the Neighborhood-Business-Residential (NBR) District. Just north of the property, a new connection between the Empire State Trail and the Wallkill Valley Rail Trail has been completed, and new construction is slated to begin across the street from the site at 85 N. Chestnut Street. Two more large-scale multi-story mixed use buildings, which include more than 100 additional dwelling units, have recently been approved by the Village Planning Board. The Ann Oliver House Restoration is absolutely critical to the historical, cultural, and economic development of the district and the Village as a whole.

General Information

Q_4598 Is at least 50% of the project located within a Brownfield Opportunity Area?

No

Q_14236 Is at least 50% of the project in an Empire Zone Program-Investment Zone?

No

Q_13230 Does this project include affordable housing?

No

Q_4964 Are any properties associated with this project located in an Economically Distressed Community?

Moderately Distressed

Q_4604 Does the Municipality have a local revitalization or urban development plan?

Yes

Q_5346 Provide date of last update.

2018-08-22

Q_4603 Has the Municipality ever been or currently delinquent under the terms of any agreements with Empire State Development?

No

Project Implementation

Q_13225 Will any other entity (local, state, federal agency or private investor) be involved in implementation of the project?

Yes

Q_13234 Identify each entity and their involvement in the project.

Restore NY funds are being requested to supplement New York State grant awards already under review or approved by DASNY. The Margaret Wade-Lewis Center was nominated and awarded \$61,000 thanks to a Local Community Assistance Program grant nomination by Senator Michelle Hinchey, which will be used to repair the foundation of the building. The project was also nominated by Former Assemblyman Cahill for a STAG grant in the amount of \$250,000. The STAG grant application is under review and approval is contingent upon the commitment of funding to complete the balance of the restoration project. The total estimate for the project is \$750,000 including contingencies. The Village seeks \$425,000 on behalf of the Margaret Wade-Lewis Center, to supplement these awards. The MWLC has sent a letter of commitment for the 10% match required of the Restore New York program, which is estimated at \$42,500.

Project Information

Q_13236 Describe how this project will fulfill one or more of Restore NY's goals to

(1) induce commercial investment; and/or

(2) improve local housing stock.

Deacon Bill Mennenga is a community leader who moved to New Paltz after he retired from a career in mental health services in Rockland County. He identifies the importance of this application as a symbolic action which will spur conscientious development.

I am enthused by this application for the Oliver House will fill many needs: as a research center for Black history & culture, as a museum, as a cultural center, and as space for mental health services. It will provide opportunities for SUNY NP students through paid internships that will assist students intellectually, financially, & in skill building.

It will also provide additional income streams into New Paltz. And, most significantly, it weaves the history and impact Black residents of New Paltz had on the development of New Paltz. This contributes to a strengthening of the tapestry that is New Paltz!

Synodical Deacon Bill Mennenga, MS, MPA (he/him/his)

Redeemer Lutheran Church

90 Rte 32 South

New Paltz, NY 12561 Love Conquers Hate

The building known as the Ann Oliver House is currently condemned. The property is located at the intersection of the Historic District and the Neighborhood-Business-Residential (NBR) District. Just north of the property, a new connection between the Empire State Trail and the Walkill Valley Rail Trail has been completed, and new construction is slated to begin across the street from the site at 85 N. Chestnut Street. Two more large-scale multi-story mixed use buildings, which include more than 100 additional dwelling units, have recently been approved by the Village Planning Board. The Ann Oliver House Restoration is absolutely critical to the historical, cultural, and economic development of the district and the Village as a whole.

Q_4615 Describe how Restore NY funds will be used in this project.

The restoration of the Ann Oliver House at 5 Broadhead will create a base of operations for the Dr. Margaret Wade-Lewis Black History Cultural Center. Funds will be used to renovate and restore a historic building of significance to local black history and culture.

Q_4616 If the project is not fully funded, explain what other sources the municipality will seek or measures it will take, to fully fund, implement and complete this project.

The Village of New Paltz and the Margaret Wade-Lewis Center continue to investigate all avenues of funding to restore the Ann Oliver House. The project has been included in multiple grant applications including Restore NY Round 7, NY Forward, and the Downtown Revitalization Initiative program for the past three years.

Q_4617 Describe the measureable results and economic impact the municipality expects to achieve through this project. Include numbers of new or refurbished housing units and square footage of industrial and commercial space.

The restoration of the Ann Oliver House will reduce blight in the developing NBR district, and secondly, the project addresses racial/cultural equity and makes the community more welcoming to new residents, especially younger ones who are a missing ingredient for the workforce needs of our employers. Per Village Code Chapter 212 (Zoning) Section 13-G-1 (District Regulations); The two primary goals for the district are 1) encourage residential housing on the upper floors of multistory, mixed-use buildings, and 2) to foster a positive relationship between residential, retail and service/professional uses, while encouraging public transit use and reducing automobile trips and overbuilding of parking facilities, and the creation of a streetscape, which includes pedestrian and bicycle infrastructure.

Q_4618 Describe, and quantify where possible, how the project will facilitate effective and efficient use of existing and further public resources so as to promote both economic development and the preservation of community resources.

This is the first project of its kind in the Village, and it is supported by the community. The project will serve to connect our fluctuating local population students, residents, and tourists, and promote long-term growth. Preserving and restoring the Ann Oliver House at 5 Broadhead Avenue, which extends from Huguenot Street Historic District east across North Chestnut. The site is a key transition between the historic district and the developing NBR zone, and its restoration will offer new insight into local history, hold cultural resources for and about the black community of New Paltz, and play a role in reshaping community identity.

Q_4619 Describe, and quantify where possible, how the project will develop and enhance infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

The Mid-Hudson region will benefit enormously by leveraging New Paltz's distinctive character, one that attracts students, families, and tourists alike, and our ability to generate sales tax for New York State and Ulster County as a host community. New Paltz is already on the brink of revitalization and investment, and needs this financial "lift" to maximize connectivity within our growing, changing village. The importance of representation in the community cannot be overemphasized. The Dr. Margaret Wade-Lewis Black History Cultural Center will restore and preserve the historic house to use it for programming, and potential housing, for the SUNY Black Studies department.

Q_4620 Describe any public comments, either for or against this project during the Public Hearing.

Received via email - Letters of support for the Ann Oliver House Restoration Project - NY Restore - Round 7

From: Joel Oppenheimer deepdig@gmail.com

Subject: Dr. Margaret Wade-Lewis Black History Cultural Center

Date: December 1, 2022 at 17:53

To: comments@villageofnewpaltz.org

Please receive this as a letter supporting the restoration of the Ann Oliver House, future home of the Dr. Margaret Wade-Lewis Black History Cultural Center. I support this project for the following reasons.

1. New Paltz Historical Connection to black history through our connection with Sojourner Truth.
2. Connect and heal our history of slavery.

3. Create connection with SUNY New Paltz the location of the second oldest Black Studies Department in the United States.
4. Provide a home for black art and culture in our community
5. Make a statement of our responsibility to making this community safer for all people and all are welcome here.

Joel Oppenheimer

From: Kristin B planbkb@gmail.com Subject: Kitty's corrected Ann Oliver letter

Date: December 3, 2022 at 14:01

To: comments@villageofnewpaltz.org

Please delete the previous one. Thanks, Kitty

Dear Empire State Development Team,

When restored, the Ann Oliver house in New Paltz will greatly expand our knowledge of local history. School children take class trips to Historic Huguenot Street (HHS) and it is a vibrant part of our tourist economy. This house is right across the street from HHS, one of our country's most visited historic sites. Learning about Ann Oliver, the widow of Richard Oliver, a Black soldier who died of malaria returning home to New Paltz after serving in the Civil War, will enrich our understanding of the Black experience in New York and deserves your support.

Thank you for your consideration,

Kitty Brown, retired New Paltz Town Council Member

From: Bill Mennenga bill.mennenga@redeemernewpaltz.org

Subject: Oliver House Empire State Development Grant Application LETTER OF SUPPORT

Date: December 22, 2022 at 10:55

To: Autumn Seguin projectmanager@villageofnewpaltz.org

Cc: Dr. bnpmuseum@gmail.com

I write in support of the Village of New Paltz Grant Application to Empire State Development, seeking funds to renovate the Ann Oliver House at 5 Broadhead, future home of The Margaret Wade-Lewis Black History Cultural Center.

I am enthused by this application for the Oliver House will fill many needs: as a research center for Black history & culture, as a museum, as a cultural center, and as space for mental health services.

It will provide opportunities for SUNY NP students through paid internships that will assist students intellectually, financially, & in skill building.

It will also provide additional income streams into New Paltz. And, most significantly, it weaves the history and impact Black residents of New Paltz had on the development of New Paltz. This contributes to a strengthening of the tapestry that is New Paltz!

Synodical Deacon Bill Mennenga, MS, MPA (he/him/his)

Redeemer Lutheran Church

90 Rte 32 South

New Paltz, NY 12561 Love Conquers Hate

From: K Schultz 2redbarn@gmail.com

Subject: Margaret Wade-Lewis Black History Cultural Center

Date: December 28, 2022 at 10:25

To: comments@villageofnewpaltz.org

I heartily support the transformation of the former home of Ann Oliver into a site for the study and preservation of black history in New Paltz.

Our community will be enriched by these efforts to broaden our understanding of this aspect of our collective history.

It is important to be inclusive of the contributions and accomplishments of each who have contributed to the growth of our hamlet.

This recognition of the importance of black culture will shed a light on our shared history, as it raises the collective awareness of the black population and its continued contributions to our town.

Respectfully, Kathleen M. Schultz Support for the Ann Oliver House Restoration Project - NY Restore - Round 8 75/1/2024 14:20:57

mayor@villageofnewpaltz.org

Timothy Rogers

Timothy Rogers

5/4/2024 8:43:02

jawelles@gmail.com

Jennifer Welles

I support this project because it is preserving a piece of New Paltz history that until recently has been untold. The value in restoring this home lies in the future use of educating the community about the past and also creating a center where the Black experience can continue to be celebrated and upheld as integral to New Paltz. The connection to the Black Studies department at SUNY New Paltz and countless Black

community leaders, such as Esi Lewis and other, will ensure it's continued development and growth. I have been to many events held by the Margaret Wade Lewis Center and see the dedication and expertise of those closely involved with the project and how they have galvanized the community. As a Town of New Paltz Planning Board member, I see no better use for this long neglected property. As Executive Director of Newburgh Community Land Bank, located in the East End Historic District in the City of Newburgh, which also has one of the largest Black communities in the Hudson Valley and the highest amount of vacant and abandoned buildings, I would champion such a project where I work. I applaud the foresight of the Village of New Paltz Board of Trustees in saving this historic home and their support of the Margaret Wade Lewis Center's mission.

Jennifer Welle

5/20/2024 11:26:26

bill.mennenga@redeemernewpaltz.org

Deacon Bill Mennenga

People of African decent are an important, yet often forgotten aspect of the tapestry of the history of New Paltz.

Deacon Bill Mennenga

5/20/2024 12:51:38

carrieallmendinger@gmail.com

Carrie Allmendinger

Black history in the Mid-Hudson Valley deserves an organization dedicated to it's ongoing preservation and discovery. Preserving the house preserves not only Black history, but creates a constant location to meet, study, discuss, celebrate and create Black history.

Carrie Allmendinger

5/20/2024 13:42:22

cook3370@gmail.com

Yes

Stephen Cook

5/20/2024 15:38:46

burd.sara@gmail.com

Yes, I am.

New Paltz has always celebrated it's European ancestors; it's about time to include the African ancestors who built our town.

Sara Sogut

5/20/2024 17:02:13

dburd52@gmail.com

David Burd

David Burd

5/20/2024 18:09:47

Sheridar@newpaltz.edu

Robyn Sheridan

Robyn Sheridan

5/20/2024 21:15:52

lalena.howard@gmail.com

Lalena Meyerson

Lalena Meyerson

5/21/2024 9:59:39

heather@heatherbzliving.com

YES - Heather Barton, MSW

It is time for New Paltz to show its value in Black History, equality and diversity by establishing this HOME for Black Culture. It's long overdue, in my opinion as an NPHS alumni, class of 1996.

Heather Barton, MSW

5/21/2024 10:17:46

one2561@gmail.com

Guy A Visk, Jr

5/21/2024 10:28:02

weisburs88@my.sunyulster.edu

Yes!

This is an absolute must. Our community needs this. Our community, New Paltz, Ulster County, MUST tell the stories & reckon with the truth about our past. We must come together & learn so we can heal & grow. Let's do this!

Stana-Lea Weisburd

5/21/2024 10:51:13

jonperljp@gmail.com

Jonathan Perl

Jonathan Perl

5/21/2024 11:32:42

matthewmburd@gmail.com

Matt Burd

History of all of us!

Matthew Burd

5/21/2024 11:44:14

sweisburd@villageofnewpaltz.org

I am signing wholeheartedly

The Ann Oliver House is a treasure that must be restored. Built by a free Black man, Jacob Wynkoop, the history & value here are unquestioned. The mission of getting The Dr Margaret Wade-Lewis center to be built & realized is vital to our community. We must explore the truth about our past here in New Paltz, & Ulster County, through the lens of Black people who were, and are, here. We must take this chance to learn & engage as a community around this so we can heal & grow together. Preserving the past helps us move into a more anti-racist future together. As a citizen & a Trustee of the Village of New Paltz I am committed to making this a reality. Please help us. Thank you!

Stana Weisburd

5/21/2024 15:43:24

cheryl.byron@gmail.com

Cheryl Byron

5/21/2024 22:39:47

wilmurray1@gmail.com

I'm in full support.

The center will be a great addition to the cultural offerings New Paltz possesses.

William Murray

5/22/2024 12:14:55

dennisayoung@yahoo.com

Dennis Young

Culture is important. So is recognizing Dr Wade-Lewis and other POC that have made a difference in our community

Dennis Young

Project Readiness and Feasibility

Q_4621 Indicate if an analysis of the following have been completed:

No Answer

Q_4640 Are Green Construction techniques being employed?

No

Q_5335 Does the project have a business plan?

No

Q_14249 Did the municipality receive Restore NY funding in any of the previous rounds?

No

Q_14247 Does this project relate to a project that was funded by Restore NY in a previous round?

No

Q_14251 Does this project align with the Regional Economic Development Council's Strategic Plan?

Yes

Q_14252 Explain how the project aligns with the Regional Economic Development Council's Strategic Plan.

The zoning regulations for the Neighborhood Business Residential District (NBR) embody the MHREC's vision: "Live. Work. Play."

This section of NYS Route 32 North was rezoned within the last few years, and the first mixed-use building proposed for the zone, a net-zero development, opened Spring 2022. As our new Village code states "this mixed-use district was established to promote the development of a neighborhood defined by a mix of residential, retail, service, professional, civic and cultural uses and which encourages travel by walking, bicycle, and mass transit." We aim to create density in the NBR, because we agree with the Ulster County's stated vision that "building complete communities is essential for reducing dependence on automobiles, for advancing equity, and for fostering special interaction."

Historical and Cultural Significance

The Ann Oliver House is a significant landmark of American, New York State, and Ulster County, and New Paltz history. The House serves as an excellent starting point to explore the Broadhead-Church-Mulberry neighborhood. This 19th-century neighborhood consisted of homes belonging to families of African descent, many of whom were transitioning from enslavement to freedom and citizenship. The 19th century was a cataclysmic period in which "the flames of the Civil War forged the framework of modern America." (<https://www.archives.gov/publications/prologue/2010/spring/newnation.html>).

The formerly enslaved did the hard-work of defining what it means to be free in the midst of historically significant events which re-defined American cultural and political identity, such as the: New York State Gradual Emancipation Laws (1799-1827), New York State's limited enfranchisement of Black male property owners (1821), the U. S. Civil War (1861-1865), the Emancipation Proclamation (1863), the Reconstruction amendments to the U.S. Constitution (1865-1870), and the national resistance to Black citizenship and freedom at the end of the 19th century. The history of this period is most often examined through the perspectives of Blacks living in urban settings such as the New York State cities of Albany, Buffalo, New York, Rochester, and Syracuse. Equally notable are the perspectives and stories of Blacks living in rural upstate New York.

The Dr. Margaret Wade-Lewis Center at the Ann Oliver House will be among the first centers to research and document the untold history of rural, upstate New York Black communities, such as the New Paltz neighborhoods of Broadhead-Church-Mulberry and Water Street-Pencil Hill Road, as well as other enclaves in Ulster County. The Margaret Wade-Lewis Center in partnership with Historic Huguenot Street and the Haviland- Heidgerd Historical Collection at Elting Memorial Library are bringing to light important stories and expanding the historical record.

Q_14253 Explain what makes your project a regional economic priority- for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation, etc..

The restoration of the Ann Oliver is a community revitalization project, which will promote diversity, equity, and justice in our historic Village. The Margaret Wade-Lewis Center (MWLC) at the historic Ann Oliver House preserves the Black experience in the Hudson Valley using the lens of free and enslaved lives in Ulster County, New York. The Mission of the Center is to engage, empower, educate, and heal the community through history and culture.

Project Information- Timeline

Project Timeline

	Task Description	Responsible Party	Anticipated Completion
1	Restore NY Award Notification	ESDC	No Answer
2	Project Start Date	Municipality	No Answer
3	No Answer	No Answer	No Answer

4	No Answer	No Answer	No Answer
5	No Answer	No Answer	No Answer
6	No Answer	No Answer	No Answer
7	No Answer	No Answer	No Answer
8	No Answer	No Answer	No Answer
9	No Answer	No Answer	No Answer
10	No Answer	No Answer	No Answer
11	No Answer	No Answer	No Answer
12	Project Completion Date	Municipality	No Answer
13	Submit Final Report and Payment Request to ESDC	Municipality	No Answer

Project Information- State and Federal Funding Sources

State and Federal Funding Sources

	Issuing Agency & Program Name	Amount Requested	Status of Application	Status of Funds
1	DASNY - LOCAP Grant	61000	In progress	Committed, Requested
2	DASNY - STAG Grant	250000	In progress	Requested
3	No Answer	No Answer	No Answer	No Answer
4	No Answer	No Answer	No Answer	No Answer
5	No Answer	No Answer	No Answer	No Answer

Project Information- Local, Private and Non-Profit Sources

Other Funding Sources

	Source	Amount Requested	Status of Application	Status of Funds
1	No Answer	No Answer	No Answer	No Answer
2	No Answer	No Answer	No Answer	No Answer
3	No Answer	No Answer	No Answer	No Answer
4	No Answer	No Answer	No Answer	No Answer
5	No Answer	No Answer	No Answer	No Answer

Project Readiness and Feasibility

Permits Needed- Restore NY

	Agency Name	Permit Name	Status
1	No Answer	No Answer	No Answer
2	No Answer	No Answer	No Answer
3	No Answer	No Answer	No Answer
4	No Answer	No Answer	No Answer
5	No Answer	No Answer	No Answer
6	No Answer	No Answer	No Answer

Overall Project Funding Request

Residential Properties

	Total # of Properties	Total Project Cost	Total Restore NY Request
Demolition/Deconstruction	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Rehabilitation/Reconstruction	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Total Residential	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

Overall Project Funding Request- Commercial Properties

Demolition/Deconstruction

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Class A	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Class B	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Class C	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Class D	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Class S	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

Rehabilitation/Reconstruction

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Office- Class A	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Office- Class B	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Office- Class C	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Office- Class D	1	1232	750000	425000
Light Mfg- Class A	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Light Mfg- Class B	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Light Mfg- Class C	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Light Mfg- Class D	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Retail- Class C	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
Retail- Class D	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

Total Commercial

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Total	1	1232	750000	425000

Overall Project Funding Request- Hazardous Materials

Hazardous Materials Handling

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Asbestos Removal	1	1232	750000	425000
Lead Abatement	1	1232	750000	425000
Total HazMat	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

Overall Project Funding Request- Totals

Total Project Funding

	Total Project Cost	Total Restore NY Request
Total Residential	<i>No Answer</i>	<i>No Answer</i>
Total Commercial	\$750,000	\$425,000
Total HazMat	\$166,616	\$425,000

Project Readiness and Feasibility

Q_4635 Has a Phase 1 Environmental Site Assessment been completed?

No

Q_14233 Does this Project require State and/or Federal Environmental Review?

No

Q_14239 Has a National Environmental Policy Act (NEPA) Record of Decision been issued?

No

Q_4954 Was an Environmental Impact Statement (EIS) requested or completed for any property associated with this project? If yes, one hardcopy of the Draft and Final EIS and the lead agency's Statement of Findings must be submitted to Empire State Development.

No

Q_15019 Do you commit to maximizing the reuse of building materials where possible for this project? This includes the reuse of materials on-site, sale or donation of materials, or recycling, with the objective of minimizing construction and demolition debris sent to landfill. Answering YES to this question will require relevant language to be included in construction bid packets, contracts and sub-contracts (current contracts and sub-contracts would require an amendment). Sample language can be provided.

Yes

State Environmental Quality Review Act (SEQRA)

Q_14257 Has the State Environmental Quality Review Act (SEQRA) process been initiated?

Yes

Q_14258 Describe the status of the SEQRA process

The subdivision of the parcel from the Stewart's Property in 2019 was declared an Unlisted Action by the Planning Board, and the project was found to have no significant environmental impact.

Q_4644 Does your project involve any physical alteration to a site (including demolition) or to the exterior of a facility, change in the nature of the activity conducted at the project site or facility, or result in significant changes to the project site area's activity patterns?

Yes

Q_4645 Does your project involve acquisition of real estate?

No

Q_4646 Does your project involve infrastructure improvements, other than extensions of existing distribution systems in approved subdivision or site plans?

No

Q_4647 Does your project involve renovation or new construction that will add more than 4,000 square feet or requiring a zoning or land use change with no other discretionary action?

No

Q_4648 Does your project involve procurement of environmental regulatory permits?

No

Q_4649 Does your project involve demolition of a building?

No

Q_4651 Does your project involve alterations to (other than for preservation) or demolition of a building(s) listed on the State or National Register of Historic Places?

No

Q_14259 Are there any other known environmentally sensitive issues affecting the project (e.g. endangered species, wetlands, etc.)? If so, please describe.

Other than the asbestos shingle and any remaining lead bearing materials on the site, there are no other known environmentally sensitive issues.

State Historic Preservation Office (SHPO)

Q_14256 Has the State Historic Preservation Office (SHPO) consultation Process been initiated?

Yes

Q_14255 Describe the status of the SHPO consultation process

Copied below is a letter from SHPO to Mayor Tim Rogers dated November 3, 2023:

November 3, 2023
Tim Rogers
Mayor
Village of New Paltz
25 Plattekill Avenue
New Paltz, NY 12561
Re: DASNY
LoCAP Grant #25716, SEQR/SHPA Review -
Dr. Margaret Wade-Lewis Black History Cultural Center Project
5 Broadhead Ave, New Paltz, NY 12561
23PR07862

Dear Tim Rogers:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). 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 have reviewed the response letter received November 2, 2023, and the Building Inspection Report dated December 7, 2020. Based upon that review, it is the OPRHP's opinion that the proposed project, as described, will have No Adverse Impact on historic and archaeological resources, provided the following condition is met:

1. Continued consultation with our office. Please provide updated design documents and

documentation/condition assessment reports of 5 Broadband Avenue for our continued review.

2. Existing historic finishes will remain in-situ, including all interior wood doors, wood trim, windows and window trim, exterior wood window trim, wood stairs and balustrades, wood floors, exterior wood decorative components, and the standing-seam metal roof. Materials requiring repair or replacement will be replaced in-kind. Please note: the preliminary project estimate includes replacement of the existing wood windows and doors.

3. Existing front porch components: remove and reinstall intact wood components of the porch, where feasible, including the turned columns.

4. The front porch roof needs to be replaced with the same configuration as existing, which is a side-gabled roof.

Please submit the requested information via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/. To submit, log into CRIS as a guest, choose "submit" at the very top of the menu, and then choose "submit new information for an existing project" You will need this project number and your email address.

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

Sincerely,

Sara McIvor

Historic Site Restoration Coordinator

518-268-2127 | sara.mcivor@parks.ny.gov

New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation, Peebles Island, PO Box 189, Waterford, New York 12188-0189

(518) 237-8643 • <https://parks.ny.gov/shpo>

Cc: A. Seguin – Village of New Paltz

E. Lewis – MWL Center

S. Stein – DASNY

Q_4655 Does the project involve demolition or rehabilitation of a building(s) more than 50 years old?

Yes

Q_4656 Does the project involve demolition or rehabilitation of a building(s) or new construction on or contiguous to a site listed on or eligible for listing on the State or National Register of Historic Places?

No

Q_4969 Do you attest to follow State Historic Preservation Office (SHPO) guidelines and procedures for any properties that fall under their jurisdiction?

Yes

Non Discrimination and Affirmative Action

Q_4900 It is the policy of the State of New York, and the ESDC, to comply with all federal, State and local laws, policies, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, gender identification, age, disability or marital status, and to take affirmative action in working with Contracting Parties to ensure that Minority and Women-owned Business Enterprises (MWBE's), Minority Group Members and women share in the economic opportunities generated by ESDC's participation in projects or initiatives, and/or the use of ESDC funds. ESDC's Non-Discrimination and Affirmative Action policy will apply to this contract. The selected municipality shall, to the extent permitted by law, agree to undertake a program of affirmative action as directed by and substantially in accordance with the affirmative action program of ESDC. If your project is approved for funding, where applicable, ESDC's affirmative action unit will implement an affirmative action program, including business and employment participation goals for minorities and women. Please identify the areas in which MWBE and/or minority and female workforces may be utilized.

Consultant/Feasibility Studies

***Items in the table below (Application Checklist: Restore NY) with an asterisk are not considered required documents, but will help to demonstrate project readiness**

By entering your name below in the field for CEO Certification of Checklist (Q_14618) you certify that:

1. You are authorized on behalf of the applicant and its governing body to submit this application.
2. That all of the information contained in the Application and all statements, data, and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in the application, are true, correct, and complete to the best of your knowledge and belief.
3. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Application Checklist: Restore NY

	Confirm if Complete and Included
Application fee payable to Empire State Development Corporation	Yes
A true and complete copy of the Municipal Resolution	Yes
Proof of Publication of Property Assessment List	Yes
Proof of Publication of Public Hearing Notice	Yes

Individual Property Packet for all properties	Yes
Up to 2 Façade Photos for all properties	Yes
Letters from local planning/zoning officials stating project compliance	Yes
Project Site Map	Yes
Written commitment(s) for project financing	Yes
Non-municipal entity Project Proposal	N/A
Third Party Project Estimates	Yes
Credentials of individuals and/or lead entities involved in project*	N/A
Five years operating pro forma*	N/A
SEQR Environmental Assessment Form (EAF)*	Yes
SEQR Negative Declaration*	N/A
EIS Findings Statement*	N/A
SHPO Review Materials*	yes
Title of Chief Elected Official	Mayor

Certification

Q_1038 By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Autumn Seguin

General Certifications

Q_2180 By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for MBE/WBE participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Autumn Seguin

Q_4955 By entering your name in the box below, you are acknowledging that ESD’s Contractor & Supplier Diversity policy will apply to this project. You are further acknowledging that you are aware of ESD’s agency-wide Minority and Women Business Enterprise (‘MWBE’) utilization goal of 30%. Please note that each project will be assigned an individual contract-specific goal, which may be higher or lower than 30%. Furthermore, you understand that, should this project receive a funding award, the Applicant shall be required to use good faith efforts to achieve the prescribed MWBE goals assigned to this project and failure to attain MWBE goal could result in grant amount being reduced.

Autumn Seguin

Net New Jobs

No job answers necessary due to your associated programs.

Qualified Investments

No investment answers necessary due to your associated programs.

Project Totals

Total project cost: \$ 750,000

Funding Requested from Program

Program	Amount Requested
Restore New York Communities Initiative - Round 8	\$ 425000

Program Budget

Restore New York Communities Initiative - Round 8

Use	Source	Status	Amount	Indicate Source / Comments
Infrastructure/Site Work	State	Secured	\$61000	DASNY - LOCAP Award, nomination from Senator Michelle Hinchey's office
Construction/Renovation	State	In Progress	\$250000	DASNY - STAG grant, nomination from former Assemblyman Cahill. The award is pending confirmation of funds to complete the balance of the project
Construction/Renovation	ESD Grant Funds	Anticipated	\$425000	Requested from the Restore New York Round 8 program.
Construction/Renovation	Private	Anticipated	\$42500	MWLC commitment

Attachment Questions & Answers

Restore New York Communities Initiative - Round 8

Project Implementation

Q_4915 Select primary entity that will conduct/execute the project plan:

Applying Municipality

Project Information

Q_4660 Attach a site map clearly identifying all targeted properties in this project.

[Stewarts Subdivision Map - 5 Broadhead.pdf](#)
[Download](#)

Property Packet Uploads

Q_14798 For properties 1-10: Attach one (1) zip file folder containing the Individual Property Packet .pdf and up to 2 (two) facade photos for each property. Name the files accordingly:

Zip Folder: "Properties 1-10 (Municipality Name)";
Individual Property Packet (.pdf): "Individual Property Packet- Property (Number)- (Municipality Name)"

Example: "Individual Property Packet- Property 4- Paradise Village.pdf"

[Restore-NY-R8-Property-Data-Sheet-and-Site-Control-Affidavit-VillageofNewPaltz.pdf](#)
[Download](#)

Q_14799 Does this application have more than 10 properties?

no

Project Readiness and Feasibility

Q_4624 Attach letter from the Local Planning/Zoning official stating that the project is compatible to local ordinances.

[Building Inspector memo regarding 5 Broadhead ave.docx.pdf](#)
[Download](#)

Q_4625 Attach copy of third party estimates for project costs.

[MWL Center construction cost estimate-2023-01-27.pdf](#)
[Download](#)

Q_4758 Attach copies of five years of operating pro formas for the development project.

No attachment, cannot upload

Financial Commitments

Q_13351 Please provide written commitments of project financing (10% match).

MWLCenter Restore NY Commitment 2024.docx.pdf
[Download](#)

State Environmental Quality Review Act (SEQRA)

Q_4652 If SEQRA review has been completed for this property, provide a copy of the Environmental Assessment Form (EAF), including Short EAF Parts 1, 2, and 3 or Full EAF cover page and Parts 1 and 2 (and Part 3, if completed), and the Negative Declaration.

201217 PB20-13 SEAF Part 2 and 3 SIGNED.pdf
[Download](#)

State Historic Preservation Office

Q_13353 Please provide SHPO materials here

2023-11-03T13-14-02_23PR07862.002LoCAPGrant25716SEQRSHPARReviewDr.MargaretWadeLewisBlackHistoryCulturalCen
[Download](#)

Environmental Impact Study

Q_13354 Please upload the EIS Findings Statement here.

No attachment, cannot upload

Public Disclosure Documents

Q_4657 Attach proof of the publication of the Property Assessment List. Acceptable documentation is
(1) photocopies of all three of the advertisements showing the dates and publication and/or
(2) a signed receipt from the newspaper.

NY0112319 Revised - Public Hearing Notices.pdf
[Download](#)

Q_4658 Attach proof of the publication of the Notice of Public Hearing to discuss Restore NY application.

NY0112319 Revised - Public Hearing Notices.pdf
[Download](#)

Q_4659 Attach a true and complete copy of a Municipal Resolution finding that the proposed project is consistent with the municipality's local revitalization or urban development plan; that the proposed financing is appropriate for the specific project; that the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and where applicable, the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

Resolution #25 of 2024 Authorize Application-Restore NY Grant.docx.pdf
[Download](#)

Application Fee

Q_13352 Application Fee should be wired via the instructions in the guidelines. Please provide proof of payment here.

Wire Restore NY 05212024.pdf
[Download](#)

Legend

[x] = Expired Program