

## NBR Review Committee

8/8/17 5.00-6.30pm  
Village Hall

### MINUTES

Members Present: Jo Margaret Mano, Brad Barclay, Dennis Young, Michael Zierler,

Absent: Don Kerr, Floyd Kniffen, Jacob Lawrence, Sue Wynn (proxy votes for substantive approval for 7/25/17 minutes, Executive Summary and proposed new MUR Code were received from Kerr and Wynn).

1. Public Comment. Lucia Hipolito noted there was a need for a pedestrian crosswalk on Rt.32 N by the New Paltz Ballet School for children crossing the road to meet their parents. Luke Hipolito raised the same point for summer campers at Camp Wiltmeet.
2. The 7/25/17 Minutes were approved, with the addition of proxy email approval votes from Sue Wynn and Don Kerr. Dennis Young motioned the approval and Michael Zierler seconded.
3. The committee members had been sent by email a draft of the Executive Summary of the Committee's work and a draft code revision for the current southern section of the NBR--to be called the MUR. Jo Mano asked members for any substantive changes, and noted minor errors in grammar, typing and spelling would be corrected. Dennis Young noted the draft Executive Summary accurately reflected the committee's investigations and findings. Jo Mano then briefly outlined the 5 sections of the report: the committee's composition and work, the background of Zoning changes made in 2013 & 2015, the committee's research, materials consulted and challenges, the critical issues (HHS, WVRT and pressing need for Transportation and Comprehensive Infrastructure planning) and recommendations to divide the current NBR zoning district into 3 sections, with SBLs identified.
  - A. The northern and north-eastern section should revert to the previous R1 zoning (partial lots and no water/sewer connections).
  - B. The southern section (south of Tributary 13/Millbrook) would be a new Mixed Use Residential District (MUR) with a recommended updated Zoning Code.

C. North of Tributary 13, the zoning should revert to B3 or be termed Mixed-Use Commercial (MUC) until infrastructure was in place to support higher density residential zoning.

4. Michael Zierler asked for a correction to accurately state the 2007 Behan recommendations were for a height limit at 40 feet, to "allow for 3 floors and peaked rooflines." He also wanted to stress that the findings should recommend the Village Board swiftly prioritize infrastructure planning for sewer/water and streetscape on Rt.32N so that higher density could actually be accommodated. Brad Barclay added that engineering planning for sewer/water infrastructure and negotiations with NYDOT on streetscape scenarios for different sections of Rt.32N should move ahead as soon as possible. Zierler noted the suggested streetscape and parking diagrams included at the end of the report could be used in such a discussion. Zierler had spoken with Village DPW after our last meeting and clarified that our understanding of the current situation from the maps used on 7/25/17 was correct. He added the forced sewer main on the east side of Rt32N was a forced main all the way from My Market to the treatment plant (via Mulberry and the WVRT). This would need to be upgraded to a gravity feed if more sewer capacity was needed. He emphasized that engineering studies of sewer and water infrastructure were a key priority. Brad Barclay suggested a change for the northern section clarifying the buffer from the stream corridor. He will submit clarified wording for #3a, b and c on page 6.

5. The committee then discussed the proposed new zoning code for the Mixed-Use Residential (MUR) area, (the current NBR zone south of Tributary 13). Zierler began by asking for clarification about the uses permitted on sides of buildings not on Rt. 32N. Barclay noted that the slope on Henry DuBois Drive complicated the issue. The issues were discussed. Zierler will clarify the wording for 2-2 & 2-3 in principal permitted uses.

6. The committee discussed the issue of buffers and rear yard footage to make certain that requirement was clear for the parcels adjacent to the WVRT. After considerable discussion, the language was amended slightly to clarify landscape buffers on the WVRT.

7. Michael Zierler asked that the Comprehensive Plan's requirements and diagrams for Architecture Compatibility be included within the zoning text.

8. The committee voted to approve the proposed MUR zoning ordinance substantially in this current form with the addition of requested clarified wording and amendments made at this meeting to be included. Young, Zierler, Barclay and Mano voted approval together with the additional support of proxy votes from Kerr and Wynn.

8. Jo Mano showed committee schematic diagrams she wants to include in the proposed zoning code to show how storefronts and glazing should be configured. She will continue to research other appropriate schematics and submit them to committee members before the next meeting. Michael Zierler wants to show historic vertical fenestration on upper story windows. Jo Mano then showed photo images she had collected of both LaGrange-Freedom Plains village center and downtown New Paltz. The committee agreed the New Paltz images were more appropriate and suggested 3 images might be sufficient for illustrating the recommended storefront configurations for the MUR zone.

9. The next meeting will be on Wednesday September 6th at 5pm in Village Hall to finalize changes in the Executive Summary and proposed new Zoning Code. The meeting was adjourned at 6.14pm, moved by Dennis Young and seconded by Michael Zierler.